



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 577-5151 Suncom 586-3217 FAX (727) 570-5118
 www.tbrpc.org

DRI #221 - PINELLAS CRIMINAL COURTS COMPLEX FQD PINELLAS COUNTY

On September 11, 2003, the Florida Department of Community (FDCA) Affairs rendered to the Tampa Bay Regional Planning Council the Second Development Order Amendment regarding the above-referenced Florida Quality Development (FQD). The FDCA issued the amendment on September 8, 2003.

BACKGROUND

On October 28, 1992, the Florida Department of Community Affairs (DCA) adopted a Development Order designating the project as a Florida Quality Development (FQD). The project is located west of 49th Street and north of 140th Avenue North, one-half mile to the west of the St. Petersburg-Clearwater Airport in central Pinellas County. The Development Order specifically authorizes Phases I and II. Specific Phase III approval is contingent upon further transportation analyses.

The Development Order was previously amended only a single time, on March 21, 1994, to alter Condition 4.5.1. and the associated Conceptual Master Site Plan. The modification acknowledged the method by which to protect the on-site wetlands. The Development Order expires on December 31, 2015.

The approved phasing schedule and development parameters are as follows:

PHASE	BUILDOUT	COURTS COMPLEX (GSF)	JAIL FACILITY	
			GSF	BEDS
EXISTING	(Prior to DRI)	147,123	424,000	1,675
I	1992-1995	352,877	236,000	768
II	1996-2000	0	477,000	1,728
III*	2001-2010	0	924,000*	640*
TOTAL		500,000	2,061,000*	4,811*

* - Phase III has been conceptually approved only. Specific approval of Phase III is contingent upon further transportation analyses.

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized removal of a 12.0-acre parcel from the DRI prior to a sale of the parcel to the Pinellas County School Board for construction of an “alternative high school” site (Bayside High School). This parcel is located along the east side of 49th Street North, slightly north of 140th Avenue.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report*, adopted on September 8, 2003 and with the Council’ *Final Report* adopted on July 13, 1992.