



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

CW 21-14

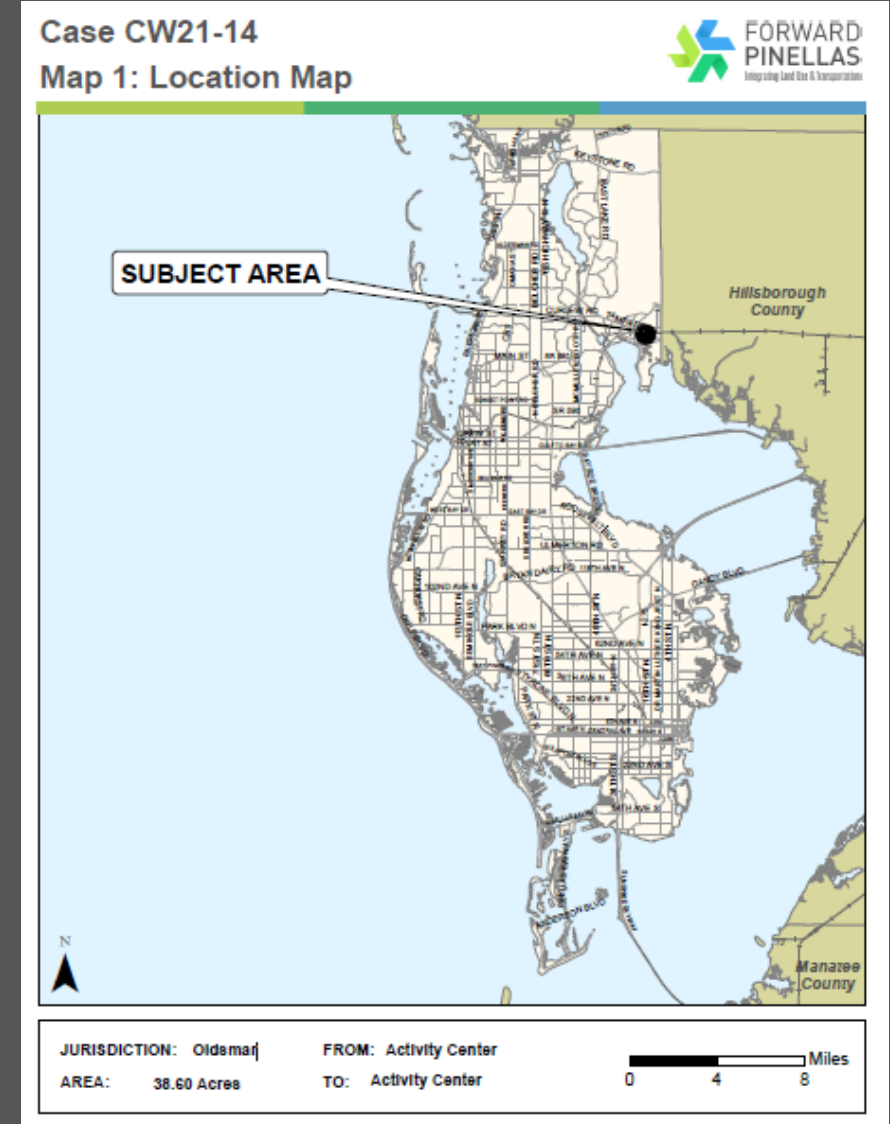
Oldsmar

February 8, 2022



## City of Oldsmar Requested Action

- The City of Oldsmar seeks to amend standards within their existing Activity Center (Town Center Redevelopment Plan)
- The purpose of this proposed amendment is to allow for a density/intensity bonus in the Town's local Community Redevelopment District (CRD), specifically in the Town Center Commercial Residential (TCCR) zoning district
- Amendments which increase the density or intensity filed of record for existing Activity Centers are required to go through the public hearing process



## Site Description

- **Location:** South of Tampa Road and north of SR 580
- **Area Size:** Approximately 38.60 acres m.o.l.
- **Existing Uses:** Commercial, Retail, Hotel, Oldsmar City Hall
- **Surrounding Uses:** Commercial, Residential



