



# Pinellas County

## Legislation Details (With Text)

**File #:** 22-0082A **Version:** 1

**Type:** Zoning / Land Use and Related Item **Status:** Passed

**File created:** 1/11/2022 **In control:** Countywide Planning Authority

**On agenda:** 2/8/2022 **Final action:** 2/8/2022

**Title:** Case No. CW 21-14 - City of Oldsmar  
Countywide Plan Map amendment from Activity Center to Activity Center, regarding 38.60 acres more or less, located in the Town Center Commercial Residential zoning district, located within the area south of Tampa Road and north of State Street East (SR 580)/State Street West.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. State-Filed ORD 22-8, 2. Adopted ORD 22-8, 3. AATF - Ordinance, 4. Case Maps, 5. Forward Pinellas Staff Analysis, 6. Local Ord. No. 2021-25, 7. Planning and Urban Design Principles, 8. CHHA Balancing Criteria, 9. Local Public Outreach, 10. Local FLUM and Zoning Map, 11. Public Comments received by Forward Pinellas, 12. Oldsmar City Council Minutes 12-7-2021, 13. Draft PAC Minutes, 14. Forward Pinellas Staff Presentation/Site Visit Photos, 15. City of Oldsmar Staff Presentation, 16. Electronic Affidavit of Publication, 17. 14 E-mails in Support of CW 21-14, 18. 10 E-Mails in support-filed late, 19. Speaker Cards

Date	Ver.	Action By	Action	Result
2/8/2022	1	Board of County Commissioners	approved	Pass

### **Subject:**

Case No. CW 21-14 - City of Oldsmar

Countywide Plan Map amendment from Activity Center to Activity Center, regarding 38.60 acres more or less, located in the Town Center Commercial Residential zoning district, located within the area south of Tampa Road and north of State Street East (SR 580)/State Street West.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 21-14, a proposal by the City of Oldsmar to create bonus provisions for vertically integrated mixed-use developments within 38.60 acres more or less, in the Town Center Commercial Residential (TCCR) zoning district, located within the area south of Tampa Road and north of State Street East (SR 580)/State Street West.

- While the Countywide Plan Map category will remain Activity Center, Section 6.2.2.1 of the Countywide Rules requires that amendments to Activity Centers which increase the highest allowable density or intensity standard filed of record must be processed as a Tier II amendment.
- For this proposed amendment, the City of Oldsmar is amending their Comprehensive Plan to allow for a density/intensity bonus in the City's Community Redevelopment District (CRD) category, which corresponds to the Countywide Plan Map Activity Center category.
- Currently, the standards of the CRD allow up to 30 units per acre (UPA) for residential uses, and a maximum floor area ratio (FAR) of 1.0 for nonresidential uses.

- The purpose of the proposed amendments to the CRD is to incentivize transit-supportive, vertically integrated mixed-use developments in the TCCR zoning district.
- The amendment to the CRD category proposes a density/intensity bonus allowing up to a maximum density of 65 UPA for residential units, a maximum intensity or FAR of 2.0 for nonresidential uses, and a maximum density of 150 UPA for transient accommodations.
- This density/intensity bonus would only apply to the TCCR district within the CRD category, located along the area of Tampa Road and SR 580.
- Approximately 58 percent of the TCCR district falls within the Coastal High Hazard Area (CHHA), requiring the City address Countywide Rules Section 4.2.7.1 dealing with increases in density and/or intensity in the CHHA. The City has proposed a set of balancing criteria as mitigation for these situations and is discussed further in the attached Staff Analysis.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

**Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

**Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 13-0.

**Background Information:**

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

City of Oldsmar

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Local Ordinance No. 2021-25

Planning and Urban Design Principles

Coastal High Hazard Area Balancing Criteria

Local Public Outreach

Local FLUM and Zoning Map

Public Comments received by Forward Pinellas

Oldsmar City Council Minutes from December 7, 2021 Meeting

Draft PAC Minutes

Forward Pinellas Staff Presentation/Site Visit Photos

Oldsmar City Staff Presentation  
Affidavit of Publication