

# Case CW 21-14 City of Oldsmar





REDEVELOPMENT HAS  
BEEN COUNCIL  
PRIORITY FOR MANY  
YEARS.

THE INTENT WAS  
ALWAYS TO ACTIVATE  
AND DEVELOP AN  
IDENTIFIABLE  
DOWNTOWN

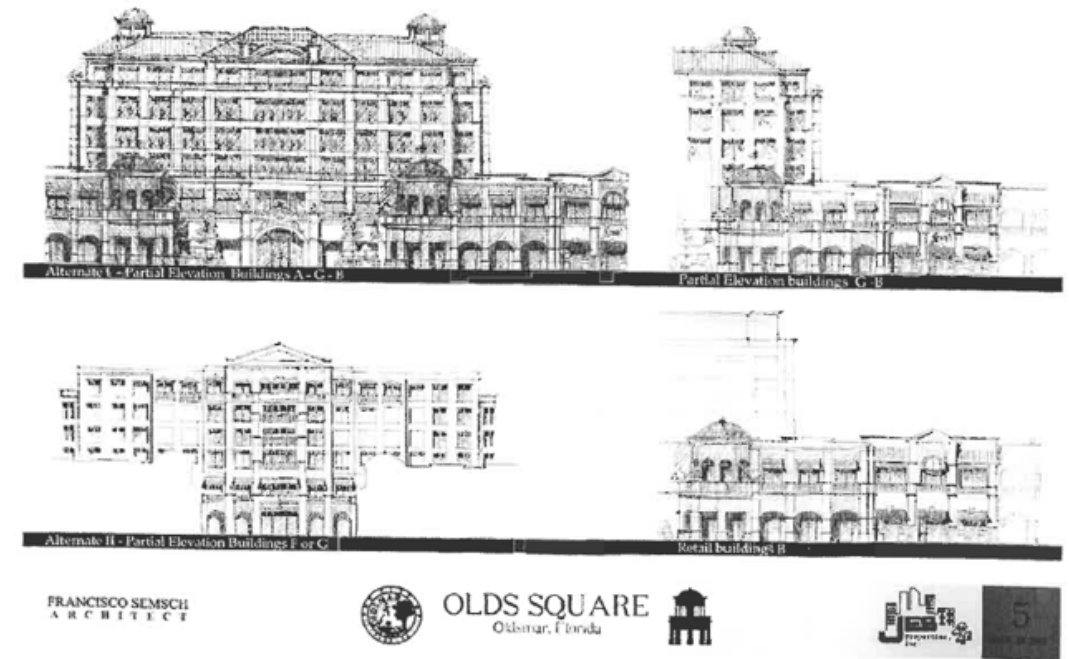
THE CITY HAS  
COMPLETED MULTIPLE  
CONCEPT PLANS OVER  
THE YEARS

OLDSMAR'S DOWNTOWN

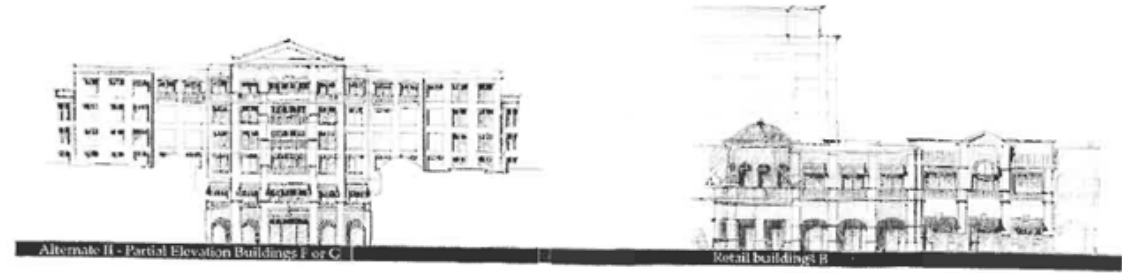
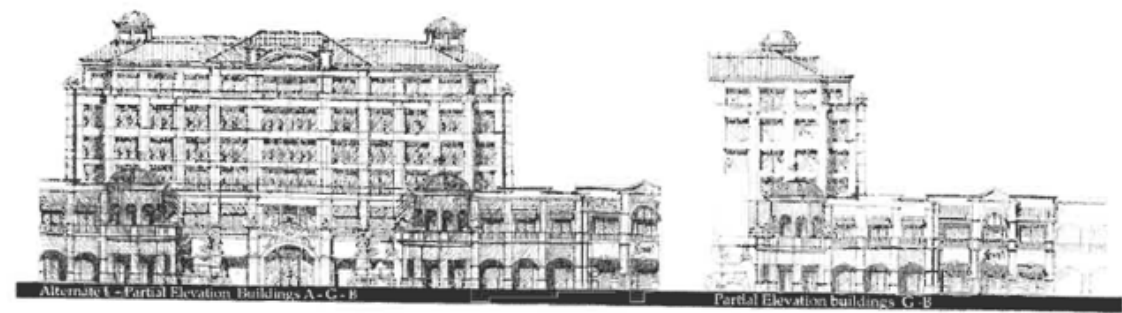
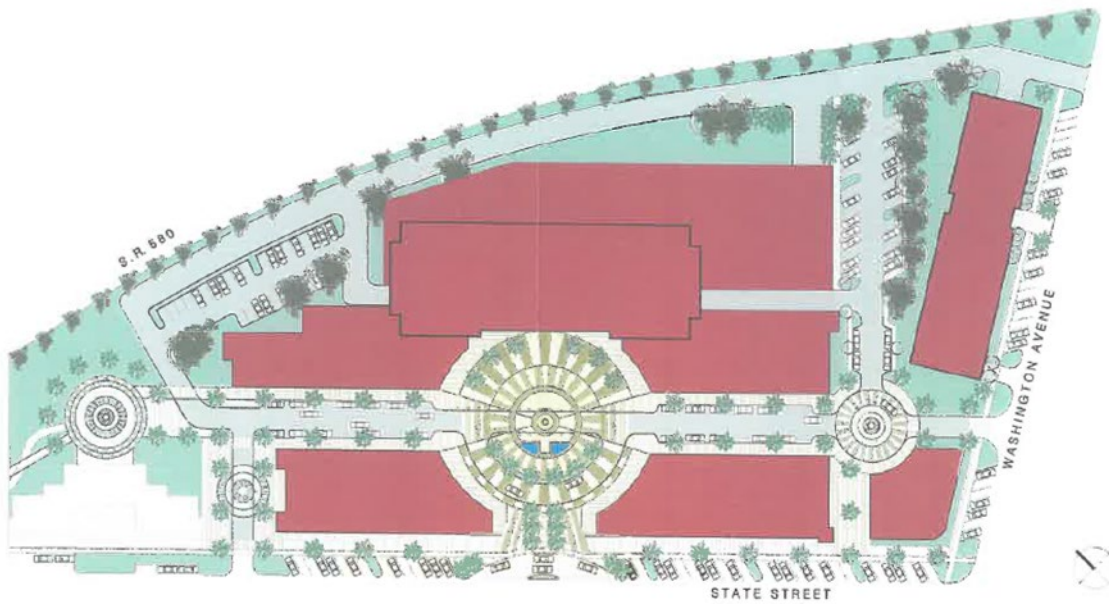
# Downtown Redevelopment Efforts

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- Created a CRA in 1994
- Several downtown plan concepts, with public input:
  - Olds Square,
  - REO Station,
  - Park Plaza,
  - Market Square,
  - USF CRA Master Plan,
  - Town Center Plan, and
  - Oldsmar Town Center Sketch
- Since 2001, there have been over 80 public agenda items to discuss development of downtown, about 30 of those occurred since 2019.



