

**BOARD OF COUNTY  
COMMISSIONERS**

Charlie Justice  
Susan Latvala  
Janet C. Long  
John Morrone  
Norm Roche  
Karen Williams Seel  
Kenneth T. Welch



**MEMORANDUM**

**TO:** Interested Parties

**FROM:** David Walker, Pinellas County Planning & Development Services 

**SUBJECT:** Pinellas County Florida Quality Development (ADA 892-008)  
Rescission of Development Order

**DATE:** November 12, 2013

The Pinellas County Board of County Commissioners requested the Florida Department of Economic Opportunity (DEO) to consider rescinding the Development Order for the Designation of the Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development, pursuant to Section 380.115(1)(b), Florida Statutes. For your information, DEO has ordered the rescission. Enclosed, for your records, is the Final Order No. DEO-13-115.

There is an appeal period for parties adversely affected by this Final Agency Action. The Notice of Right to Appeal is also enclosed.

PLEASE ADDRESS REPLY TO:  
310 Court Street  
Clearwater, Florida 33756  
Phone: (727) 464-8200  
Fax: (727) 464-8201  
Website: [www.pinellascounty.org](http://www.pinellascounty.org)



**ORDER RESCINDING  
FQD DEVELOPMENT ORDER FOR  
PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY**

WHEREAS, the Florida Quality Developments ("FQD") Program was created to encourage developments that qualified for development of regional impact ("DRI") review to exceed DRI requirements through innovative planning and design features that take into consideration protection of Florida's natural amenities, the cost to local government of providing services to a growing community, and the high quality of life Floridians desire in exchange for expeditious review and other potential advantages to the developer, all as set forth in section 380.061, Fla. Stat.; and

WHEREAS, pursuant to an application submitted by Pinellas County (ADA 892-008), on October 28, 1992, the Department of Community Affairs issued a Development Order for Designation of Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development Under Section 380.061, Florida Statutes, and Rule 9J-28 (now Rule 73C-42.023), Florida Administrative Code (the "FQD Development Order"), which is recorded in the Public Records of Pinellas County, Florida, in Official Records Book 8083 beginning at page 2123; and

WHEREAS, the First Amendment to the FQD Development Order was issued on March 21, 1994 (File DCA 94-262 FOI-DRI), and is recorded in the Public Records of Pinellas County, Florida, in Official Records Book 8618 beginning at page 451; and

WHEREAS, the Second Amendment to the Development Order was issued on September 8, 2003 (DCA File 892-008); and

WHEREAS, the Department of Economic Opportunity ("Department") is the successor state land planning agency to the Department of Community Affairs and has jurisdiction regarding FQDs under section 380.061, Fla. Stat.; and

WHEREAS, in 2011, the Florida Legislature amended section 380.06, Fla. Stat., to create subsection (29) to exempt developments located in Dense Urban Land Areas from DRI review; and

WHEREAS, pursuant to section 380.115, Fla. Stat., if a DRI is no longer required to undergo DRI review based on the exemption for Dense Urban Land Areas created by section 380.06(29), Fla. Stat., upon request of the developer or landowner, the development order shall be rescinded upon a showing that all required mitigation related to the amount of development that existed on the date of rescission has been completed or will be completed under an existing permit; and

WHEREAS, because an FQD otherwise qualifies as a development of regional impact, the provisions of sections 380.06(29) and 380.115, Fla. Stat., apply to FQDs as well as DRIs; and

WHEREAS, on July 23, 2013, the Pinellas County Board of County Commissioners adopted Resolution No. 13-72 requesting that the Department of Economic Opportunity rescind the FQD Development Order;

NOW, THEREFORE, BE IT ORDERED BY THE DEPARTMENT OF ECONOMIC OPPORTUNITY AS FOLLOWS:

I. FINDINGS OF FACT

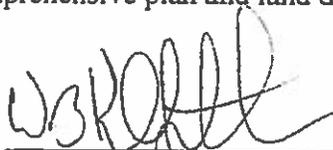
1. The foregoing Recitals are incorporated herein as Findings of Fact.
2. Pinellas County is the developer and landowner of the Pinellas County Criminal Courts Complex and Jail Facility.
3. Pinellas County is a Dense Urban Land Area as defined by section 380.06(29)(a)3., Fla. Stat.
4. Pinellas County has demonstrated that all required mitigation related to the amount of development on the Pinellas County Criminal Courts Complex and Jail Facility property that exists on the date of rescission of the FQD Development Order has been completed.

II. CONCLUSIONS OF LAW

1. Based upon the foregoing Findings of Fact, it is concluded that Pinellas County has satisfied the conditions for rescission of the Development Order for Designation of Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development, as amended, pursuant to sections 380.06(29)(a)3. and 380.115, Fla. Stat.

III. ORDER

It is therefore ORDERED that the Development Order for Designation of the Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development, as amended, is hereby RESCINDED, and future development on the property shall be governed by Pinellas County, Florida, pursuant to its comprehensive plan and land development regulations.



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WILLIAM B. KILLINGSWORTH  
Director, Division of Community Development

**NOTICE OF RIGHT TO APPEAL**

THIS ORDER CONSTITUTES FINAL AGENCY ACTION UNDER CHAPTER 120, FLORIDA STATUTES. A PARTY WHO IS ADVERSELY AFFECTED BY FINAL AGENCY ACTION IS ENTITLED TO JUDICIAL REVIEW IN ACCORDANCE WITH SECTION 120.68, FLORIDA STATUTES, AND FLORIDA RULES OF APPELLATE PROCEDURE 9.030(B)(1)(c) AND 9.110.

TO INITIATE AN APPEAL OF THIS FINAL AGENCY ACTION, A NOTICE OF APPEAL MUST BE FILED WITH THE DEPARTMENT'S AGENCY CLERK WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DATE THIS FINAL AGENCY ACTION IS FILED WITH THE AGENCY CLERK (SEE NOTICE OF FILING AND SERVICE BELOW). THE ADDRESS OF THE AGENCY CLERK IS:

AGENCY CLERK  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
107 EAST MADISON STREET, CALDWELL BUILDING, MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX NUMBER 850-921-3230  
Email: James.Bellflower@deo.myflorida.com

A DOCUMENT IS FILED WHEN IT IS RECEIVED BY THE AGENCY CLERK. THE NOTICE OF APPEAL MUST BE SUBSTANTIALLY IN THE FORM PRESCRIBED BY FLORIDA RULE OF APPELLATE PROCEDURE 9.900(a). A COPY OF THE NOTICE OF APPEAL MUST ALSO BE FILED WITH THE DISTRICT COURT OF APPEAL AND MUST BE ACCOMPANIED BY THE FILING FEE SPECIFIED IN SECTION 35.22(3), FLORIDA STATUTES.

AN ADVERSELY AFFECTED PARTY WAIVES THE RIGHT TO JUDICIAL REVIEW IF THE NOTICE OF APPEAL IS NOT TIMELY FILED WITH BOTH THE DEPARTMENT'S AGENCY CLERK AND THE APPROPRIATE DISTRICT COURT OF APPEAL.

**NOTICE OF FILING AND SERVICE**

I HEREBY CERTIFY that the above Order was filed with the Department's undersigned designated Agency Clerk and that a second original was furnished to the Honorable Kenneth T. Welch, Chairman, Pinellas County Board of County Commissioners, 315 Court Street, Clearwater, FL 33756, by U. S. Mail, this 6 day of NOVEMBER, 2013.

  
James W. Bellflower, Agency Clerk  
Department of Economic Opportunity  
107 East Madison Street, MSC 110  
Tallahassee, FL 32399-4128



# 221

STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

*"Dedicated to making Florida a better place to call home"*

**JEB BUSH**  
Governor

**COLLEEN CASTILLE**  
Secretary

September 9, 2003

John M. Meyer  
DRI Coordinator  
Tampa Bay Regional Planning Council  
9455 Koger Blvd., Suite 219  
St. Petersburg, FL 33702

Re: Pinellas County Criminal Courts Complex and Jail Facility

Dear Mr. Meyer:

This is your copy of the second development order amendment for the Pinellas County Criminal Courts Complex and Jail Facility.

If you have any questions or comments regarding the development order amendment, please call me at Sun Com 292-1801.

Sincerely,

Ron Horlick, Planner

Attachment

**2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100**  
Phone: 850.488.8466/Suncom 278.8466    FAX: 850.921.0781/Suncom 291.0781  
Internet address: <http://www.dca.state.fl.us>

**CRITICAL STATE CONCERN FIELD OFFICE**  
2796 Overseas Highway, Suite 212  
Marathon, FL 33050-2227  
(305) 289-2402

**COMMUNITY PLANNING**  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-2356

**EMERGENCY MANAGEMENT**  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 413-9969

**HOUSING & COMMUNITY DEVELOPMENT**  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-7956

**SECOND DEVELOPMENT ORDER AMENDMENT**  
**FOR**  
**PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY**  
**A**  
**FLORIDA QUALITY DEVELOPMENT**  
**UNDER**  
**SECTION 380.061, FLORIDA STATUTES**  
**AND**  
**RULE 9J-28, FLORIDA ADMINISTRATIVE CODE**  
**DCA FILE # 892-008**  
**ISSUED BY**  
**DEPARTMENT OF COMMUNITY AFFAIRS**

## **V. Development Order Amendments**

This Part V shall specify and contain any and all approved changes or amendments to this Development Order from the original Application and Development Order issued by the Department on October 28, 1992 and recorded in the Official Records of Pinellas County, Book 8083, Pages 2123-2158. It is the purpose and intent of the Reviewing Entities that this Development Order shall continue in full force and effect all terms, general provisions and conditions of the Development Order, except as that Department Order has been specifically altered by the changes and amendments identified in this Part V.

### **B. SECOND AMENDMENT TO THE PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY DEVELOPMENT ORDER**

WHEREAS, on October 28, 1992, a Development Order was issued by the Department designating the Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development under Section 380.061, Florida Statutes, and recorded in the Official Records of Pinellas County at OR Book 8083, Pages 2123-2158; and

WHEREAS, on March 21, 1994, the Department of Community Affairs issued the first amendment of said Development Order specifying the mechanism by which wetlands and waterbodies within the boundaries of the project site are preserved; and

WHEREAS, on July 25, 2003, the Department received from the Developer a notice of proposed change requiring an amendment to the Pinellas County Criminal Courts Complex and Jail Facility Development Order; and

WHEREAS, on September 5, 2003, Pinellas County notified the Department that the proposed change to the Pinellas County Criminal Courts Complex and Jail Facility Development Order does not constitute a substantial change and is consistent with the intent of the Development Order; and

WHEREAS, on September 8, 2003, the Tampa Bay Regional Planning Council notified the Department that the proposed change to the Pinellas County Criminal Courts Complex and Jail Facility Development Order does not constitute a substantial change and is consistent with the intent of the Development Order; and

WHEREAS, the Department has reviewed the proposed change, as well as all related testimony and evidence submitted by the Developer, the other Reviewing Entities and other commenting agencies; and

WHEREAS, the Department has found that the proposed change does not constitute a substantial change and furthers the purposes of Section 380.061, Florida Statutes.

**NOW, THEREFORE, BE IT ORDERED BY THE DEPARTMENT OF COMMUNITY AFFAIRS THAT THE OCTOBER 28, 1992 PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY DEVELOPMENT ORDER IS HEREBY AMENDED AS FOLLOWS:**

1. Section 1.2 of the Development Order is hereby amended as follows:  

“The real property that is the subject of the Application is comprised of ~~101.0~~ 89.0 acres more or less and is located in Pinellas County, and is more specifically described in the legal description of the property in Exhibit A, attached to the Development Order.”
2. Exhibit A, “Legal Description of Development Site”, of the Development Order, attached hereto, is hereby amended by deleting the legal description described as “Parcel D”.
3. Exhibit B, “Map F: Vegetative Communities”, of the Development Order is hereby replaced by the map, dated July 1, 2003, of Exhibit B, attached hereto.
4. Exhibit C, “Map H-1, Conceptual Master Site Plan, Phase One; Map H-2, Conceptual Master Site Plan, Phase Two, and Map H-3, Conceptual Master Site Plan, Phase Three” of the Development Order is hereby replaced by the respective maps, dated July 1, 2003, of Exhibit C, attached hereto.
5. The Developer shall record this Second Amendment to the Pinellas County Criminal Courts Complex and Jail Facility Florida Quality Development Order within the Public records of Pinellas County within thirty days of issuance

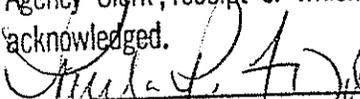
DEPARTMENT OF COMMUNITY AFFAIRS

Date: 9/8/03

By: 

**FILING AND ACKNOWLEDGEMENT**

FILED, on this date, with the designated Agency Clerk, receipt of which is hereby acknowledged.

 9/9/03  
Paula P. Ford Date

Agency Clerk

EXHIBIT A

LEGAL DESCRIPTION OF DEVELOPMENT SITE

PARCEL A

A tract of land, in the north ½ Section 4, Township 30 South, Range 16 East, according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence from the southeast corner of the southwest ¼ of the northeast ¼ of said Section 4; thence run North 33 feet, thence West 50 feet for the Point of Beginning. From the Point of Beginning, thence West 50 feet; thence North 150.9 feet, thence West 288.97 feet; thence South 150.91 feet; thence West 2096.58 feet; thence North 8<sup>o</sup>, 470.17 feet; thence North 21<sup>o</sup>, 955.37 feet; thence East 2004 feet(s) to 49<sup>th</sup> Street North right-of-way; thence south 1350 feet(s) to the Point of Beginning. Containing 67.6 acres, more or less.

PARCEL B

A tract of land lying in the Southwest ¼ of the Northeast ¼ of Section 4, Township 30 South, Range 16 East according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 4; thence N 89<sup>o</sup>52'07" W, 388.31 feet; thence N 00<sup>o</sup>55'09" W, 33.0 feet for the Point of Beginning; thence N 00<sup>o</sup>55'09" W, 150.91 feet; thence S 89<sup>o</sup>52'07" E, 288.97 feet; thence S 00<sup>o</sup>42'31"E, 150.9 feet; thence N 89<sup>o</sup>52'07" W, 288.42 feet to the Point of Beginning. Containing one acre, more or less.

PARCEL C

The South 330 feet of Lot 7, PINELLAS GROVES, in the Northeast Quarter of Section 4, Township 30 South, Range 16 East, being the West ½ of the NW ¼ of the NE ¼ of said section, according to the plat thereof recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; and

The South 330 feet of that part of Lot 16 lying East and South of the Cross Bayou Canal, Pinellas Groves, in the Northwest Quarter of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, together with all interest of Grantors, if any, to Cross Bayou Canal and riparian rights thereto. Containing 9.58 acres, more or less.

