



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #135 - CYPRESS LAKES CITY OF OLDSMAR RY 2004-05

On July 14, 1987, the Oldsmar City Council granted a Development Order (Resolution No. 87-15) to the Milford Corporation for a 1,182-acre, multi-use development located along the north side of Tampa Road (S.R. 584) between the Forest Lakes and Tampa Bay Park of Commerce DRIs, west of the Pinellas/Hillsborough County line. This three-phase project had originally been approved for: 3,900 residential units, 676,000 square feet (sq. ft.) of commercial space, 1.25 million sq. ft. of office space and 250 hotel rooms.

The Development Order has been amended a total of six times, the latest occurring on June 15, 1999 (Resolution 99-16). The amendments have cumulatively: deleted the northern 742 acres of the site conveyed to Pinellas County and the Southwest Florida Water Management District as part of the Brooker Creek Preserve in August, 1992; added a 10.57-acre parcel for use as a Walmart retail facility; and extended the completion date for the required transportation improvement by a period of two years, four months and 29 days (to October 31, 2001). The Development Order expires on July 14, 2009. The anniversary date for the Annual Report is June 6th.

PROJECT STATUS

The following summarizes the currently-approved entitlements for the project:

RESIDENTIAL		OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)	PARISH & SCHOOL (Acres)
Single-Family (#)	Multi-Family (#)				
250	250	250,000	250,000	125	49

NOTE: The developer is not bound to the aforementioned development parameters. The developer may elect to construct any mixture of land uses that do not produce more than 17,330 off-site daily vehicle trips or 1,736 off-site p.m. peak hour trips.

Development this Reporting Year: The developer has completed construction of 16,600 sq. ft. of office. Construction of the an additional 7,000 sq. ft. of office was also initiated.

Cumulative Development:

- 232,755 sq. ft. of commercial development located on a single parcel northwest of S.R. 584/Pine Avenue (209,225 sq. ft. Wal-Mart facility, 11,200 sq. ft. CVS store, 6,600 sq. ft. Advanced Auto Parts, and 3,880 sq. ft. Steak 'n Shake and 1,850 sq. ft. Subway restaurants);
- 2,992 sq. ft. of commercial development in the form of a 7-Eleven store located on the northeast corner of S.R. 584/Pine Avenue;

- 21,000 sq. ft. of office space on Parcel “D”;
- a 5.2-acre/60,950 sq. ft. ice-skating rink;
- 285 single-family and 350 multi-family residential units;
- a 760-student elementary school on 18.38 acres; and
- a 20-employee fire station on 3.06 acres.
- 16,600 sq. ft. of office on Parcels 2-6 located at the northwest corner of S.R. 584 and Pine Avenue. An additional 7,000 sq. ft. of office remains under construction and 15,900 remain to be developed within Parcels 2-6.

Projected Development: the developer anticipates completing 7,000 sq. ft. of office development that was initiated during the current year on Parcels 2-6 in addition to the final 15,900 sq. ft. of office development.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer previously submitted a Wetland/Lake Management Plan, consistent with Conditions IV.D.2.a. and IV.D.3.
2. Traffic estimates were previously provided in accordance with Condition III.K.6. The estimates were consistent with TBRPC’s accepted methodology that adjacent commercial parcels can be combined for analysis purposes as long as these tracts/parcels are not separated by an internal roadway, a wetland and/or a water body. This same logic applies to office parcels. It is therefore the Council’s opinion that there are three separate and distinct commercial parcels (i.e. northwest corner of S.R. 584/Pine Avenue {Wal-Mart et. al.}, the northeast corner of S.R. 584/Pine Avenue {7-Eleven}, and the northwest corner of the East-West roadway/Pine Avenue {future 6,000 sq. ft. “specialty” retail parcel}) and two separate and distinct office parcels (Lots 2-6 and Parcel “D”). The Development Order requires the project not to exceed a maximum of 1,736 external p.m. peak hour trips and 17,330 daily trips. The traffic study estimated that the project will generate 1,183 external p.m. peak hour trips and 12,764 daily trips (see attached Table 1).
3. As previously noted, Pinellas County has completed construction of the two-lane extension from the Forest Lakes Blvd./S.R. 584 intersection to Race Track Road (a/k/a “East-West Roadway”) in accordance with Condition IV.C.4.b.4(i)b).
4. Condition IV.C.4.b.4(i)c)(2) (Page 17) requires the developer to design Pine Avenue as a four-lane divided roadway as an extension of Linebaugh Avenue from the existing western terminus to S.R. 584. The developer was solely responsible for construction of the western two lanes of this facility, with the eastern two lanes to be constructed by “entities other than the developer.” This improvement has been previously completed.
5. The developer is required to conduct biennial monitoring of mitigation areas and littoral shelves (Condition IV.D.5.) and surface water quality monitoring (revised Condition IV.E.4.). Hydroperiod monitoring shall be conducted consistent with permitting requirements as stated in Condition IV.D.6. The developer has stated that the monitoring continues in accordance with these conditions. The developer has previously provided correspondences from the U.S. Army Corps of Engineers, the Southwest Florida Water