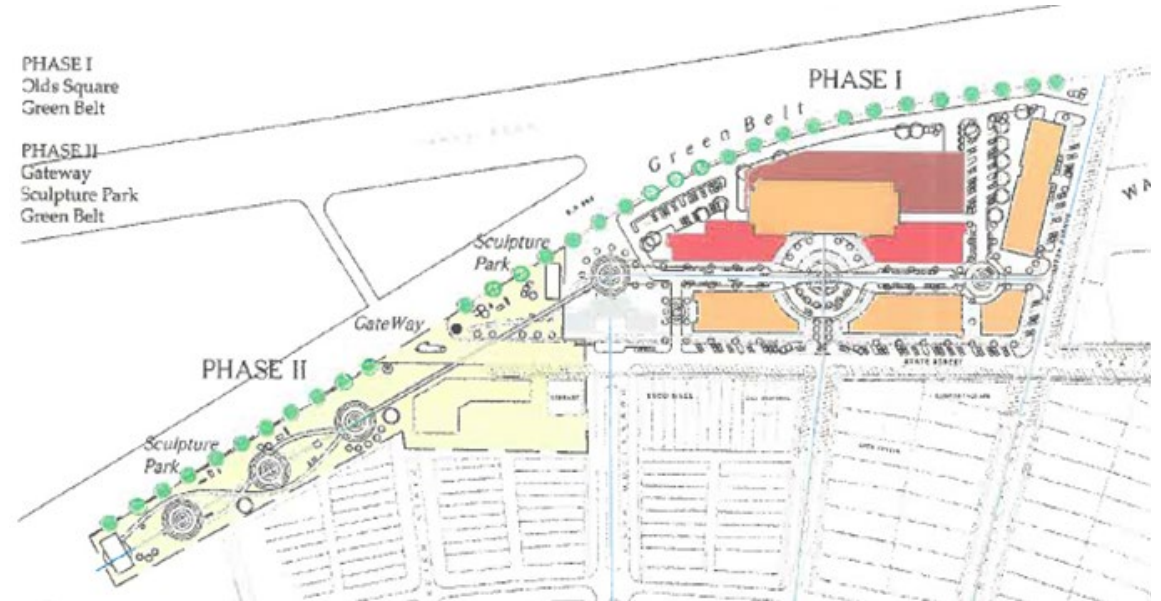




FRANCISCO SEMSCH  
ARCHITECT

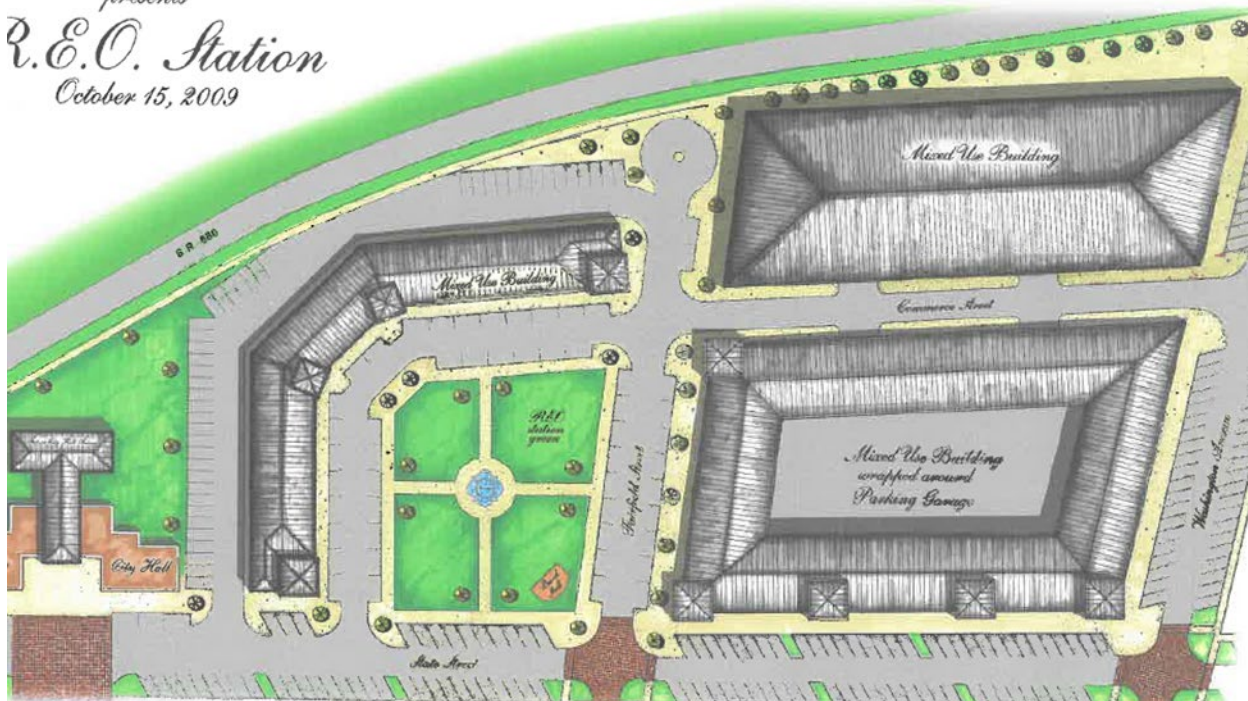


OLDS SQUARE  
Oldsmar, Florida





*proposed*  
**R.E.O. Station**  
 October 15, 2009



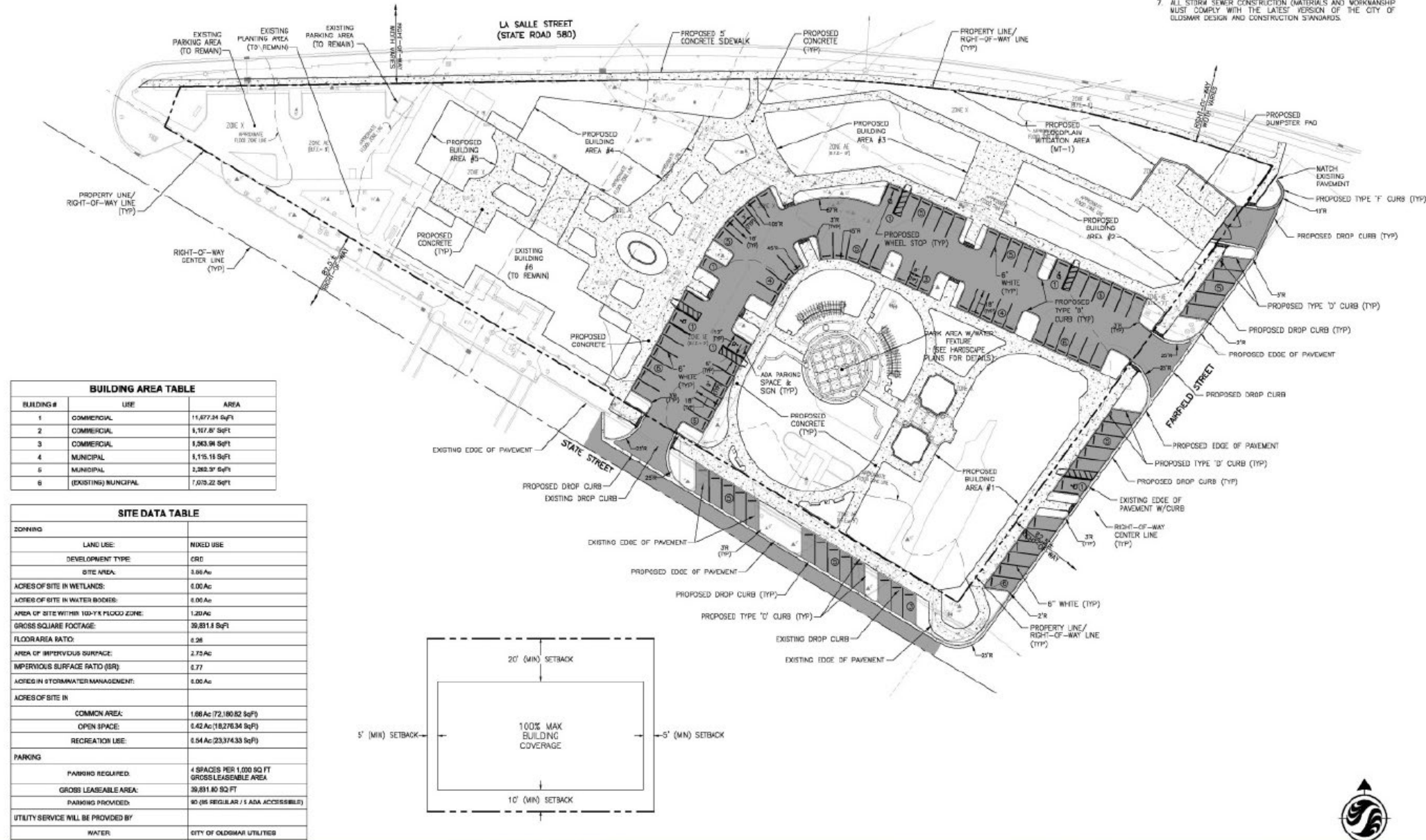




AREA SHOWN LIES WITHIN ZONE "AL", BASE FLOOD ELEVATION OF 5' (NAVD 88) MAP, 121030051G, DATED SEPTEMBER 3, 2013.

6. ALL UTILITY CONSTRUCTION (MATERIALS AND WORKMANSHIP) MUST COMPLY WITH THE LATEST VERSION OF THE CITY OF OLDSMAR DESIGN AND CONSTRUCTION STANDARDS.