### PARCEL D

~~The following real property located and situated in Pinellas County, State of Florida, and more particularly described as follows:~~

~~Commencing at the South corner of Section 4, Township 30 South, Range 16 East, run S 89°57'22" E, 1313.56 feet to the Southwest corner of the East ½ of the Southeast ¼ of said Section 4; thence N 00°46'00" W, along the West line of said East ½ of Southeast ¼, the same being the centerline of County Road No. 691 (49<sup>th</sup> Street North) a distance of 2647.66 feet, to the Northwest corner of said East ½ of the Southeast ¼; thence N 00°42'32" W, along the West line of the Southeast ¼ of Northeast ¼ of said Section 4, the same being the centerline of said County Road No. 691, a distance of 400.10 feet; thence N 89°27'13" E, 50.00 feet to a point of intersection with East right of way line of said County Road No. 691 for a Point of Beginning; thence N 00°42'32" W, along said East right of way line, 720.00 feet; thence N 89°27'13" E, ;770.00 feet; thence S 00°42'32" E, 720.00 feet; thence S 89°27'13" W, 770.00 feet, 77000 feet to a Point of Beginning. Containing 12.7 acres, more or less.~~

### PARCEL E

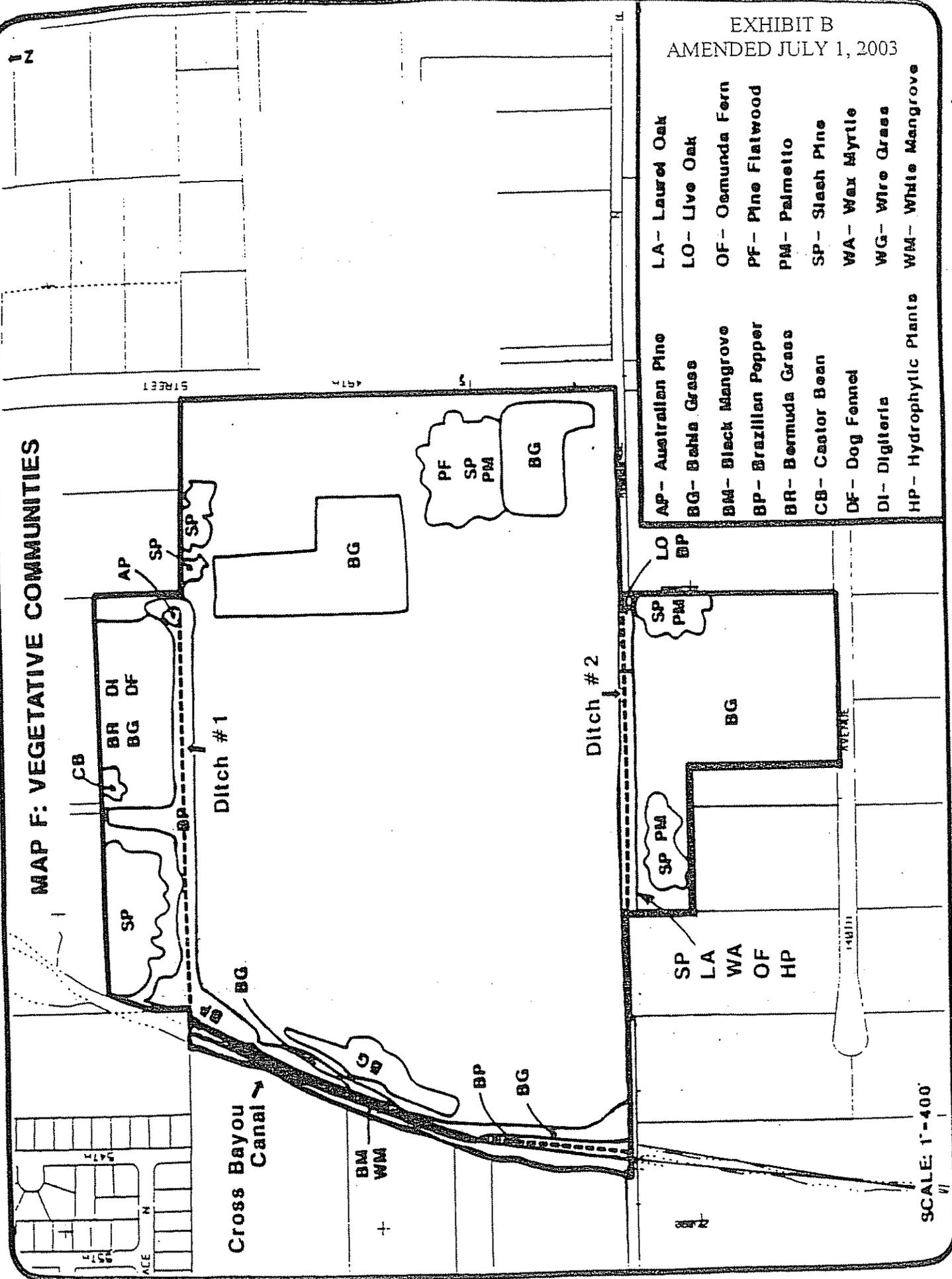
Lot 12 and portions of Lots 11 and 10 in the plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, as recorded in Plat Book 82 on pages 49 thru 51 in the Public Records of Pinellas County, Florida, and lying within Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Lot 12 of said Plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, said point also being a point on the northerly right-of-way line of 140<sup>th</sup> Avenue North; thence N 89°53'25" W, along the southerly lines of Lots 12 and 11, respectively, also being along said northerly right-of-way line for 537.42 feet; thence leaving said southerly line N 00°06'35" E, along a line 130.86 feet East of and parallel to the westerly line of said Lot 11 for 470.00 feet; thence N 89°53'25" W, along a line 470.00 feet North of and parallel to the said southerly line of Lots 11 and 10 for 465.00 feet to the point of intersection with the westerly line of said Lot 10; thence N 00°06'35" E, along said westerly line of Lot 10 for 179.75 feet to the Northwest corner of said Lot 10; thence S 89°52'07" E, along the northerly line of said Lots 10, 11, and 12, respectively; said line also being the East/West centerline of said Section 4 (being the basis of bearings for this description) for 1002.42 feet to the Northeast corner of said Lot 12; thence S 00°06'35" W, along the East line of said Lot 12 for 649.37 feet to the Point of Beginning and containing 9.93 acres, more or less.

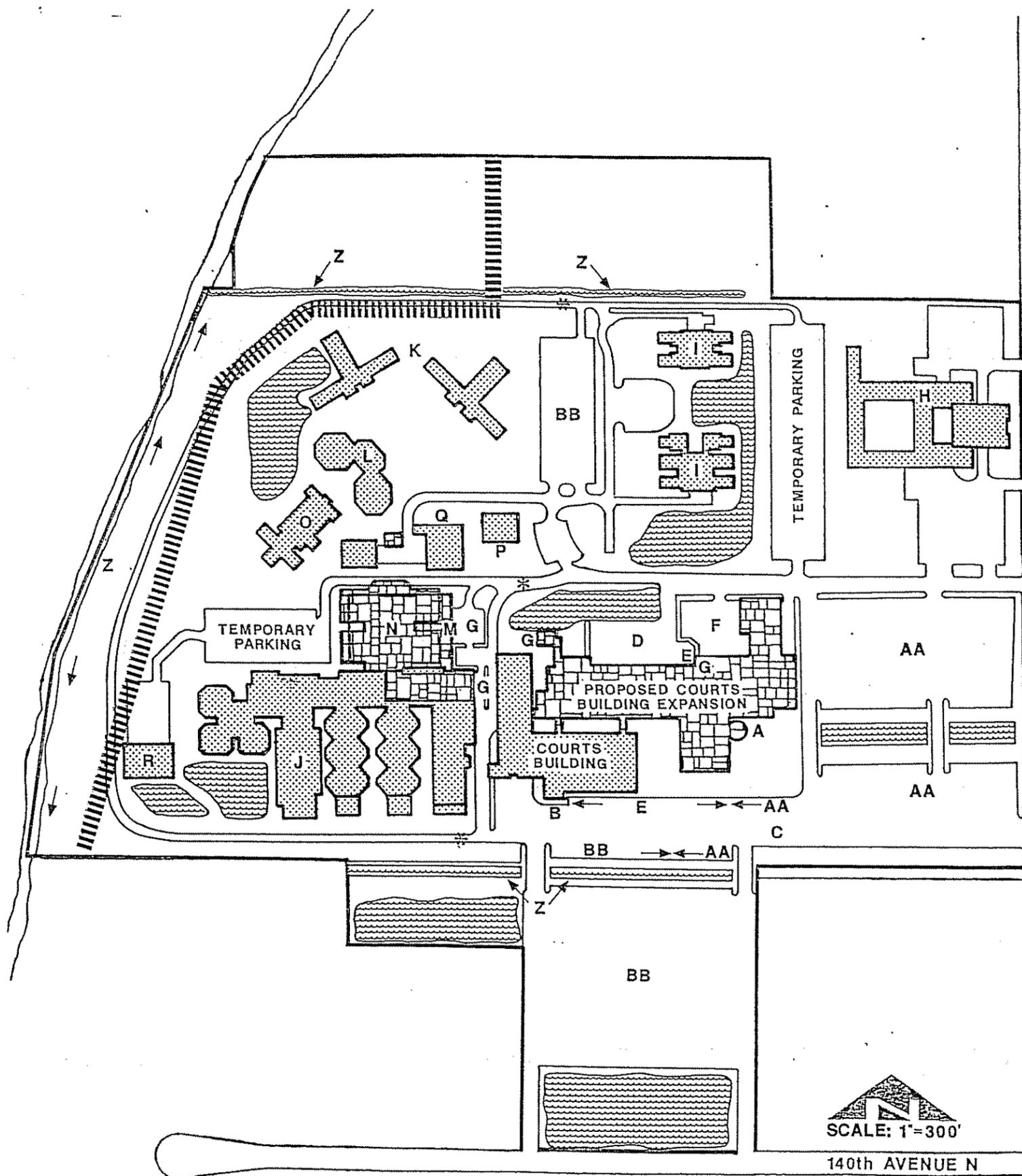
# MAP F: VEGETATIVE COMMUNITIES

EXHIBIT B  
AMENDED JULY 1, 2003

AP - Australian Pine	LA - Laurel Oak
BG - Bahía Grass	LO - Live Oak
BM - Black Mangrove	OF - Oemunda Fern
BP - Brazilian Pepper	PF - Pine Flatwood
BR - Bermuda Grass	PM - Palmetto
CB - Castor Bean	SP - Slash Pine
DF - Dog Fennel	WA - Wax Myrtle
DI - Digiteria	WG - Wire Grass
HP - Hydrophytic Plants	WM - White Mangrove



SOURCE: PINELLAS COUNTY DEPT. OF ENVIRONMENTAL MANAGEMENT DATE: SEPT. 1991



49th STREET N

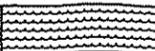
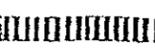
SCALE: 1"=300'

140th AVENUE N

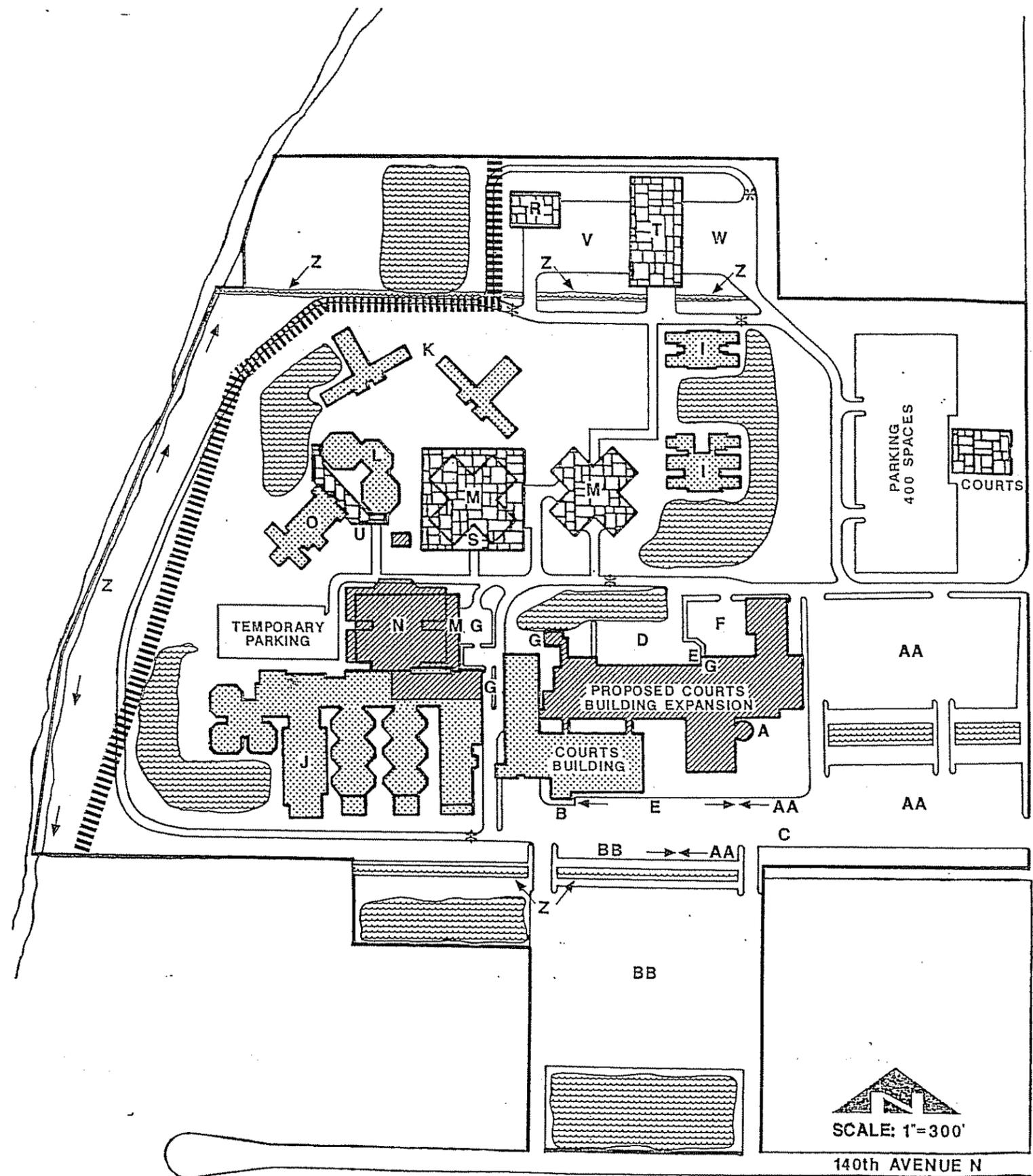
CRIMINAL COURTS COMPLEX  
 PARKING SUMMARY

Staff	617
Judges-Secure	55
Public	602
Handicap	23
<b>TOTAL PARKING SPACES</b>	<b>1,297</b>

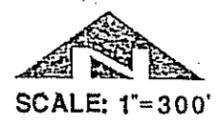
MAP H-1  
**PINELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**  
 CONCEPTUAL MASTER SITE PLAN  
 PHASE ONE 1995

-  NEW CONSTRUCTION THIS PHASE
-  EXISTING BUILDING
-  CONVEYANCE DITCH/DETENTION POND
-  EXISTING SANITARY SEWER EASEMENT
- \* JAIL SECURITY CHECKPOINT
- A PUBLIC ENTRY
- AA PUBLIC PARKING
- B STAFF ENTRY
- BB STAFF PARKING
- C BUS SHELTER
- D JUDGES SECURE PARKING
- E HANDICAP PARKING
- F SERVICE/LOADING AREA
- G SALLYPORT
- H JUVENILE DETENTION CENTER
- I MINIMUM CUSTODY FACILITY
- J MAXIMUM SECURITY FACILITY
- K A & B BARRACKS
- L C BUILDING
- M HOUSING TOWER
- N INTAKE/RELEASE CENTER
- O FEMALE SECURITY CENTER
- P VISITOR CENTER
- Q KITCHEN/DINING
- R MAINTENANCE
- Z PRESERVATION AREA (See also Exhibit 13-2)

NOTE: See Table 10-1 for Building Area Square Footage.  
 SOURCE: HOK, Inc., April 1991; Ranon & Partners,  
 November 1991.