Management District and the Florida Department of Environmental Protection indicating that the monitoring of the Mitigation Sites 1, 2 and 3 were successful and that monitoring of these sites will no longer be required.

6. While the developer has stated “no undeveloped tracts left for developer to sell,” a single one-acre parcel owned by the City at the northwest corner the intersection of Pine Avenue and Forest Lake Boulevard remains to be developed.

DEVELOPER OF RECORD

The Milford Corporation, Attention: Dale Bleakley, 3870 Tampa Road, Suite E, Oldsmar, FL 34677 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. The City of Oldsmar is responsible for ensuring compliance with the terms and conditions of the Development Order.

**TABLE 1
ESTIMATED TRIP GENERATION OF APPROVED DEVELOPMENT**

LAND USE	SIZE	DAILY TRIP RATE	DAILY TRIPS	EXTERNAL	PM TRIP RATE	PM TRIPS	PM EXTERNAL
Office	21,000 s.f.	11.22/1,000 s.f.	236	212	1.46/1000s.f	31	28
Retail I	232,755 s.f.	50.12/1000 s.f.	11,666	10,499	4.7/1,000s.f.	1,094	985
Retail II (7-11 Store)	2,992 s.f.	845.60/1,000 s.f.	2,530	2,277	60.61/1,000 s.f.	181	163
Single-Family	285 DU	9.55/DU	2,722	1,769	1.01/DU	288	187
Multi-Family	350 DU	6.47/DU	2,264	1,471	.63/DU	221	143
TBSA Ice Rink	60,950 s.f.	2.84/1,000 s.f.	173	147	.28/1,000 s.f.	17	14
City Park	10 Acres	1.6/acre	16	14	0.1/acre	1	1
Fire Station	20 employees	5.15/empl.	103	88	0.3/empl.	6	5
School	300 students	1.09/student	327	0	.015/student	5	0
School	460 students	1.09/student	501	501	.015/student	7	7
Exsting Subtotal	—	—	20,538	16,978	—	1,851	1,533
Future Specialty Retail	6,000 s.f.	40.67/1,000sf	244	220	2.59/1,000 s.f.	16	14
Future Office (Lots 2-6)	39,500 s.f.	11.22/1,000 s.f.	443	399	1.46/1,000 s.f.	58	52
Future City Water Storage Facility	7.7 Ac	N/A	2	2	N/A	0	0
TOTAL			21,227	17,599		1,925	1,599
Pass-By				(4835)			(416)
Net External				12,764			1,183

Notes:

Internal/External split is 10%/90% for office and retail, 35%/65% for residential, 15%/85% for hotel and other. Retail is 209,225 Walmart, 11,200 s.f. Eckerd's, 6,600 s.f. Discount Auto Parts, 3,880 s.f., Steak & Shake, 1,850 s.f. subway.

Pass-By capture = 30% for retail (3,150 daily, 296 PM peak hour), 74% for 7-11 store (1,685 daily, 120 PM peak hour)

*Per approved 1993 transportation analysis 300 students are 100% internal.

Cypress Lakes
Oldsmar, Florida



1. Steak 'N Shake
 - 2-6 and D - owned by Developer
- 7.7 ACRES MUNICIPAL SVCS. SITE (STORE DUMP TRUCKS, MOWING, CITY VEHICLES)**
- A. Eckerd Drugs & Subway
 - B. Discount Auto Parts, Inc.
 - C. Melbourne-Cury Corp. (Seven-11)

17,320 sq. ft. office plus 3,680 sq. ft. office