7. ALL STORM SEWER CONSTRUCTION (MATERIALS AND WORKMANSHIP) MUST COMPLY WITH THE LATEST VERSION OF THE CITY OF OLDSMAR DESIGN AND CONSTRUCTION STANDARDS.





# TAMPA ROAD

## MIXED USE DEVELOPMENT

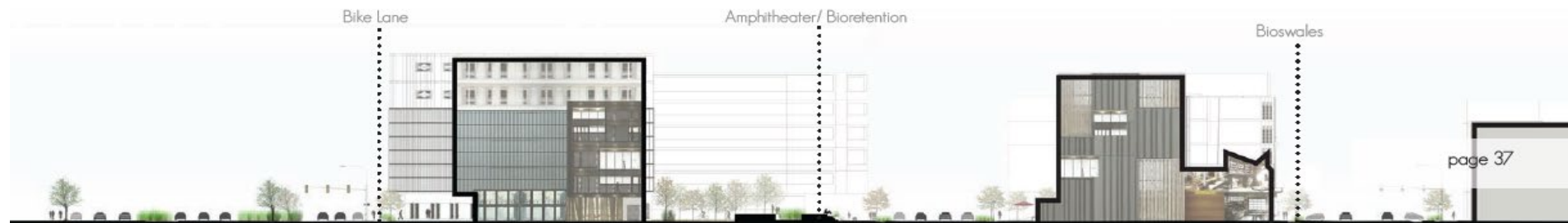
Previous plans to rejuvenate Oldsmar included a limited amount of vertical development. The REO station plan had a 31,250 square foot building footprint. In this design, we have expanded the footprint to over 400,000 square feet.

The plan creates varying degrees of density that taper from Tampa Road to State Street to create ample office, housing, retail, and public space while retaining a key view corridor to Old Tampa Bay. We strive to create range of different building typologies that frame the public space. 106,400 square feet of offices and 137,000 square feet of housing will not only bring people to the plaza, but keep them to live, work, and play in Oldsmar.