49th STREET N



SCALE: 1"=300'

140th AVENUE N

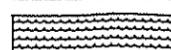
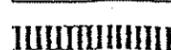
**CRIMINAL COURTS COMPLEX  
 PARKING SUMMARY**

Staff	617
Judges Secure	55
Public	602
Handicap	23
<b>TOTAL PARKING SPACES</b>	<b>1,297</b>

MAP H-2

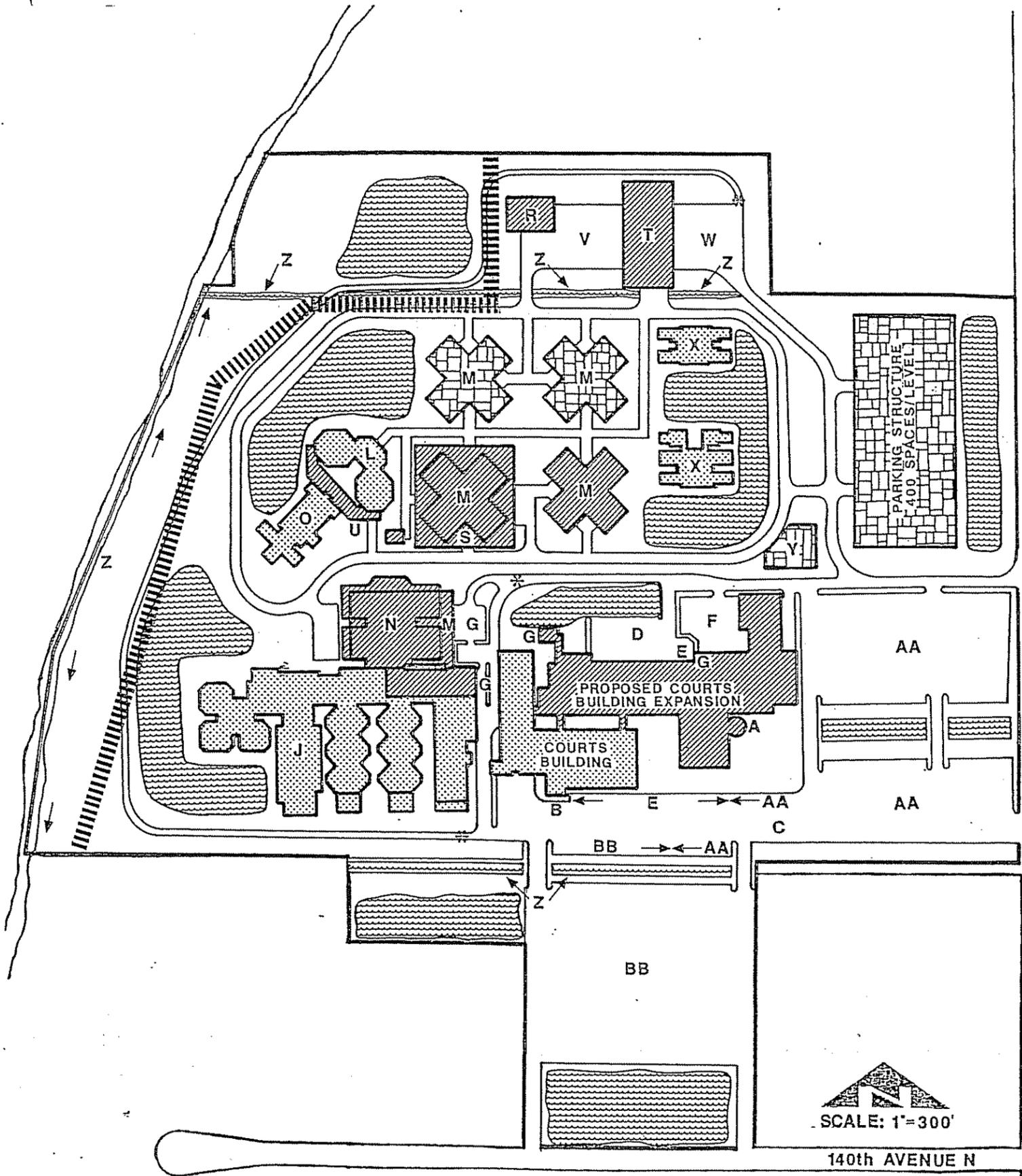
**PINELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**

CONCEPTUAL MASTER SITE PLAN  
 PHASE TWO 2000

-  NEW CONSTRUCTION THIS PHASE
-  NEW CONSTRUCTION PREVIOUS PHASES
-  EXISTING BUILDING
-  CONVEYANCE DITCH/DETENTION POND
-  EXISTING SANITARY SEWER EASEMENT
- \* JAIL SECURITY CHECKPOINT
- A PUBLIC ENTRY
- AA PUBLIC PARKING
- B STAFF ENTRY
- BB STAFF PARKING
- C BUS SHELTER
- D JUDGES SECURE PARKING
- E HANDICAP PARKING
- F SERVICE/LOADING AREA
- G SALLYPORT
- I MINIMUM CUSTODY FACILITY
- J MAXIMUM SECURITY FACILITY
- K A & B BARRACKS
- L C BUILDING
- M HOUSING TOWER
- N INTAKE/RELEASE CENTER
- O FEMALE SECURITY CENTER
- R MAINTENANCE
- S MEDICAL HEALTH CENTER
- T FOOD SERVICE BUILDING
- U FOOD PREPARATION & VISITATION ANNEX
- V SECURE ACCESS SERVICE YARD
- W PUBLIC ACCESS SERVICE YARD
- Z PRESERVATION AREA (See also Exhibit 13-2)

NOTE: See Table 10-1 for Building Area Square Footage.

SOURCE: HOK, Inc., April 1991; Ranon & Partners, November 1991.



49th STREET N



SCALE: 1"=300'

140th AVENUE N

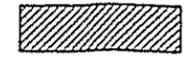
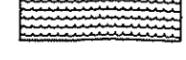
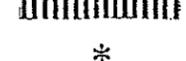
**CRIMINAL COURTS COMPLEX  
 PARKING SUMMARY**

Staff	617
Judges' Secure	55
Public	602
Handicap	23
<b>TOTAL PARKING SPACES</b>	<b>1,297</b>

MAP H-3

**PINELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**

CONCEPTUAL MASTER SITE PLAN  
 PHASE THREE 2010

-  NEW CONSTRUCTION THIS PHASE
-  NEW CONSTRUCTION PREVIOUS PHASES
-  EXISTING BUILDING
-  CONVEYANCE DITCH/DETENTION POND
-  EXISTING SANITARY SEWER EASEMENT
- \* JAIL SECURITY CHECKPOINT
- A PUBLIC ENTRY
- AA PUBLIC PARKING
- B STAFF ENTRY
- BB STAFF PARKING
- C BUS SHELTER
- D JUDGES SECURE PARKING
- E HANDICAP PARKING
- F SERVICE/LOADING AREA
- G SALLYPORT
- J MAXIMUM SECURITY FACILITY
- L C BUILDING
- M HOUSING TOWER
- N INTAKE/RELEASE CENTER
- O FEMALE SECURITY CENTER
- R MAINTENANCE
- S MEDICAL HEALTH CENTER
- T FOOD SERVICE BUILDING
- U FOOD PREPARATION & VISITATION ANNEX
- V SECURE ACCESS SERVICE YARD
- W PUBLIC ACCESS SERVICE YARD
- X MEDIUM CUSTODY HOUSING BUILDING
- Y ENTRY CHECKPOINT & VISITOR SCREENING
- Z PRESERVATION AREA (See also Exhibit 13-2)

NOTE: See Table 10-1 for Building Area Square Footage.

SOURCE: HOK, Inc., April 1991; Ranon & Partners, November 1991.



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STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399-2100

LAWTON CHILES  
Governor

LINDA LOOMIS SHELLEY  
Secretary

March 22, 1994

Mr. Tim Butts  
DRI Coordinator  
Tampa Bay RPC  
9455 Koger Blvd., Suite 219  
St. Petersburg, FL 33702-2491

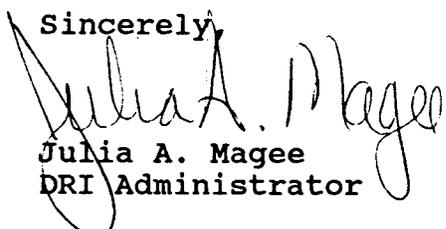
RE: Pinellas County Criminal Courts Complex and Jail  
Facility Florida Quality Development (FQD);  
File No. ADA-892-008  
First Amendment to the Development Order

  
Dear Mr. Butts:

Enclosed please find an original first amendment to the development order designating Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development. An original development order amendment has also been transmitted to Pinellas County on this date.

Thank you for your assistance in reviewing the amendment. If you have any questions regarding this matter, please contact Tony Dominski in the Bureau of State Planning at (904) 488-4925.

Sincerely,

  
Julia A. Magee  
DRI Administrator

JAM/td

Enclosure

FIRST AMENDMENT  
TO THE  
DEVELOPMENT ORDER  
FOR  
PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND  
JAIL FACILITY FLORIDA QUALITY DEVELOPMENT  
DESIGNATED UNDER SECTION 380.061, FLORIDA STATUTES  
AND  
RULE 9J-28, FLORIDA ADMINISTRATIVE CODE  
File: DCA 94-262 FOI-DRI

ISSUED BY  
DEPARTMENT OF COMMUNITY AFFAIRS

## **V. Development Order Amendments**

This Part V. shall specify and contain any and all approved changes or amendments to this Development Order from the original Application and Development Order issued by the Department on October 28, 1992 and recorded in the Official Records of Pinellas County, Book 8083, Pages 2123-2158. It is the purpose and intent of the Reviewing Entities that this Development Order shall continue in full force and effect all terms, general provisions and conditions of the Development Order, except as that Development Order has been specifically altered by the changes and amendments identified in this Part V. Any future changes or amendments to the original Development Order as approved and incorporated in this Development Order shall be specified below sequentially and identified in this Part V. by the dates of their approval and incorporation in new Development Orders issued by the Department.

### **A. First Amendment to the Pinellas County Criminal Courts Complex and Jail Facility Development Order**

**WHEREAS**, on October 28, 1992, a Development Order was issued by the Department designating Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development under Section 380.061, Florida Statutes, and recorded in the Official Records of Pinellas County at OR Book 8083, Pages 2123-2158; and

**WHEREAS**, on December 3, 1993, the Department received from the Developer a notice of proposed change requiring an amendment to the Pinellas County Criminal Courts Complex and Jail Facility Development Order; and

**WHEREAS**, on March 10, 1994, the Tampa Bay Regional Planning Council notified the Department that the proposed change to the Pinellas County Criminal Courts Complex and Jail Facility Development Order does not constitute a substantial change and is consistent with the intent of the Development Order; and

**WHEREAS**, on March 18, 1994, Pinellas County notified the Department that the proposed change to the Pinellas County Criminal Courts Complex and Jail Facility Development Order does not constitute a substantial change and is consistent with the intent of the Development Order; and

**WHEREAS**, the Department has reviewed the proposed change, as well as all related testimony and evidence submitted by the Developer, the other Reviewing Entities and other commenting agencies; and

**WHEREAS**, the Department has found that the proposed change does not constitute a substantial change and furthers the purposes of Section 380.061, Florida Statutes.

**NOW, THEREFORE, BE IT ORDERED BY THE DEPARTMENT OF COMMUNITY AFFAIRS THAT THE OCTOBER 28, 1992 PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY DEVELOPMENT ORDER IS HEREBY AMENDED AS FOLLOWS:**

1. Condition IV.4.5.1 of the Development Order is hereby amended as follows:

All wetlands and waterbodies within the boundaries of the project site (depicted in Exhibit B of the Development Order, "Map F: Vegetative Communities") and under the jurisdiction of the Florida Department of Environmental Protection (DEP) shall be preserved through the use of the following mechanisms:

- A) Said wetlands and waterbodies shall be designated as Preservation on the Future Land Use Map of the Pinellas County Comprehensive Plan and protected by provisions of the Pinellas County land development regulations.
- B) Said wetlands and waterbodies shall be designated as Preservation on the Conceptual Master Site Plan for the Pinellas County Criminal Courts Complex/Jail Facility as illustrated in Exhibits C-1, C-2, and C-3, attached hereto.

Furthermore the Cross Bayou Canal and Ditch No. 2 (the southern ditch) meet the definition for "conservation" according to the Tampa Bay Comprehensive Regional Policy Plan. Therefore, these areas shall remain so designated on the Conceptual Master Site Plan of the Pinellas County Criminal Courts Complex/Jail Facility.

2. The Conceptual Master Site Plan (Exhibit C of the Development Order) is hereby replaced by Exhibits C-1, C-2, and C-3 of December 3, 1993, attached hereto. The Conceptual Master Site Plan change specifically approved herein is the designation of Ditch No. 1, the northern ditch as a preservation area.

3. The Developer shall record this First Amendment to the Pinellas County Criminal Courts Complex and Jail Facility Florida Quality Development Order within the Public Records of Pinellas County, within thirty days of issuance.