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Map 3: Aerial Map



JURISDICTION: Oldsmar  
AREA: 38.60 Acres

FROM: Activity Center  
TO: Activity Center

0 525 1,050 Feet



## Amendment Context

- The amendment area is comprised of Oldsmar's Town Center Commercial Residential (TCCR) zoning district
- The City is proposing a **density/intensity bonus** which is intended to incentivize **transit-supportive, vertically-integrated, mixed-use** developments in the TCCR district
- The amendment to the standards of the local CRD proposes a density/intensity bonus of up to 65 units per acre (UPA) for residential uses and up to 2.0 floor area ratio (FAR) for nonresidential uses



## Amendment Context

- Additionally, the amendments designate a maximum of 150 UPA for transient accommodations
- The density/intensity bonus would only apply to the designated area on the map, and **not** the entirety of the CRD
- This is only a bonus which has the option of being utilized for the development types listed above, and **not** a blanket increase in density/intensity standards





## Main Entrance to the Oldsmar Town Center



## Hotel Uses in the Amendment Area





## Commercial Retail Uses in the Amendment Area





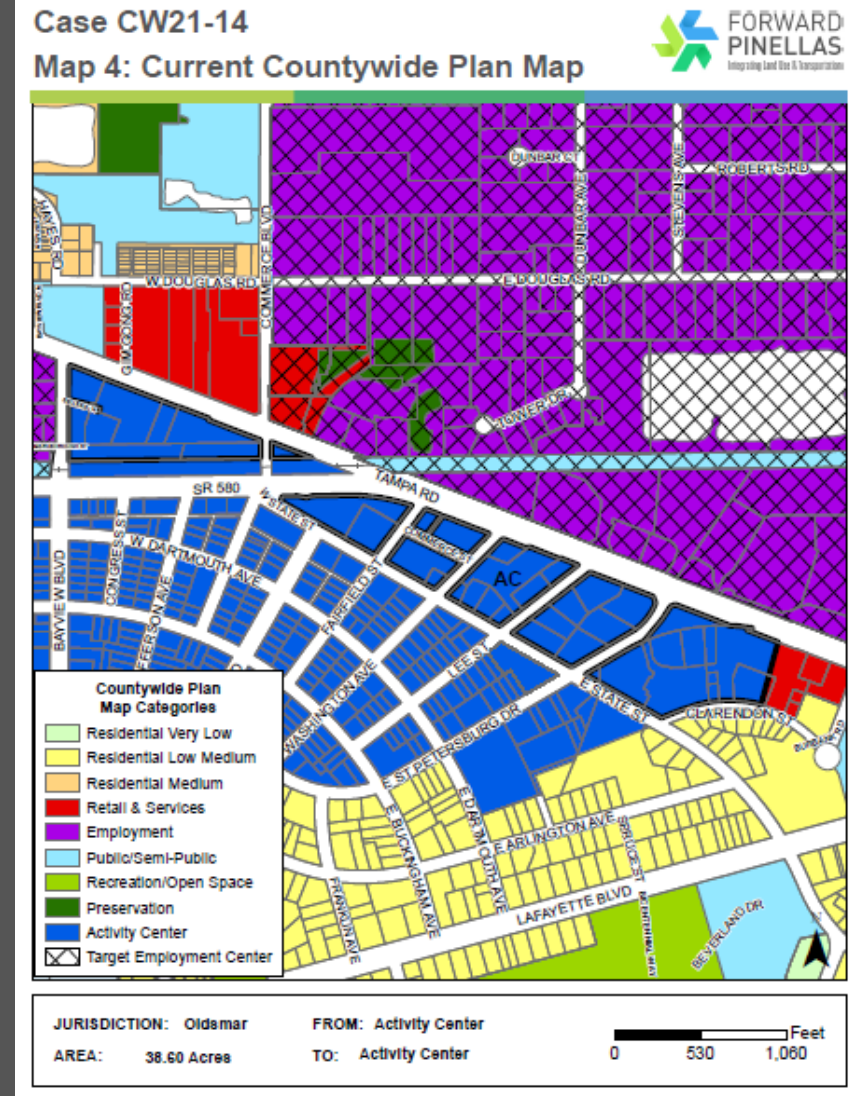
## Tampa Road



## Current and Proposed Countywide Plan Map Category

- **Category:** Activity Center
- **Permitted Uses:** As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4
- **Density/Intensity Standards for Community Activity Center:**