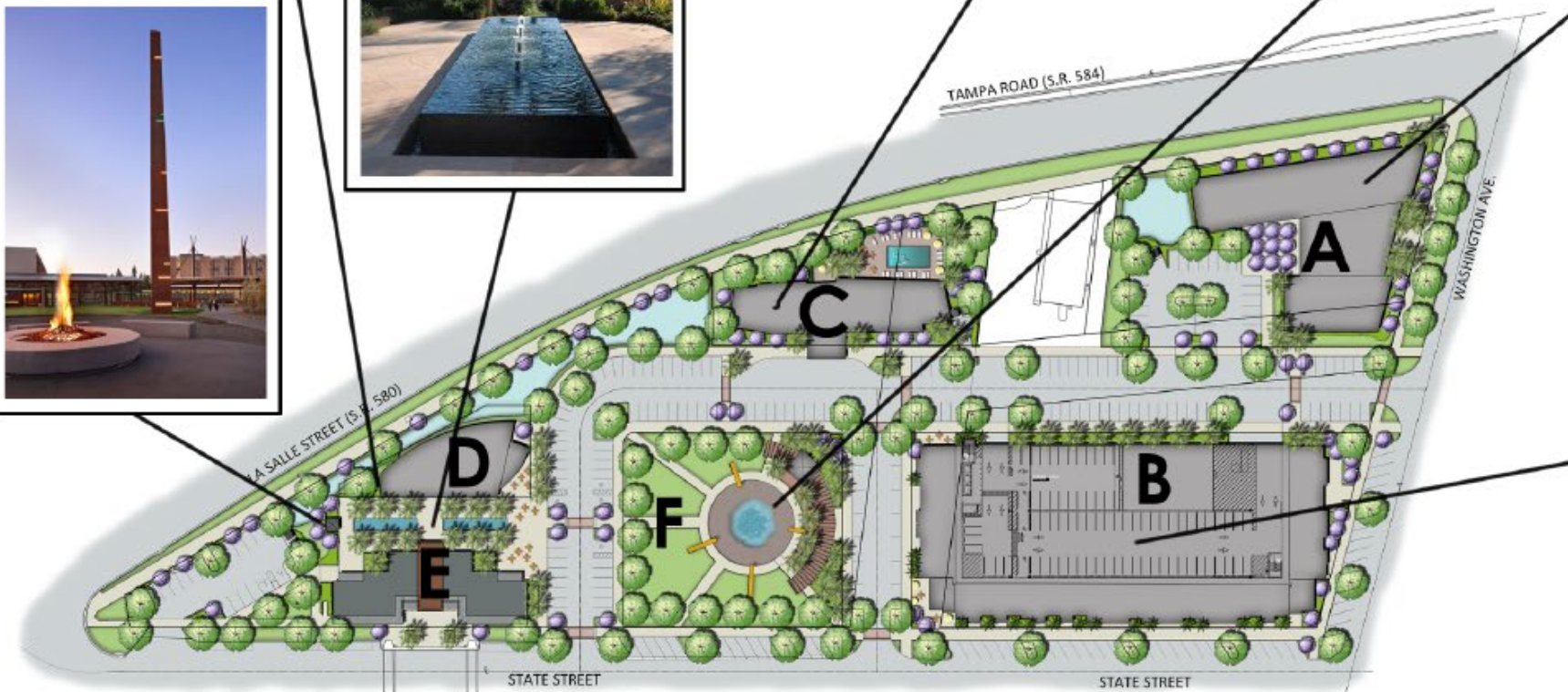


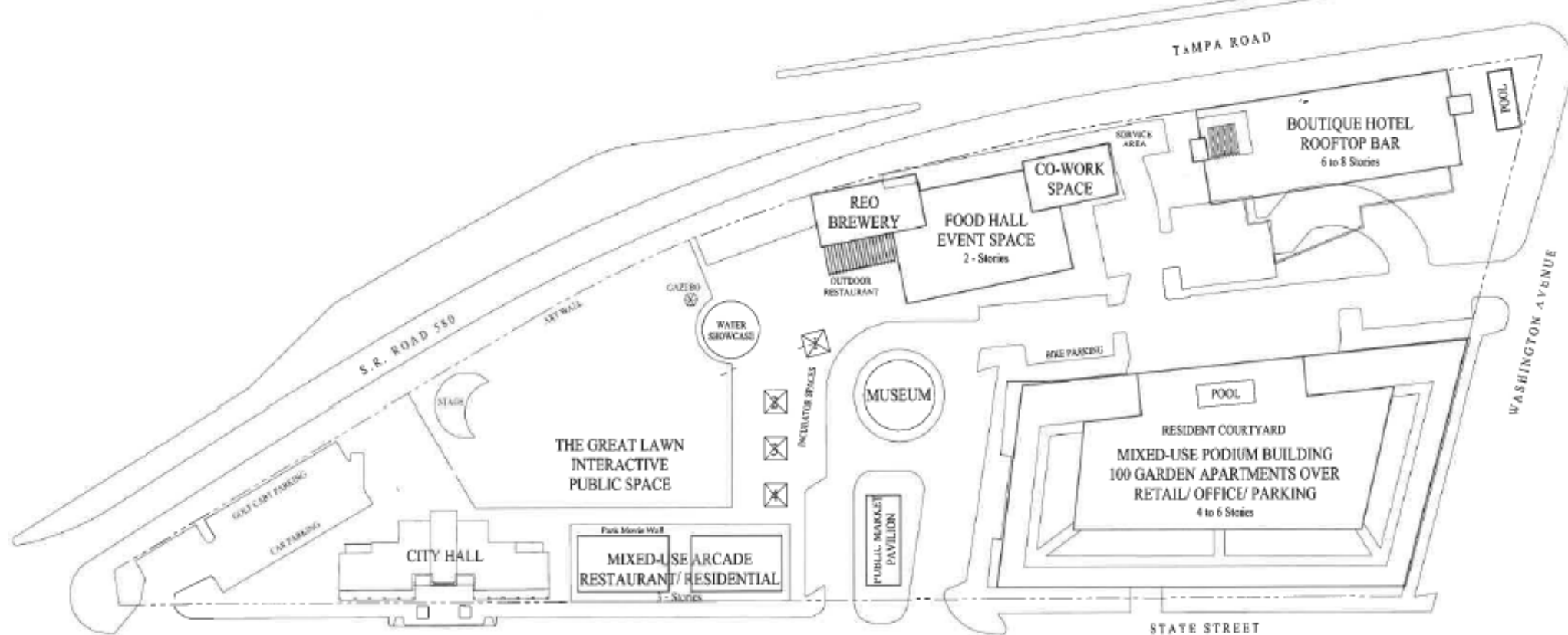
## URBAN DENSITY STUDIES

In order to better understand the varying conditions created in Greenside Plaza, below is a cut through a section of the area. It shows the reformed gesture of Tampa Road with building setbacks that provide shading and create a new pedestrian realm along the central corridor. The purpose is to showcase Greenside Plaza's civic realm while maximizing square footage to create economic viability for the project. The greenscapes expand the stormwater capture basin in order to reduce the potential for flooding along this central corridor. Landscaping creates a semi-permeable divide between the vehicular and pedestrian realm.









# CITY OF OLDSMAR

DOWNTOWN DISTRICT

Oldsmar Master Plan  
Downtown District  
Oldsmar, Florida

scale: 1" = 100'



# Proposed Change Context

- Current zoning regulations facilitate higher commercial density and lower residential density
- Would provide an incentive for transit-supported mixed-use, vertically integrated development with concentrated higher residential density along Tampa Road.
  - Reduce urban sprawl
  - Provide efficiencies in services
  - Encourage pedestrian activity in downtown
- Only with a Development Agreement

# Development Agreement

- Provides a tool to expressly define a project's commitments for a specific time period.
- Strengthens the public planning process - includes 5 agenda items at public meetings, and 2 public hearings.
- Requires **Master Development Plan and demonstration of consistency to Tampa Road corridor requirements** to be part of the DA.
- Will require compliance to FS 163.3178(8)(a) including payments of a hurricane mitigation shelter fee, contribution of land, or construction of hurricane shelters and transportation facilities as appropriate.



# Development Agreement

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- Will additionally require enhanced Coastal High Hazard Mitigation efforts:
  - Transient accommodation uses shall provide a **hurricane evacuation and closure plan** that complies with all Pinellas County hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III.
  - Multi-family residential dwelling units shall provide a **hurricane evacuation and re-entry plan** requiring mandatory evacuation in accordance with emergency management directives. The plan shall include operating procedures for how the project will handle loss of off-site or grid power, transition to a backup source of power (if available), and transition back to normal operation.

# Summary

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Proposed amendment furthers the City's downtown redevelopment efforts.

Proposed amendment complies with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.

Proposed amendment requires a Development Agreement with a Master Development Plan and enhanced Coastal High Hazard mitigation requirements.