DEPARTMENT OF COMMUNITY AFFAIRS

Date: 3/21/94

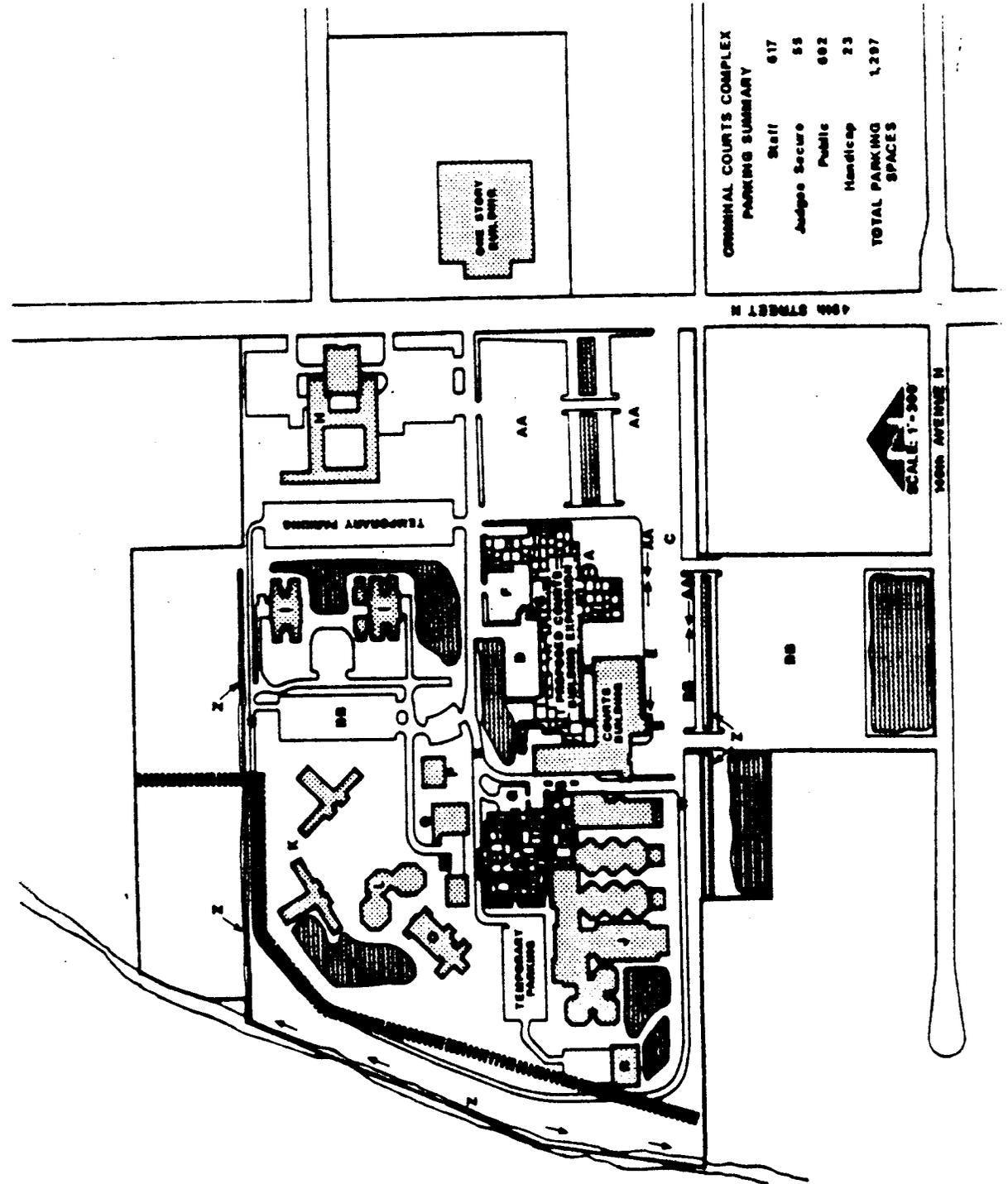
By: Charles Patterson

**FILING AND ACKNOWLEDGEMENT**  
FILED, on the date, with the designated  
Department Clerk, receipt of which  
is hereby acknowledged.

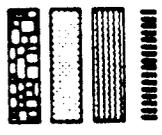
Jane R. Bass 3/24/94  
Jane R. Bass Date  
Department Clerk

December 3, 1993

EXHIBIT C-1



MAP M-1  
**PMELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**  
 CONCEPTUAL MASTER SITE PLAN  
 PHASE ONE 1993



- NEW CONSTRUCTION THIS PHASE**
- EXISTING BUILDING
  - CONVEYANCE DITCH/DETENTION POND
  - EXISTING SANITARY SEWER EASEMENT
- \*\*\*\*\***
- \* JAIL SECURITY CHECKPOINT
  - A PUBLIC ENTRY
  - AA PUBLIC PARKING
  - B STAFF ENTRY
  - BB STAFF PARKING
  - C BUS SHELTER
  - D JUDGES SECURE PARKING
  - E HANDICAP PARKING
  - F SERVICE/LOADING AREA
  - G SALLYPORT
  - H JUVENILE DETENTION CENTER
  - I MINIMUM CUSTODY FACILITY
  - J MAXIMUM SECURITY FACILITY
  - K A & B BARRACKS
  - L C BUILDING
  - M HOUSING TOWER
  - N INTAKE/RELEASE CENTER
  - O FEMALE SECURITY CENTER
  - P VISITOR CENTER
  - Q KITCHEN/DINING
  - R MAINTENANCE
  - Z PRESERVATION AREA (See also EXHIBIT D)

**CRIMINAL COURTS COMPLEX  
 PARKING SUMMARY**

Staff	617
Judges Secure	55
Public	602
Handicap	23
<b>TOTAL PARKING SPACES</b>	<b>1,297</b>

NOTE: See Table 10-1 for Building Area Square Footage.  
 SOURCE: HOK, Inc., April 1992; Renon & Partners, November 1991.

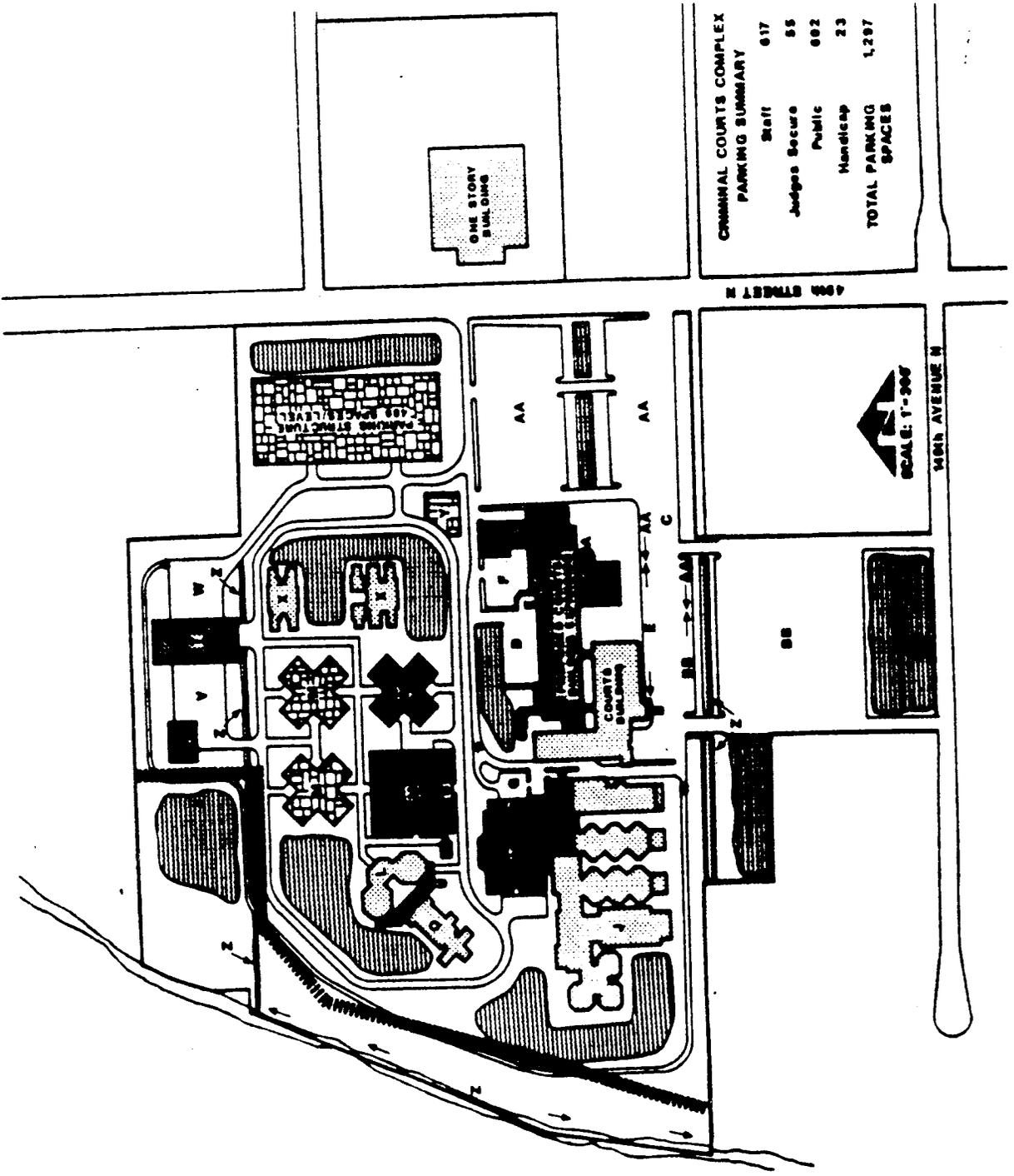


December 3, 1993

EXHIBIT C-3

MAP H-3  
**PINELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**  
 CONCEPTUAL MASTER SITE PLAN  
 PHASE THREE 2010

- NEW CONSTRUCTION THIS PHASE
  - NEW CONSTRUCTION PREVIOUS PHASES
  - EXISTING BUILDING
  - CONVEYANCE DITCH/DETENTION POND
  - EXISTING SANITARY SEWER EASEMENT
  - JAIL SECURITY CHECKPOINT
  - PUBLIC ENTRY
  - PUBLIC PARKING
  - STAFF ENTRY
  - STAFF PARKING
  - BUS SHELTER
  - JUDGES SECURE PARKING
  - HANDICAP PARKING
  - SERVICE/LOADING AREA
  - SALLYPORT
  - MAXIMUM SECURITY FACILITY
  - C BUILDING
  - HOUSING TOWER
  - INTAKE/RELEASE CENTER
  - FEMALE SECURITY CENTER
  - MAINTENANCE
  - MEDICAL HEALTH CENTER
  - FOOD SERVICE BUILDING
  - FOOD PREPARATION & VISITATION ANNE
  - SECURE ACCESS SERVICE YARD
  - PUBLIC ACCESS SERVICE YARD
  - MEDIUM CUSTODY HOUSING BUILDING
  - ENTRY CHECKPOINT & VISITOR SCREENING
  - PRESERVATION AREA (See also Exhibit 13)
- \* A AA B BB C D E F G J L M N O R S T U V W X Y Z



NOTE: See Table 10-1 for Building Area Square Footage  
 SOURCE: MOK, Inc., April 1991, Ranon & Partners, November 1991.



STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399-2100

LAWTON CHILES  
Governor

LINDA LOOMIS SHELLEY  
Secretary

November 2, 1992

Ms. Suzanne Cooper  
DRI Coordinator  
Tampa Bay Regional Planning Council  
9455 Koger Boulevard, Suite 219  
St. Petersburg, Florida 33702

Re: Pinellas County Criminal Courts Complex  
and Jail Facility Florida Quality Development;  
File No. ADA-892-008

Dear Ms. Cooper:

Enclosed is an original development order executed by the Department of Community Affairs designating the Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development (FQD). This date of transmission is the effective date of this development order; transmission is also "rendition" under Rule 9J-28.023(3), F.A.C. Under Section 380.07, Florida Statutes, an appeal may be taken within 45 days after rendition. An original development order also has been transmitted to Pinellas County (the local government and developer) on this date.

We appreciate the cooperative spirit in which you and your staff participated in designating the Pinellas County Criminal Courts Complex and Jail Facility as a FQD in your region. If you have any questions regarding this matter, please call Carmen Bishop in the Bureau of State Planning at (904) 488-4925.

Very truly yours,

*Mary Anne McMulla*  
for Linda Loomis Shelley  
Secretary

LLS/cb

Enclosure

EMERGENCY MANAGEMENT • HOUSING AND COMMUNITY DEVELOPMENT • RESOURCE PLANNING AND MANAGEMENT

mailed 11/2/92  
received 11/4/92

DEVELOPMENT ORDER

FOR DESIGNATION

OF

PINELLAS COUNTY CRIMINAL COURTS COMPLEX  
AND JAIL FACILITY

AS A

FLORIDA QUALITY DEVELOPMENT

UNDER

SECTION 380.061, FLORIDA STATUTES

AND

RULE 9J-28, FLORIDA ADMINISTRATIVE CODE

ISSUED BY

SECRETARY LINDA LOOMIS SHELLEY  
DEPARTMENT OF COMMUNITY AFFAIRS

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**WHEREAS**, the Florida Quality Development (FQD) program was established to encourage development which has been thoughtfully planned to take into consideration protection of Florida's natural amenities, the cost to local government of providing services to a growing community, and the high quality of life Floridians desire; and

**WHEREAS**, under the program a development may be designated as an FQD if the local government with jurisdiction and the state land planning agency (the "Reviewing Entities") concur that a proposed development meets the goals and objectives of the FQD program and should be designated as an FQD; and

**WHEREAS**, under the provisions of Section 380.061, Florida Statutes, and Chapter 9J-28, Florida Administrative Code (F.A.C.), designation shall be in the form of a Development Order issued by the Florida Department of Community Affairs (the "Department") as the state land planning agency; and

**WHEREAS**, Pinellas County, (the "Developer") has sought designation as an FQD for its development, the Pinellas County Criminal Courts Complex and Jail Facility (the "Development"), located within the boundaries of Pinellas County; and

**WHEREAS**, the Developer has met with representatives of the Tampa Bay Regional Planning Council, the Department and other local, regional, state, and federal agencies, and the Developer has worked closely with those agencies in addressing agency concerns; and

**WHEREAS**, the Developer cooperatively formulated a development plan with those agencies that demonstrates high development standards; addresses the costs to local government for providing services; makes special provisions for the preservation and conservation of natural resources; meets or exceeds the statutory requirements of Section 380.061, Florida Statutes, and Chapter 9J-28, F.A.C.; and ensures a high quality of life standard for those who will live and work in and near the Development; and

**WHEREAS**, the Developer formulated a plan that furthers appropriate and relevant goals and objectives of the adopted State Comprehensive Plan and the State Land Development Plan; and

**WHEREAS**, based upon that plan, the Pinellas County Board of Commissioners met and approved the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD, subject to the terms, general provisions, and conditions of this Development Order; and

**WHEREAS**, based upon that plan, the Tampa Bay Regional Planning Council (TBRPC) met and recommended the designation of the Pinellas County Criminal Courts Complex and Jail Facility as

an FQD, subject to the terms, general provisions, and conditions of this Development Order; and

**WHEREAS**, the Reviewing Entities have received and considered reports, comments and recommendations from interested citizens and local, regional, state, and federal agencies and have concluded that the proposed Pinellas County Criminal Courts Complex and Jail Facility development reflects exemplary planning and commitment on the part of the Developer to create a project uniquely suitable to the site, the environment, and the County within which it is located, and the Development is worthy of designation as an FQD; and

**NOW, THEREFORE, BE IT ORDERED BY THE SECRETARY OF THE DEPARTMENT OF COMMUNITY AFFAIRS:**

#### **I. FINDINGS OF FACT**

- 1.1 The Developer submitted to the Reviewing Entities and the Tampa Bay Regional Planning Council an Application for Development Designation (ADD) for the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD. Hereinafter, the word "Application" shall refer to the ADD, the Appendices to that document, and all application completeness review information submitted by the Developer to the Reviewing Entities and the TBRPC (see section 4.1.1 of the Development Order); said Application being incorporated herein by reference and being on file and available for public inspection at the Pinellas County Clerk of Courts Office, Board Records, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, and at the Department of Community Affairs, 2740 Centerview Drive, Tallahassee, Florida. Where the Application and this Development Order are inconsistent, the provisions contained within this Development Order shall supersede.
- 1.2 The real property that is the subject of the Application is comprised of 101.0 acres more or less and is located in Pinellas County, and is more specifically described in the legal description of the property in Exhibit A, attached to this Development Order.
- 1.3 A comprehensive review of the impacts projected to be generated by the Development has been conducted by the Reviewing Entities. The Department has solicited comments on the Development and the Application from the Tampa Bay Regional Planning Council, the Southwest Florida Water Management District, the Florida Department of Environmental Regulation, the Florida Game and Fresh Water Fish Commission, the Florida Department of Natural Resources, the Division of Historical Resources of the Florida Department of State, the Florida Department of Transportation, the U.S. Army Corps of Engineers, the U.S.