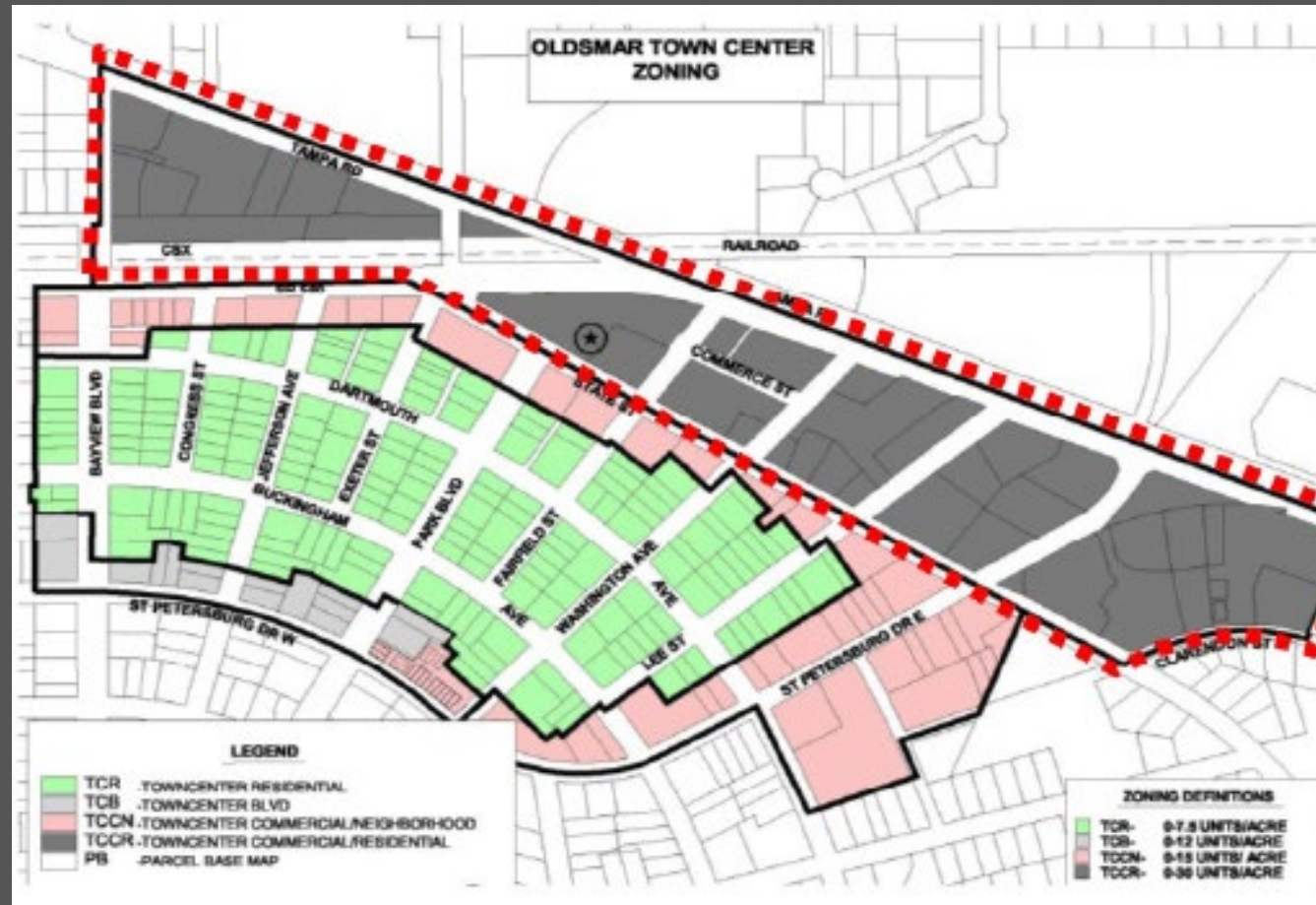
Use	Density/Intensity Standard
Residential	Shall not exceed 90 UPA
Temporary Lodging Density	Shall not exceed 150 UPA
Nonresidential or Mixed-Use Intensity	Shall not exceed 3.0 FAR





