



Pinellas County

Staff Report

File #: 22-0082A, Version: 1

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