Fish and Wildlife Service, the West Coast Regional Water Supply Authority, the Florida Natural Areas Inventory, the Florida Department of Commerce, the Marine Fisheries Commission, the City of Largo, the City of St. Petersburg, and the City of Pinellas Park.

- 1.4 On July 13, 1992, the Tampa Bay Regional Planning Council met and, based upon the Application, found that the proposed Development is consistent with the Tampa Bay Regional Planning Council's adopted policy document, Future of the Region, A Comprehensive Regional Policy Plan for the Tampa Bay Region, and recommended the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD, subject to the terms, general provisions, and conditions of this Development Order which incorporates the recommendations of the Tampa Bay Regional Planning Council.
- 1.5 On October 20, 1992, the Pinellas County Board of County Commissioners met and found that the proposed Development is consistent with the Pinellas County Comprehensive Plan and approved the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD, subject to the terms, general provisions, and conditions of this Development Order.
- 1.6 The Department finds that:
  - 1.6.1 The Development is not in an area of critical state concern;
  - 1.6.2 The Development is above 120 percent of the office development threshold for developments of regional impact under Section 380.06, Florida Statutes, and is a development of regional impact;
  - 1.6.3 The Application meets the application requirements of Subsection 380.061(4), Florida Statutes, and Chapter 9J-28, F.A.C.; and
  - 1.6.4 The Application was determined to be complete based upon timely requested additional information received on May 27, 1992; therefore, the Application was complete on May 27, 1992.
- 1.7 Based upon the representations made in the Application and comments received from other agencies and the public, the Department specifically finds:
  - 1.7.1 The Developer shall preserve, in perpetuity, the natural attributes of wetlands and water bodies determined to be within the jurisdiction of the Department of Environmental Regulation. These wetlands and water bodies are comprised of

approximately 3.2 acres more or less as depicted in Exhibit B. The means of protection for such wetlands will be in the form of a restrictive covenant running with the land.

- 1.7.2 There are no beaches or primary and secondary dunes on the Development property.
- 1.7.3 There are no known significant archaeological or historical sites as determined by the Department of State, Division of Historical Resources, on the Development property.
- 1.7.4 There are no known habitat areas that are important to endangered or threatened animal species on the Development property.
- 1.7.5 There are no known areas that contain endangered plant species on the Development property.
- 1.7.6 The Development shall not generate or dispose of hazardous substances in amounts that exceed the small quantity generator upper limit as defined in Section 17-730.160, F.A.C., and Chapter 40, Code of Federal Regulations, Section 262.44.
- 1.7.7 The Development will incorporate no dredge and fill activities in, and no stormwater discharge into, waters designated as Florida Class II waters, Florida Aquatic Preserves, or Outstanding Florida Waters.
- 1.7.8 The Development will include open space, Xeriscape as defined in section 373.185, Florida Statutes, energy conservation features, and minimization of impermeable surfaces.
- 1.7.9 In the Application, the Developer made a binding commitment to provide for the construction and maintenance of all onsite infrastructure necessary to support the project. The Developer will schedule the Development to ensure that public facilities and services will be available concurrent with the impacts of development (where applicable, at the level of service standards adopted in the Pinellas County comprehensive plan).
- 1.7.10 In the Application, the Developer made a binding commitment to provide an appropriate fair-share contribution toward offsite impacts which the Development will impose on publicly funded facilities and services (except offsite transportation). For the purposes of offsite





date of transmission is also "rendition" under Rule 9J-28.023(3), F.A.C. Under Section 380.07, Florida Statutes, an appeal may be taken within 45 days after rendition. Any construction activity undertaken by the Developer prior to expiration of the 45 day statutory period shall be at the Developer's risk.

- 3.3 The legal description of the Development set forth in Exhibit A is hereby incorporated into, and by reference made part of, this Development Order.
- 3.4 It is the intent of the Department, as the governmental agency responsible for issuing the Development Order, to preserve and protect the natural resources located within and around the boundaries of the Development and otherwise ensure that the goals and objectives of the FQD program are met through the terms of this Development Order. Therefore, in the event any provisions of this Development Order and the Exhibits attached hereto are ambiguous, any such provisions shall be construed in a manner consistent with the intent of the Department expressed herein.
- 3.5 The definitions contained in Chapter 380, Florida Statutes, and Chapter 9J-28, F.A.C., shall govern and apply to this Development Order.
- 3.6 This Development Order shall be binding upon and shall be for the benefit of the Developer, its assignees, or successors in interest, including any entity that may assume any of the responsibilities imposed on the Developer by this Development Order. Reference herein to any reviewing agency shall be construed to mean any agency that may in the future be created or designated as a successor in interest to, or that otherwise will possess any of the powers and duties of, the Reviewing Entities with respect to the implementation and administration of the FQD program. This Development Order shall be binding upon those successors in interest in the same manner as upon the Reviewing Entities approving the Development Order herein.
- 3.7 Whenever this Development Order provides for or otherwise necessitates reviews, approvals, or determinations of any kind subsequent to its issuance, the right to review and approve or determine shall include the Reviewing Entities and all directly affected governmental agencies and departments as are or may be designated by the Department, including all governmental agencies and departments set forth under applicable laws and rules. However, this language shall not be construed to apply to obtaining permits required from federal, state, regional, or local agencies which would otherwise be required for the activities involved in the Development. Unless otherwise specified in this Development Order or as required by

statute or rule, approvals or determinations shall require written notice from the Chief of the Bureau of State Planning in the Division of Resource Planning and Management of the Department of Community Affairs, and from Pinellas County.

- 3.8 In each instance where the Developer is responsible for ongoing maintenance of facilities or infrastructure, the Developer may assign any or all of its responsibilities to improve and maintain those facilities to an appropriate entity created to fulfill such responsibilities. Assignment to those entities must be approved by the Reviewing Entities upon determination that the assignee is capable and competent to provide appropriate maintenance, which approval shall not be unreasonably withheld.
- 3.9 Any change in the plan of development or provisions of this Development Order will be submitted by the Developer to the Reviewing Entities and the Tampa Bay Regional Planning Council. The proposed change will be reviewed by the Reviewing Entities and the TBRPC pursuant to the provisions of Rule 9J-28.024, F.A.C., as may be amended.

A change in the plan of development resulting from requirements imposed by the Department of Environmental Regulation, the Department of Natural Resources, or the Southwest Florida Water Management District, or any of their successor agencies, or by any appropriate federal regulatory agency shall be submitted pursuant to this section of the Development Order. However, such a change shall be presumed not to constitute a substantial change. The presumption may be rebutted by clear and convincing evidence.

- 3.10 The Reviewing Entities will monitor the development to ensure compliance with the terms, general provisions, and conditions of this Development Order. The County Administrator or his designee will monitor the Development through the review of the annual report, building permits, certificates of occupancy, plats, if applicable, or any other relevant and factual information. The Department will monitor the Development through the annual reports, reports from other agencies, onsite inspections, or any other relevant and factual information.
- 3.11 The Developer shall file an Annual Report in accordance with Subsection 380.06(18), Florida Statutes. Annual Reports shall be due on the anniversary of the effective date of this Development Order until termination of development activity. Annual Reports shall be submitted for review to the Reviewing Entities, and the Tampa Bay Regional Planning Council, and such additional parties as may be appropriate or required by law. The contents of the

report shall include those items required by this Development Order and by rule of the Department. The Department shall review the report for compliance with the terms, general provisions, and conditions of this Development Order. Based upon the review of the Annual Report, the Department may issue further orders and conditions to ensure compliance with the terms, general provisions, and conditions of this Development Order. Based upon the review of the Annual Report, the Developer shall be notified of any finding of noncompliance; provided, however, that the receipt and review of the Annual Report by the Department shall not be considered a substitute for or a waiver of any terms, general provisions, or conditions of the Development Order.

The Annual Report shall include the following:

- A) All of the information required under Rule 9J-28.023(6), F.A.C. The statement on infrastructure and facilities, pursuant to Rule 9J-28.023(6)(a), F.A.C., shall include, but not be limited to, transportation facilities, potable water supply, solid waste disposal, sewage and waste water treatment, stormwater management facilities, and police and fire protection;
- B) Documentation demonstrating compliance with the energy conservation condition, section 4.4 of the Development Order;
- C) P.M. peak hour external project trip monitoring shall be conducted at all site accesses, as required by condition 4.14.1 of the Development Order. This information will be included in the Annual Report beginning in 1995 and all subsequent Annual Reports;
- D) Surface water management system inspection documentation and results, as required by section 4.6.3 of the Development Order;
- E) Annual assessment and documentation of the actual achievement of vehicle trips diverted from the peak hour as a result of the Transportation System Management measures (see section 4.15.2.A of this Development Order); and
- F) Documentation of the implementation of affordable housing measures, as required by section 4.15.1.B of the Development Order. In addition, the number of project employees receiving affordable housing assistance from the County shall be indicated.

3.12 Upon the effective date of this Development Order, the Developer shall have the right to use for the Development

the certification mark registered with the Secretary of the Florida Department of State for a development designated as an FQD under Section 380.061, Florida Statutes. The use of this certification mark shall extend solely to promotional, informational, or advertising purposes in order to identify this Development as a development approved and designated under Section 380.061, Florida Statutes. Any future addition, change, or extension to this Development shall not have the authorization to use the certification mark without the written consent of the Reviewing Entities.

- 3.13 Within ten days of the receipt of a rendered Development Order, pursuant to section 3.2, the Developer shall cause the Development Order to be recorded among the Public Records of Pinellas County, and shall not engage in any construction activities or convey any portion of the Development prior to recordation.
- 3.14 The designation of the Development as an FQD is premised upon a specific plan of development as reflected in the Application which is consistent with and furthers the purposes of Section 380.061, Florida Statutes. A departure from that plan of development which significantly decreases the positive aspects of the plan may result in the revocation of the designation of the Development as an FQD. In the event the designation of the Development is revoked, the Development, at the Department's sole discretion, may be required to undergo development of regional impact review pursuant to Section 380.06, Florida Statutes.
- 3.15 Notwithstanding any provisions in this Development Order that require the cessation of development, nothing herein shall be construed to prevent Pinellas County or the Pinellas County Sheriff from building those minimum facilities required to avoid and alleviate prison overcrowding and to comply with the provisions of Chapters 30, Sheriffs, and 951, County and Municipal Prisoners, Florida Statutes, Chapter 33-8, County and Municipal Detention Facilities, Florida Administrative Code, and the conditions of the Consent Order entered into as a result of Davis v. Roberts, United States District Court for the Middle District of Florida, Case No. 75-411-CIV-7-21. Nevertheless, if Pinellas County is required, pursuant to the above conditions, to build those minimum facilities required to avoid and alleviate prison overcrowding in contravention of other provisions in this Development Order that require the cessation of development, then Pinellas County will subsequently submit a notice of proposed change within ninety days of commencement of such construction to amend this Development Order to address and mitigate any additional impacts associated with the development allowed under this provision.

- 3.16 Prior to the termination date of this Development Order, the Pinellas County Criminal Courts Complex and Jail Facility shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless Pinellas County can demonstrate that substantial changes in the conditions underlying the approval of the Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is essential to the public health, safety, or welfare.

#### IV. DEVELOPMENT ORDER CONDITIONS

##### 4.1 Application

- 4.1.1 The Pinellas County Criminal Courts Complex and Jail Facility FQD shall be developed in accordance with the information, data, plans, and commitments contained in the Application unless otherwise directed by the conditions enumerated herein. For the purpose of this condition, the Application shall consist of the following:

- A. Application for Development Designation dated December, 1991.
- B. Sufficiency Response Document dated May, 1992.

##### 4.2 Termination

- 4.2.1 The right to develop subject to the terms, general provisions, and conditions of this Development Order shall terminate December 31, 2015. In the event the Developer fails to have substantially proceeded with the development approved herein by December 31, 1995, development approval shall terminate. This date may be extended, with concurrence from the other Reviewing Entity, on the Department's finding of excusable delay, and no adverse impacts resulting from the delay, in any proposed development activity. The termination date of development rights granted by this Development Order shall not affect the continuing obligations of the Developer nor the enforcement authority of the Department, and the Developer shall continue to be bound by the terms, general provisions, and conditions of this Development Order.
- 4.2.2 For the purposes of this Development Order, "substantially proceeded" shall mean that the Developer shall have constructed or cause to be constructed either 176,500 gross square feet of Governmental Institution, or 25,000 gross square feet of Governmental Institution and 33,000 gross square feet (or 122 beds) of Correctional Institution (note: amounts are cumulative with existing development).

**4.3 Development**

4.3.1 All commitments and representations by the Developer described in paragraph 1.7 of the Findings of Fact are incorporated herein as conditions of the Development Order. The Conceptual Master Site Plan (Maps H-1, H-2 and H-3) is attached as Exhibit C. The Development is hereby authorized to contain and the Developer is authorized to develop the property located in Pinellas County as follows:

<u>Land Use</u>	<u>Amount</u>
Governmental Institution (Office - Criminal Courts Complex)	500,000 gross square feet 33.6 acres
Correctional Institution (Jail Facility)	2,061,000 gross square feet 63.1 acres 4,609 beds
Water	1.1 acres
Wetlands	3.2 acres

4.3.2 Development will occur according to the following three phases (note: amounts are cumulative):

LAND USE	Existing	PHASES (Years)		
		I (1992-95)	II (1996-00)	III (2001-10)
Governmental Institution (GSF)	147,123	500,000	500,000	500,000
Correctional Institution (GSF)	424,000	660,000	1,137,000	2,061,000
(BEDS)	1,675	2,443	4,171	4,811(*)

(\*) Note: 202 beds will be removed (A & B barracks demolition) in Phase III, resulting in a cumulative buildout of 4,609 beds.

4.3.3 Buildout is projected for the year 2010.

**4.4 Energy Conservation**

4.4.1 The following energy conservation measures shall be implemented throughout the development:

- A) Non-motorized paths or sidewalks shall be provided and designed to minimize distances between points of destination within the project. Trees will be planted along the sidewalks and buildings within the Criminal Courts Complex.
- B) Bus service will be provided to the project. A shelter bus stop that is easily accessible will be located within the project and shall be available upon issuance of the certificate of occupancy for the 500,000th square foot of Criminal Courts Complex, or by December 31, 1995, whichever occurs earlier.
- C) The new Criminal Courts Complex will be oriented and designed to reduce glass exposure to the east and west.
- D) A computerized energy conservation program will be utilized in the Criminal Courts Complex to maximize shading on window walls to limit the amount of sunlight allowed inside the building. Passive energy controls will be implemented at the Jail Facility.
- E) Effluent water will be reused from the Largo Wastewater Treatment Plant for landscape irrigation. However, utility or irrigation lines will not be placed in natural areas with native vegetation, though existing utility lines in these areas will be permitted to be maintained.
- F) Waste heat recovery systems will be used to preheat water in the Criminal Courts Complex, where practical. No hot water will be provided in public restrooms in the Criminal Courts Complex. A value analysis for the implementation of solar water heaters or waste heat recovery units to preheat water for cooking, drinking and washing will be conducted for the Jail Facility prior to commencement of each phase of the project. This analysis will serve as the basis for implementation of such energy conservation measures. If the analysis indicates a monetary savings, then such measures will be implemented.
- G) For the Criminal Courts Complex, maximum water temperature settings will be 110 degrees Fahrenheit, except for dishwashing equipment in the kitchen. Maximum water temperature settings for the Jail Facility will be as prescribed by the Florida Department of Corrections.
- H) High-efficiency air conditioning systems will be installed at the Criminal Courts Complex and the Jail Facility.

