

**CW 21-14**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Oldsmar and seeks to amend the development rights for approximately 38.60 acres of property currently designated as Activity Center, for the purpose of providing a density/intensity bonus in the City’s Community Redevelopment District (CRD) category.

The Countywide Rules state that the Activity Center category is “intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance (¼ to ½ mile) of a central point or hub served by transit.”

The Land Use Strategy Map and Table 2 of the Countywide Plan Rules identify locations appropriate to be designated as Activity Center, utilizing one of four subcategories. This amendment area is located within Oldsmar’s Town Center Redevelopment Plan, which falls under the subcategory of Community Center. Specifically, the amendment area is located in the area south of Tampa Road and north of State Street.

While the Countywide Plan Map category remains the same at Activity Center, the Countywide Rules section 6.2.2.1 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. As such, this proposed amendment is pursuant to the requirements of Countywide Rules Section 6.2.2.1.

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. As such, 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 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.

An additional requirement of amendments to Activity Centers includes addressing the Planning and Urban Design Principles identified in the Countywide Plan Strategies, Land Use Goal 16.0. The City has addressed these principles, which are attached and discussed further in this Staff Analysis.

Furthermore, 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 developed balancing criteria as mitigation in these instances which are attached and discussed further in this Staff Analysis.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – A small portion of the amendment area is located on Tampa Road which runs from Bayview Drive to SR 580 and is operating at an LOS “F.” However, the majority and remainder of the amendment area is located on the roadway segment which operates at LOS “D” or above. Specifically, the segment on Tampa Road which runs from SR 580 to St. Petersburg Drive is operating at an LOS “C.” Additionally, the amendment area is served by two major Pinellas Suncoast Transit Authority (PSTA) routes which connects Oldsmar with Tampa, Clearwater and points beyond. The amendment area also consists of existing bicycle/pedestrian facilities and is located approximately one-half mile from the Oldsmar Trail.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Approximately 30.42 acres of the amendment area is located in the CHHA. The City has provided balancing criteria for development within the CHHA, which have been attached. These balancing criteria include requiring that developments in this area which propose increases in density and/or intensity above the current standards shall require hurricane evacuation, closure and re-entry plans; a requirement that hurricane shelter mitigation measures be met which may include payment of a hurricane mitigation shelter fee, contribution of land, or construction of hurricane shelters and transportation facilities; and a required impact fee to reserve capacity and extend or increase the existing infrastructure to any new developments. The City is requiring Development Agreements for all proposed developments in the TCCR, which is the primary means of enforcing these requirements.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is inclusive of the City’s Town Center Community Redevelopment Plan, but will not change the boundaries or size of the Activity Center. However, the City has addressed the Planning and Urban Design Principles, which are attached. For example, the amendment area has access to public transit, and is served by two

major PSTA transit routes, thereby addressing the principle of connectivity. Furthermore, the City addresses public realm enhancements by requiring a fifteen-foot landscape buffer for new developments that have direct access to Tampa Road. Additionally, in consideration of the ground floor design and use principle, the proposed amendment requires that the density and intensity bonus serve only mixed-use, vertically-integrated developments, thereby emphasizing and encouraging ground floor commercial use and interaction with the public realm.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve the reduction or expansion of Industrial land; therefore, those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.