- I) Incandescent lighting will not be used in the project, except for minimal incidental purposes such as high-lighting art work and individual desk lighting.
- J) The Criminal Courts Complex will have light-colored wall and roof surfaces to assist with reflection of solar heat.
- K) Computerized energy management systems will be designed and installed in the project to maximize the efficient use of energy for cooling and lighting. This will include reducing levels of operation of air conditioning, heating and lighting systems during non-business hours.

4.4.2 The Developer shall coordinate the planning of the Jail Facility's energy systems with the Florida Solar Energy Center. Energy use and conservation will be regularly monitored by a qualified energy use analyst.

4.4.3 Information regarding energy conservation will be provided to all employees and shall be made available to the public.

#### **4.5 Wetlands**

4.5.1 All wetlands and water bodies within the boundaries of the project site and under the jurisdiction of the Florida Department of Environmental Regulation (DER) shall be preserved, in perpetuity, through the use of a restrictive covenant running with the land (see Exhibit B).

The covenant shall name the State of Florida as the benefiting party and shall provide the State, and specifically the Department of Community Affairs or any successor agency, with the right to require restoration and the right of enforcement, should the covenant be violated. The real property instrument that establishes the restrictive covenant shall be recorded by the Developer in the Official Records of Pinellas County within one year of the issuance of the development order. Prior to recordation, the covenant shall be approved by the Reviewing Entities and incorporated into the Development Order as an exhibit. Within 45 days after issuance of the development order, the Developer shall submit the proposed restrictive covenant to the Department for review.

Furthermore, the Cross Bayou Canal and Ditch No. 2 (the southern ditch) meet the definition for "conservation" according to the Tampa Bay Comprehensive Regional Policy Plan. Therefore, these areas shall remain so designated on the Conceptual Master Site Plan.

4.5.2 Buffer areas of native upland vegetation with a minimum width of fifteen (15) feet shall be retained around all wetlands and water bodies (see Exhibit B), including the Cross Bayou Canal and the two ditches. The upland buffers between the wetlands/water bodies and any type of development or land alteration shall be delineated with temporary construction fencing prior to construction to allow these areas to be maintained with existing native vegetation. If the native vegetation previously has been cleared, the Developer shall re-plant the buffer with native, transitional zone or upland vegetation. The use of pesticides, herbicides or fertilizers shall be prohibited in these buffers and the wetlands/water bodies they protect, unless specifically approved in writing by the Reviewing Entities, the Department of Environmental Regulation (DER), the Southwest Florida Water Management District (SWFWMD), and the Florida Game and Fresh Water Fish Commission. The Developer will use staked silt fences and hay bales to protect the wetlands/water bodies during construction.

4.5.3 The following impacts to wetlands and water bodies, as described in the Application, are allowed, if permitted:

- A. Four box culverts across Ditch No. 1 (the northern ditch) (see Conceptual Master Site Plan);
- B. Two bridge crossings across Ditch No. 2 (see Conceptual Master Site Plan);
- C. Drainage outfalls with erosion protection;
- D. Maintenance within Ditch No. 1 and Ditch No. 2, as necessary to preserve the drainage capacity;
- E. Mitigation areas planted and maintained in the ditch bottom to compensate for wetland impacts;
- F. Maintenance of existing utility lines; and
- G. Removal of exotic species such as Brazilian Pepper.

These impacts shall be minimized through careful design and management. Any additional impacts to, or alterations of, wetlands or water bodies not listed above shall require amendment of this Development Order after review and approval by the Reviewing Entities, the Tampa Bay Regional Planning Council, the DER, and the SWFWMD.

4.5.4 Any impacts (see A, B, and C above) to wetlands authorized by this Development Order shall be mitigated through the successful 1:1 in-kind (for same community type) replacement of wetlands within the same watershed in accordance with adopted rules and policies of Pinellas County, the DER and the SWFWMD. Where possible, wetland creation should take advantage of areas that may have historically been wetlands. Detention ponds, preservation of viable on-site wetlands, lakes or open water areas

shall not be acceptable for wetland mitigation. Newly-created wetlands and littoral shelves used as mitigation shall be monitored quarterly for the first year and semi-annually for the next two years. Additional planting shall be required, if necessary, to maintain an 85 percent survival of planted species at the end of monitoring.

- 4.5.5 The Developer shall conduct wetland enhancement along the Cross Bayou Canal and the two ditches within the boundaries of the project site. This enhancement will include the effective removal of exotic species, such as Brazilian Pepper trees. In addition, wetland vegetation will be planted at appropriate elevations along the slopes of Ditch No. 2 in order to create a natural appearing canal that will provide wildlife habitat and stormwater runoff filtration. (Note: the upland buffer required by section 4.5.2 above, will be located landward of the wetland vegetation to be planted along Ditch No. 2.)

#### **4.6 Surface Water Management**

- 4.6.1 No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate drainage/stormwater management facilities will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance Pinellas County Comprehensive Plan.
- 4.6.2 In order to protect water quality, the stormwater management system shall be designed, constructed and maintained to meet or exceed current regulatory standards, including Chapters 17-25, and 40D-4, Florida Administrative Code. Treatment shall be provided by biological filtration and by filter underdrain systems consistent with the criteria of Chapter 40D-4, F.A.C.
- 4.6.3 The Developer shall conduct inspections of the surface water management system on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage/treatment for which it was designed and intended. The regularity of these inspections shall be as specified in the SWFWMD and DER permits for the project. The results of the inspections shall be included in the Annual Report for that year. If the inspections indicate that applicable state water quality standards are not being met, the violation shall be reported to the DER and the SWFWMD immediately, and all construction within the sub-basin(s) where the violation is noted shall cease until the violation is corrected, or if the specific activities which are causing the violation can be identified, all such activity shall cease until the violation is corrected.

#### **4.7 Wildlife and Vegetation**

- 4.7.1 Site development related activities shall not result in the harming, pursuit or harassment of wildlife or plant species classified as endangered, threatened or a species of special concern by either the state or federal government in contravention of applicable state or federal laws. Should listed species be determined to be residing on, or be otherwise significantly dependent upon the project site, the Developer shall cease all activities which might negatively affect that individual or population and immediately notify the Department, the Florida Game and Fresh Water Fish Commission (FGFWFC), the United States Fish and Wildlife Service (if related to a federally listed species), and the Florida Department of Agriculture and Consumer Services (if related to a listed plant species). Proper protection and habitat management, to the satisfaction of the agencies, shall be provided by the Developer. "Harming" and "harassment" as used in this condition shall be defined in the same manner as "harm" and "harass" respectively are defined in 50 CFR Section 17.3.
- 4.7.2 Prior to any land clearing or construction activities, the Developer shall obtain any applicable permit or authorization from the FGFWFC for the proposed relocation of the single gopher tortoise, which has been documented as foraging on the project site (burrow located offsite), to the Pinellas County preservation area located in the northeastern portion of the County.

#### **4.8 Floodplains and Disaster Preparedness**

- 4.8.1 The first floor of all buildings will be constructed to an elevation that is above the 100-year flood elevation, as defined by the Federal Emergency Management Agency Flood Insurance Rate Maps.
- 4.8.2 All fill within the 100-year floodplain, as defined by the Pinellas County Stormwater Management Plan (SWMP-1981), shall be compensated by one to one mitigation to maintain the amount of onsite flood storage that existed prior to development.
- 4.8.3 Within one year after issuance of the Development Order, the Developer shall prepare a Hurricane Evacuation and Recovery Plan for the Pinellas County Criminal Courts Complex and Jail Facility which will be reviewed and approved by local emergency management officials and the Department. The hurricane evacuation plan shall be consistent with the Application and shall address and include, at a minimum, the following items: operational

procedures for the warning and notification of all employees, inmates and visitors prior to and during a hurricane watch and warning period; the onsite shelter plan; an alternative relocation shelter plan; and a hurricane awareness program. The plan shall identify the steps that will be taken to minimize property damage and to protect human life, including detailed emergency operating procedures.

- 4.8.4 The buildings within the Jail Facility that will be used for vertical evacuation will be designed and constructed so that the second floor is elevated above the flooding and storm surge associated with a category 4 hurricane event, as defined by the Hurricane Storm Tide Atlas for Pinellas County prepared by the TBRPC and the Department. The buildings that will be used for vertical evacuation will be designed and constructed to withstand the storm surge and flooding associated with such hurricane event.

#### **4.9 Historic Preservation**

- 4.9.1 In the event of discovery of any archaeological artifacts during project construction, the Developer shall stop construction in that area and immediately notify the Reviewing Entities and the Division of Historical Resources in the Florida Department of State. Proper protection of such artifacts, to the written satisfaction of the Reviewing Entities and the Division of Historical Resources, shall be provided by the Developer prior to re-commencement of development.

#### **4.10 Water Supply**

- 4.10.1 Potable water shall be provided to the project by the Pinellas County Water System. No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate potable water capacity will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance Pinellas County Comprehensive Plan. This shall address the necessity for adequate water supply for fire fighting.
- 4.10.2 Where irrigation is needed, the Developer shall utilize treated effluent from the Largo Wastewater Treatment Facility.
- 4.10.3 The planning and development of this project shall conform to, and further the rules and guidelines adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area (Rule 40D-2.801(3)(c), F.A.C., and Section 7.3 Basis of Review For Water Use Permit Applications).

- 4.10.4 For the purpose of potable water conservation, the Developer shall install high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices. This shall include the installation of toilets requiring no more than 1.6 gallons per flush, and self-closing and/or metered water faucets.
- 4.10.5 For the purpose of water conservation, Xeriscape landscaping, as defined in section 373.185, Florida Statutes, shall be utilized throughout the project. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable.

#### **4.11 Wastewater**

- 4.11.1 Wastewater treatment shall be provided by the City of Largo. No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless and until the City of Largo certifies that adequate wastewater collection, treatment and disposal capacity will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance City of Largo Comprehensive Plan.
- 4.11.2 The Developer shall be responsible for the regular monitoring of onsite wastewater collection lines for leaks and ruptures. Faulty lines shall be replaced as quickly as possible.
- 4.11.3 Disposal of commercial and industrial hazardous waste into the wastewater system shall be prohibited.

#### **4.12 Solid Waste**

- 4.12.1 No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate solid waste collection and disposal capacity will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance Pinellas County Comprehensive Plan.

#### **4.13 Fire Protection**

- 4.13.1 First response fire and emergency services will be provided by the City of Pinellas Park Fire Department. The Developer shall coordinate the design and construction of the project with the City of Pinellas Park Fire Department to ensure proper fire protection. No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate fire and emergency services will be available to

the satisfaction of the City of Pinellas Park concurrent with the impacts of the proposed development.

**4.14 Transportation**

4.14.1 When certificates of occupancy have been issued for 500,000 gross square feet of Criminal Courts Complex and 660,000 gross square feet (or 2,443 beds) of Jail Facility, or by December 31, 1995, whichever occurs earlier, annual p.m. peak hour external project trip monitoring shall be required as part of the Annual Report in order to determine the project's actual external trip generation characteristics as compared to the trip generation projected in the Application. The methodology for the monitoring program shall be approved in writing by the Reviewing Entities and the Florida Department of Transportation. If the annual monitoring indicates that the actual external trip generation exceeds the corresponding number of external trips projected in the Application by fifteen percent or more, then within ninety days of submission of the Annual Report, the Developer shall submit a notice of proposed change pursuant to Rule 9J-28.024, F.A.C., to address any potential increase in transportation impacts caused by the increase in external trip generation.

4.14.2 As indicated in the Application, the following roadway and intersection improvements are necessary to mitigate the transportation impacts of Phase I of the Pinellas County Criminal Courts Complex and Jail Facility:

<u>Roadway Segments</u>	<u>Development % Contribution</u>	<u>Required Improvement</u>
SR 688		
66th St - US 19	7.22	Add two lanes (6-lane)
US 19 - 49th St	7.56	Add two lanes (6-lane)
49th St - SR 686	5.06	Add two lanes (6-lane)
<u>Intersections</u>		
49th St and 140th Ave	5.5	Signalize
49th St and SR 688	7.2	Add EB and WB Thru-lane

However, the committed improvements to CR 296 (parallel reliever to SR 688), as described below, are projected to mitigate the Phase I transportation impacts of the Development on SR 688 (Ulmerton Rd.), including the above referenced roadway segments and the intersection of 49th Street and SR 688. The following improvements shall be constructed as scheduled pursuant to the timeframes listed below, or further issuance of building permits for the Development shall cease until the improvements are operational:

<u>Improvement</u>	<u>Begin</u>	<u>Complete</u>
CR 296 (6-laning)		
66th St - US 19	1994	1995
US 19 - 49th St	1993	1994
49th St to 28th St	1993	1994
49th St and 140th Ave (Signalize)		1995 or when warranted

4.14.3 As indicated in the Application, the following roadway improvements are necessary to mitigate the transportation impacts of Phase II of the Pinellas County Criminal Courts Complex and Jail Facility:

<u>Roadway Segments</u>	<u>Development % Contribution</u>	<u>Required Improvement</u>
SR 688		
66th St - US 19	8.41	Add enhanced arterial (*)
US 19 - 49th St	8.86	Add enhanced arterial
SR 686		
US 19 - 49th St	5.45	Add two lanes (6 lane) and enhanced arterial

(\*) Note: Enhanced arterial treatment provides a fourth outside lane in each direction, which functions as a continuous right turn lane.

However, the improvements described below are projected to mitigate the Phase II transportation impacts of the Development. The following improvements shall be constructed as scheduled pursuant to the timeframes listed below, or further issuance of building permits for the Development shall cease until the improvements are operational:

<u>Improvement</u>	<u>Begin</u>	<u>Complete</u>
CR 296 (6-laning)		
66th St - US 19	1994	1995
US 19 - 49th St	1993	1994
49th St to 28th St	1993	1994
SR 688 (6-laning)		
US 19 - SR 686	FDOT - Begin construction	FY 95/96
SR 686 (6-laning)		
US 19 - 49th St	FDOT - Begin construction	FY 94/95

4.14.4 Prior to the initiation of Phase III, the Developer shall conduct a transportation monitoring/modeling study. Said study shall ascertain the level of service (LOS) on

facilities where the Pinellas County Criminal Courts Complex and Jail Facility project is estimated or known to contribute an amount of traffic greater than or equal to five percent (5%) of peak hour LOS D maximum service volume of the roadway. The methodology of the transportation monitoring/modeling study shall be submitted to the Tampa Bay Regional Planning Council, the Reviewing Entities, and the Florida Department of Transportation (FDOT) for review and approval. The four approving agencies will approve or disapprove the methodology within 30 days after submission by the Developer. The final methodology shall follow accepted transportation and engineering standards. Pinellas County may propose the inclusion and potential consideration of prior capital expenditures and urban mobility in the monitoring/modeling study. "Urban mobility" shall be as defined in the then existing in compliance Pinellas County Comprehensive Plan.

The results of the transportation monitoring/modeling study shall be provided to the Reviewing Entities, the Tampa Bay Regional Planning Council, and the FDOT for review and approval, and to the City of Largo for comment. The agencies shall review the study and respond to the Developer in writing within 30 days after receipt of the study. The Development Order shall be amended based on the approved study, pursuant to Rule 9J-28.024, Florida Administrative Code. The amended Development Order shall specify the amount of development which may be permitted without resulting in deficient levels of service (i.e., establish an approved development sub-stage), and/or the transportation improvements that will need to be available with the impacts of the proposed development, according to the applicable statutes, rules and regulations in effect at the time the Development Order amendment is issued.

4.14.5 In addition to the above requirements for transportation, the Pinellas County Criminal Courts Complex and Jail Facility shall be subject to and comply with the Pinellas County concurrency management system.

#### 4.15 Planning and Design Features

##### 4.15.1 Primary Design Feature

- A. The Pinellas County Criminal Courts Complex and Jail Facility is located in an urban area and promotes urban infill.
- B. The Development's measures to assist the employees in acquiring or renting affordable housing shall include the following:

1. Development of an information package listing and outlining all programs available to assist potential homebuyers in acquiring affordable housing. The information package will also include a Resource Directory containing a listing of rental housing unit opportunities in Pinellas County. The Pinellas County Community Development Department (PCCD) will be the contact agency for further information.
2. The information package shall be made readily available at the Pinellas County Criminal Courts Complex and Jail Facility. In addition, the information package shall be provided to all existing employees, and to all prospective and recently-hired employees through the application and hiring process.
3. Pinellas County shall arrange general meetings to be conducted by appropriate knowledgeable persons, on at least an annual basis, at the project site to inform and update employees about the available programs and opportunities for obtaining owner or rental affordable housing. The PCCD will provide assistance in arranging for employees to meet with counselors to discuss in more detail the affordable housing programs.
4. Pinellas County shall arrange general meetings to be conducted by appropriate knowledgeable persons, on at least an annual basis, at the project site to provide on-going counseling on home maintenance and repair, and personal finances (housing budget).
5. In prioritizing the allocation of funds for the available affordable housing programs, the County shall include as a consideration employment at the Pinellas County Criminal Courts Complex and Jail Facility.

#### 4.15.2 Secondary Design Features

- A. Transportation System Management. The Developer shall prepare and implement a TSM program within two years after issuance of the Development Order. The TSM program shall be submitted to the Reviewing Entities, the TBRPC and FDOT for review and approval. The TSM program will include the following components:
  1. Transit Routes and Access Management
    - Onsite bus shelter
    - One-way circulation for buses onsite
    - Two accessways (one signalized) directly onto

49th Street

- Two accessways from the southern parking area onto 140th Avenue which connects to 49th Street (signalized)

2. Truck Restrictions

- Separate areas for trucks and service and delivery vehicles from public areas

3. Work Scheduling

- Staggered work hours and visitation schedules which do not correspond to peak hour travel times

4. Reduced Trip Demand

- Provision of onsite eating facilities, including a cafeteria in the Criminal Courts Complex

- B. Water Conservation. Reuse of treated wastewater effluent for irrigation shall be employed. In order to reduce irrigation water demand, Xeriscape landscaping principles, as defined by the Southwest Florida Water Management District and section 373.185, F.S., shall be implemented throughout the project. Water-saving plumbing devices shall be used in all construction. See section 4.10 of the Development Order for further clarification of water conservation measures.
- C. Hazardous Waste Collection. The Developer shall ensure that all hazardous waste generated at the Development is completely destroyed at an EPA permitted disposal facility. The Developer shall maintain contracts for the collection of hazardous and bio-hazardous waste via licensed transporters. The Developer shall continue to manage hazardous materials through a comprehensive Hazardous Materials Management Plan, which includes management of the chemical inventory and establishment of "Hazmat" monitors at the Development.
- D. Recycling of Solid Waste. The Developer shall establish and maintain contracts for office paper recycling at the Pinellas County Criminal Courts Complex and Jail Facility. This program will include recycling of appropriate office paper, computer "green bar" paper and corrugated cardboard.

**PART V. DEVELOPMENT ORDER AMENDMENTS**

This Part V shall specify and contain any and all approved changes or amendments in this Development Order from the original Application and Development Order issued by the Department, and

recorded with the Clerk of the Courts Office, Board Records, Pinellas County Courthouse, 315 Court Street, Clearwater Florida, 34616. It is the purpose and intent of the Reviewing Entities that all terms, general provisions and conditions of the Development Order shall continue in full force and effect, except as that Development Order has been specifically altered by the changes and amendments identified in this Part V. Any future changes or amendments to the original Development Order as approved and incorporated in this Development Order shall be specified below sequentially and identified in this Part V. by the dates of their approval and incorporation in new Development Orders issued by the Department. In addition to the requirements for proposed changes pursuant to 9J-28, F.A.C., changes as submitted shall be reviewed under, and are subject to, requirements of the local government comprehensive plan and agency rules and regulations in effect at the time the proposed changes are submitted.



LIST OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	Wetlands and Water Bodies
Exhibit C	Conceptual Master Site Plan
Exhibit D	Schedule of Activities

**EXHIBIT A**

**LEGAL DESCRIPTION OF DEVELOPMENT SITE  
PARCEL A**

A tract of land, in the north  $\frac{1}{2}$  Section 4, Township 30 South, Range 16 East, according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence from the southeast corner of the southwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of said Section 4; thence run North 33 feet, thence West 50 feet for the Point of Beginning. From the Point of Beginning, thence West 50 feet; thence North 150.9 feet, thence West 288.97 feet; thence South 150.91 feet; thence West 2096.58 feet; thence North  $8^{\circ}$ , 470.17 feet; thence North  $21^{\circ}$ , 955.37 feet; thence East ~~20.04~~ 2004 feet(s) to 49th Street North right-of-way; thence south 1350 feet(s) to the Point of Beginning. Containing 67.6 acres, more or less.

**PARCEL B**

A tract of land lying in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 4, Township 30 South, Range 16 East according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 4; thence N  $89^{\circ}52'07''$  W, 388.31 feet; thence N  $00^{\circ}55'09''$  W, 33.0 feet for the Point of Beginning; thence N  $00^{\circ}55'09''$  W, 150.91 feet; thence S  $89^{\circ}52'07''$  E, 288.97 feet; thence S  $00^{\circ}42'31''$  E, 150.9 feet; thence N  $89^{\circ}52'07''$  W, 288.42 feet to the Point of Beginning. Containing one acre, more or less.

**PARCEL C**

The South 330 feet of Lot 7, PINELLAS GROVES, in the Northeast Quarter of Section 4, Township 30 South, Range 16 East, being the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said section, according to the plat thereof recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; and

The South 330 feet of that part of Lot 16 lying East and South of the Cross Bayou Canal, Pinellas Groves, in the Northwest Quarter of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, together with all interest of Grantors, if any, to Cross Bayou Canal and riparian rights thereto. Containing 9.58 acres, more or less.

**PARCEL D**

The following real property located and situated in Pinellas County, State of Florida, and more particularly described as follows:

Commencing at the South corner of Section 4, Township 30 South,

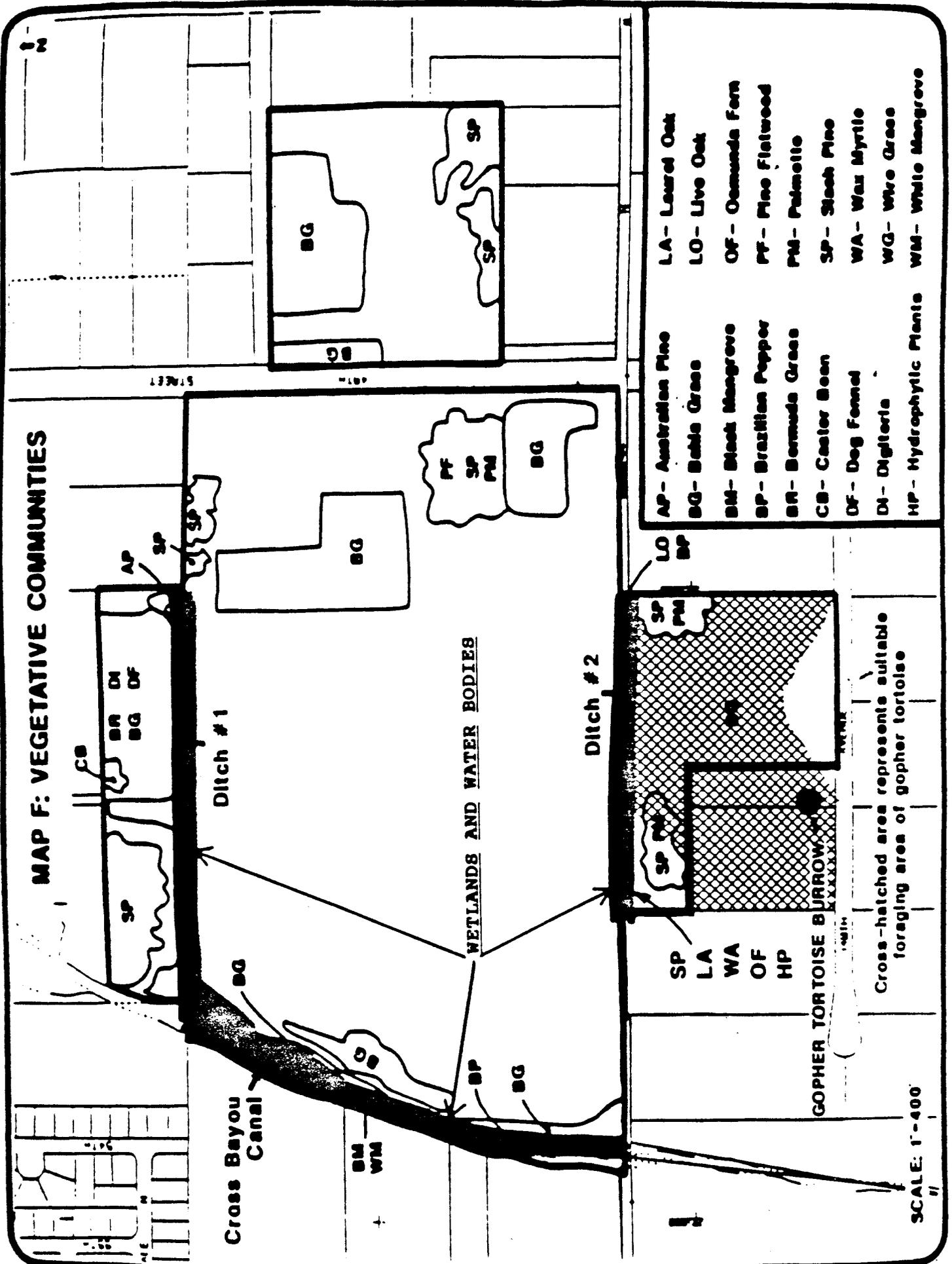
Range 16 East, run S. 89°57'22" E., 1313.56 feet to the Southwest corner of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 4; thence N. 00°46'00" W., along the West line of said East  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$ , the same being the centerline of County Road No. 691 (49th Street North) a distance of 2647.66 feet, to the Northwest corner of said East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ; thence N. 00°42'32" W., along the West line of the Southeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of said Section 4, the same being the centerline of said County Road No. 691, a distance of 400.10 feet; thence N. 89°27'13" E., 50.00 feet to a point of intersection with East right-of-way line of said County Road No. 691 for a Point of Beginning; thence N. 00°42'32" W., along said East right-of-way line, 720.00 feet; thence N. 89°27'13" E., 770.00 feet; thence S. 00°42'32" E., 720.00 feet; thence S. 89°27'13" W., 770.00 feet to a Point of Beginning. Containing ~~554,400 square feet~~ 12.7 acres, more or less.

#### PARCEL E

Lot 12 and portions of Lots 11 and 10 in the plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, as recorded in Plat Book 82 on pages 49 thru 51 in the Public Records of Pinellas County, Florida, and lying within Section 4; Township 30 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Lot 12 of said Plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, said point also being a point on the northerly right-of-way line of 140th Avenue North; thence N. 89°53'25" W. along the southerly lines of Lots 12 and 11, respectively, also being along said northerly right-of-way line for 537.42 feet; thence leaving said southerly line N. 00°06'35" E. along a line 130.86 feet East of and parallel to the westerly line of said Lot 11 for 470.00 feet; thence N. 89°53'25" W. along a line 470.00 feet North of and parallel to the said southerly line of Lots 11 and 10 for 465.00 feet to the point of intersection with the westerly line of said Lot 10; thence N. 00°06'35" E. along said westerly line of Lot 10 for 179.75 feet to the Northwest corner of said Lot 10; thence S. 89°52'07" E. along the northerly line of said Lots 10, 11, and 12, respectively; said line also being the East/West centerline of said Section 4 (being the basis of bearings for this description) for 1002.42 feet to the Northeast corner of said Lot 12; thence S. 00°06'35" W. along the East line of said Lot 12 for 649.37 feet to the Point of Beginning and containing 9.93 acres, more or less.

EXHIBIT B



SOURCE: PINELLAS COUNTY DEPT. OF ENVIRONMENTAL MANAGEMENT DATE: SEPT. 1991  
 REVISED: MAY 1992

EXHIBIT C

MAP N-1  
**PINELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**  
 CONCEPTUAL MASTER SITE PLAN  
 PHASE ONE 1995

**NEW CONSTRUCTION THIS PHASE**  
 EXISTING BUILDING  
 CONVEYANCE DITCH/DETENTION POND  
 EXISTING SANITARY SEWER EASEMENT  
 JAIL SECURITY CHECKPOINT  
 PUBLIC ENTRY  
 PUBLIC PARKING  
 STAFF ENTRY  
 STAFF PARKING  
 BUS SHELTER  
 JUDGES SECURE PARKING  
 HANDICAP PARKING  
 SERVICE/LOADING AREA  
 BALLYPORT  
 JUVENILE DETENTION CENTER  
 MINIMUM CUSTODY FACILITY  
 MAXIMUM SECURITY FACILITY  
 A & B BARRACKS  
 C BUILDING  
 HOUSING TOWER  
 INTAKE/RELEASE CENTER  
 FEMALE SECURITY CENTER  
 VISITOR CENTER  
 KITCHEN/DINING  
 MAINTENANCE  
 PRESERVATION AREA (See also EMM 13-2)

\* A AA B BB C D E F G H I J K L M N O P Q R Z

NOTE: See Table 10-1 for Building Area Square Footage.  
 SOURCE: HOK, Inc., April 1991; Renon & Partners, November 1991.

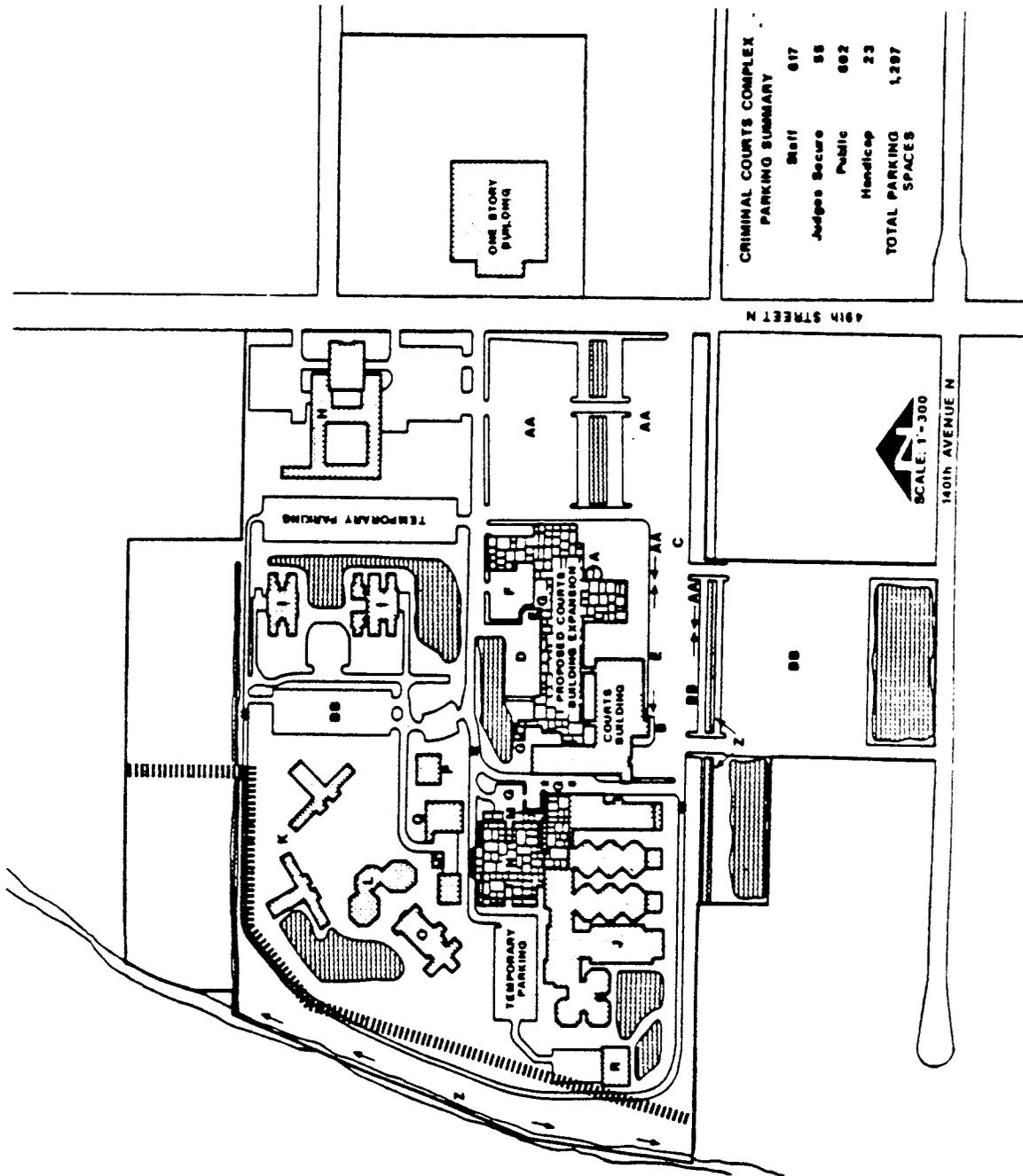


EXHIBIT C

MAP H-2  
**PINELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**  
 CONCEPTUAL MASTER SITE PLAN  
 PHASE TWO 2000

- NEW CONSTRUCTION THIS PHASE
- NEW CONSTRUCTION PREVIOUS PHASES
- EXISTING BUILDING
- CONVEYANCE DITCH/DETENTION POND
- EXISTING SANITARY SEWER EASEMENT
- JAIL SECURITY CHECKPOINT
- PUBLIC ENTRY
- PUBLIC PARKING
- STAFF ENTRY
- STAFF PARKING
- BUS SHELTER
- JUDGES SECURE PARKING
- HANDICAP PARKING
- SERVICE/LOADING AREA
- SALLYPORT
- MINIMUM CUSTODY FACILITY
- MAXIMUM SECURITY FACILITY
- A B BARRACKS
- C BUILDING
- HOUSING TOWER
- INTAKE/RELEASE CENTER
- FEMALE SECURITY CENTER
- MAINTENANCE
- MEDICAL HEALTH CENTER
- FOOD SERVICE BUILDING
- FOOD PREPARATION & VISITATION ANNEX
- SECURE ACCESS SERVICE YARD
- PUBLIC ACCESS SERVICE YARD
- PRESERVATION AREA (See also Exhibit 13-2)

NOTE: See Table 10-1 for Building Area Square Footage.  
 SOURCE: HOK, Inc., April 1991; Renon & Partners, November 1991.

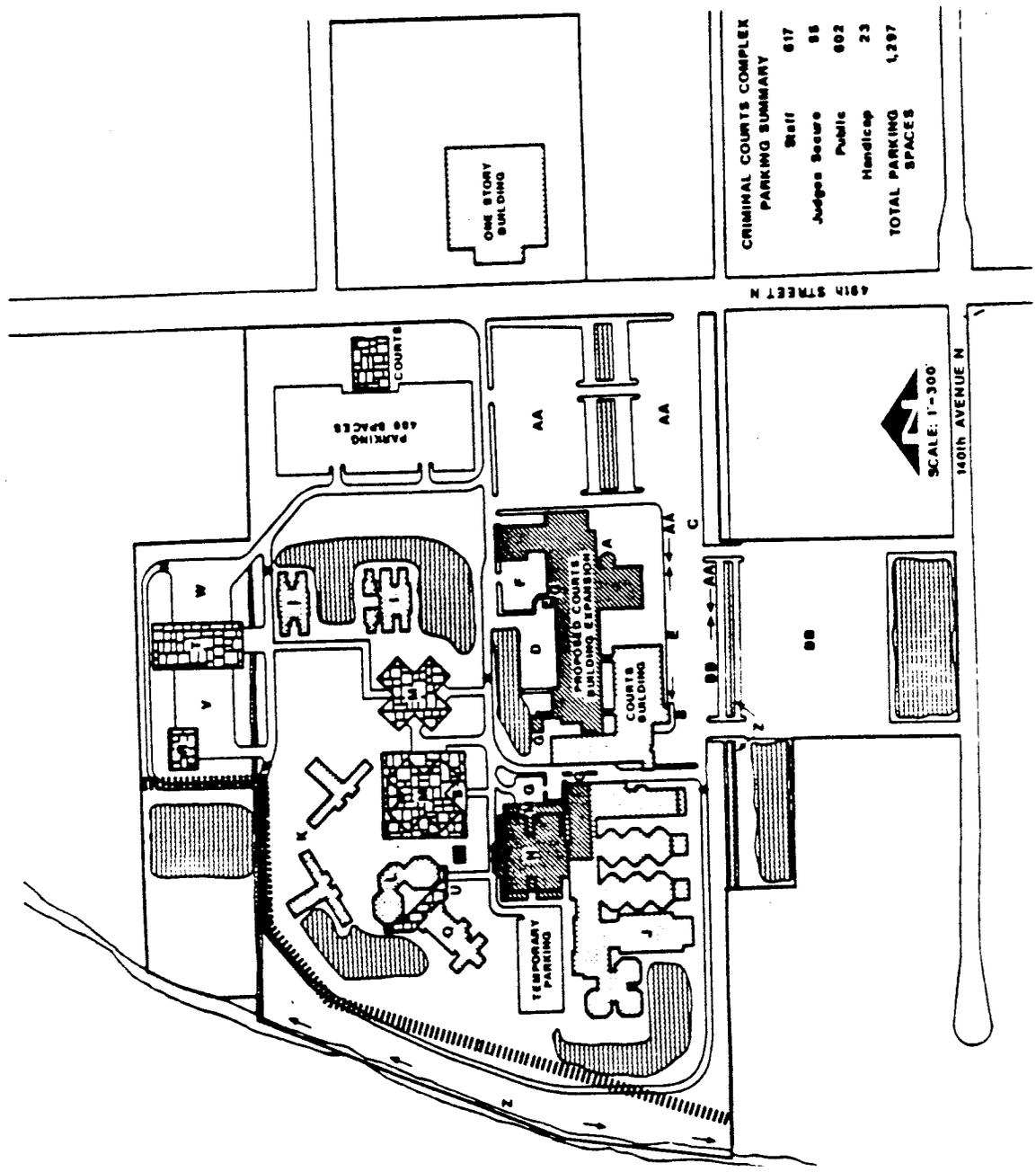
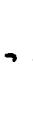
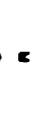
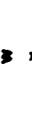
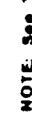


EXHIBIT C

MAP M-3  
**PINELLAS COUNTY CRIMINAL COURTS  
 COMPLEX/JAIL FACILITY EXPANSION**  
 CONCEPTUAL MASTER SITE PLAN  
 PHASE THREE 2010

-  NEW CONSTRUCTION THIS PHASE
-  NEW CONSTRUCTION PREVIOUS PHASES
-  EXISTING BUILDING
-  CONVEYANCE DITCH/DETENTION POND
-  EXISTING SANITARY SEWER EASEMENT
-  JAIL SECURITY CHECKPOINT
-  PUBLIC ENTRY
-  PUBLIC PARKING
-  STAFF ENTRY
-  STAFF PARKING
-  BUS SHELTER
-  JUDGES SECURE PARKING
-  HANDICAP PARKING
-  SERVICE/LOADING AREA
-  SALLYPORT
-  MAXIMUM SECURITY FACILITY
-  C BUILDING
-  HOUSING TOWER
-  INTAKE/RELEASE CENTER
-  FEMALE SECURITY CENTER
-  MAINTENANCE
-  MEDICAL HEALTH CENTER
-  FOOD SERVICE BUILDING
-  FOOD PREPARATION & VISITATION ANNEX
-  SECURE ACCESS SERVICE YARD
-  PUBLIC ACCESS SERVICE YARD
-  MEDIUM CUSTODY HOUSING BUILDING
-  ENTRY CHECKPOINT & VISITOR SCREENING
-  PRESERVATION AREA (See also Exhibit 13-2)

NOTE: See Table 10-1 for Building Area Square Footage.  
 SOURCE: HOK, Inc., April 1991; Hanson & Partners,  
 November 1991.

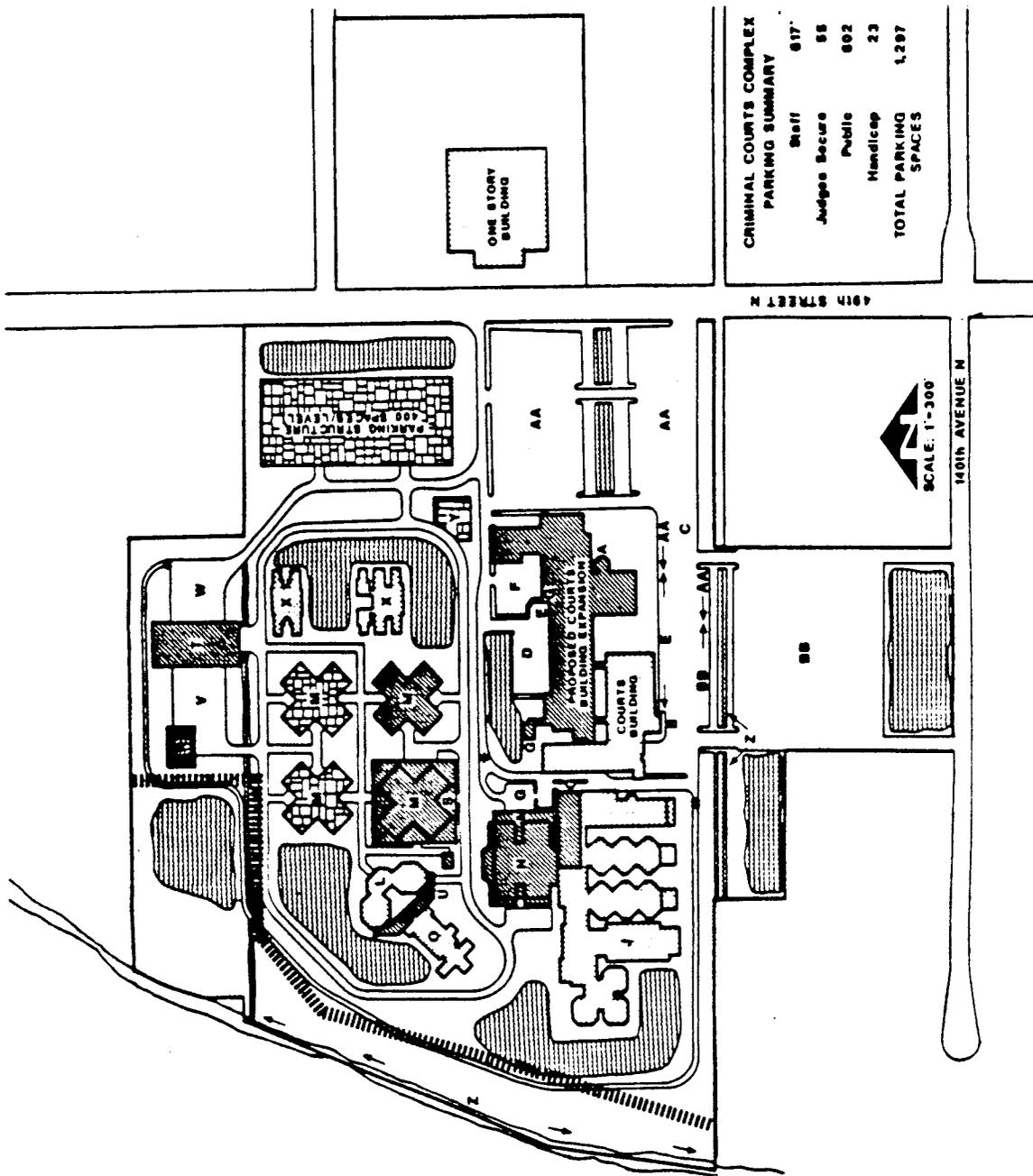


Exhibit D

SCHEDULE OF ACTIVITIES  
Development Order Summary

The terms, general provisions and conditions of approval are as specified in the Development Order. Below is a summary of activities, as required by the Development Order. This summary is intended as an aid for implementation, and does not modify in any way the requirements of the Development Order (DO).

<u>Activity (DO Reference)</u>	<u>Timeframe</u>
Annual Report (3.11 and IV)	anniversary of DO
Housing Meetings (4.15.1 - B.3, B.4)	annually
Gopher Tortoise Permit (4.7.2)	prior to construction
Submit Proposed Restrictive Covenant (4.5.1)	45 days of DO
Record Restrictive Covenant (4.5.1)	one year of DO
Hurricane Evacuation Plan (4.8.3)	one year of DO
TSM Program (4.15.2 - A)	two years of DO
Shelter Bus Stop (4.4.1 - A)	December 31, 1995
Transportation Study (4.14.4)	prior to Phase III