# Local Future Land Use Standards

	Activity Center Countywide Rules	CRD City Comp. Plan	Proposed Density/ Intensity Bonus
Residential Density (Units per Acre)	90 UPA	30 UPA	65 UPA
Transient Density (Units per Acre)	150 UPA	Not Expressed	150 UPA
Density / Intensity (Floor Area Ratio)	3.0 FAR	1.0 FAR	2.0 FAR



## Coastal High Hazard Area

Approximately 73 percent of the amendment area is located in the CHHA, and is pursuant to Countywide Rules Section 4.2.7.1

Additionally, the City will be requiring a Development Agreement for all proposed amendments utilizing the density/intensity bonus, which would require addressing CHHA impacts and mitigation

### Access to Emergency Shelter Space and Evacuation Routes

- The amendment area is located along the Tampa/SR 580 corridor, which is a designated hurricane evacuation route
- Additionally, the City is requiring that developments which utilize this bonus provide hurricane evacuation, closure, and re-entry plans

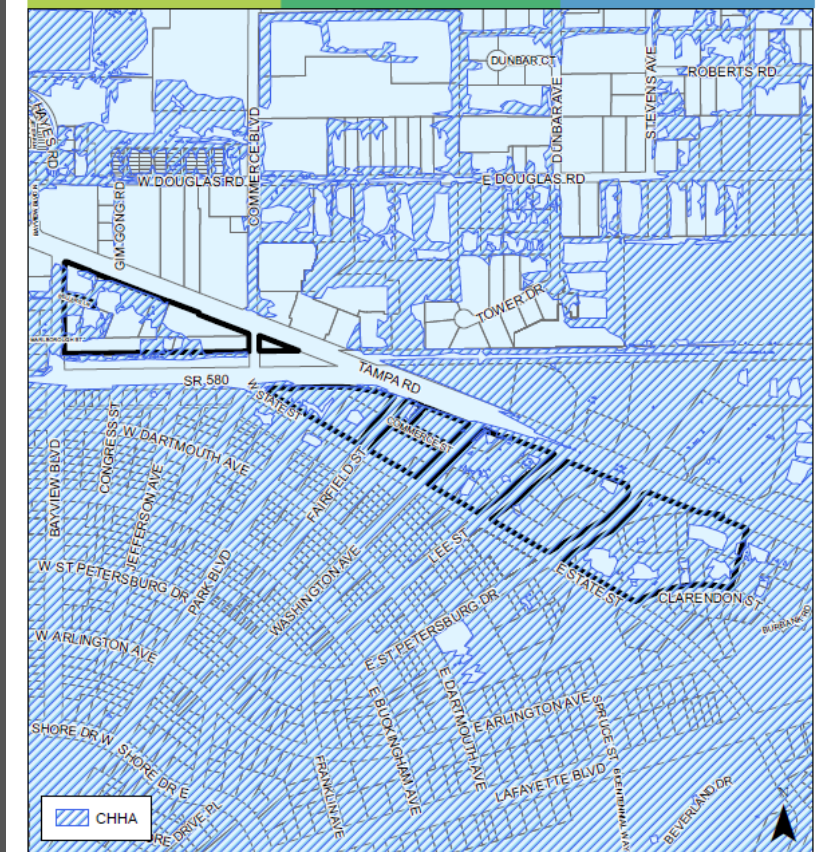
### Utilization of Existing and Planned Infrastructure

- The amendment area is in an area of existing public infrastructure which supports mixed-use urban development



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Map 6: Coastal High Hazard Area



JURISDICTION: Oldsmar

AREA: 38.60 Acres

FROM: Activity Center

TO: Activity Center

0 525 1,050 Feet



# Coastal High Hazard Area

## Utilization of Existing Disturbed Areas

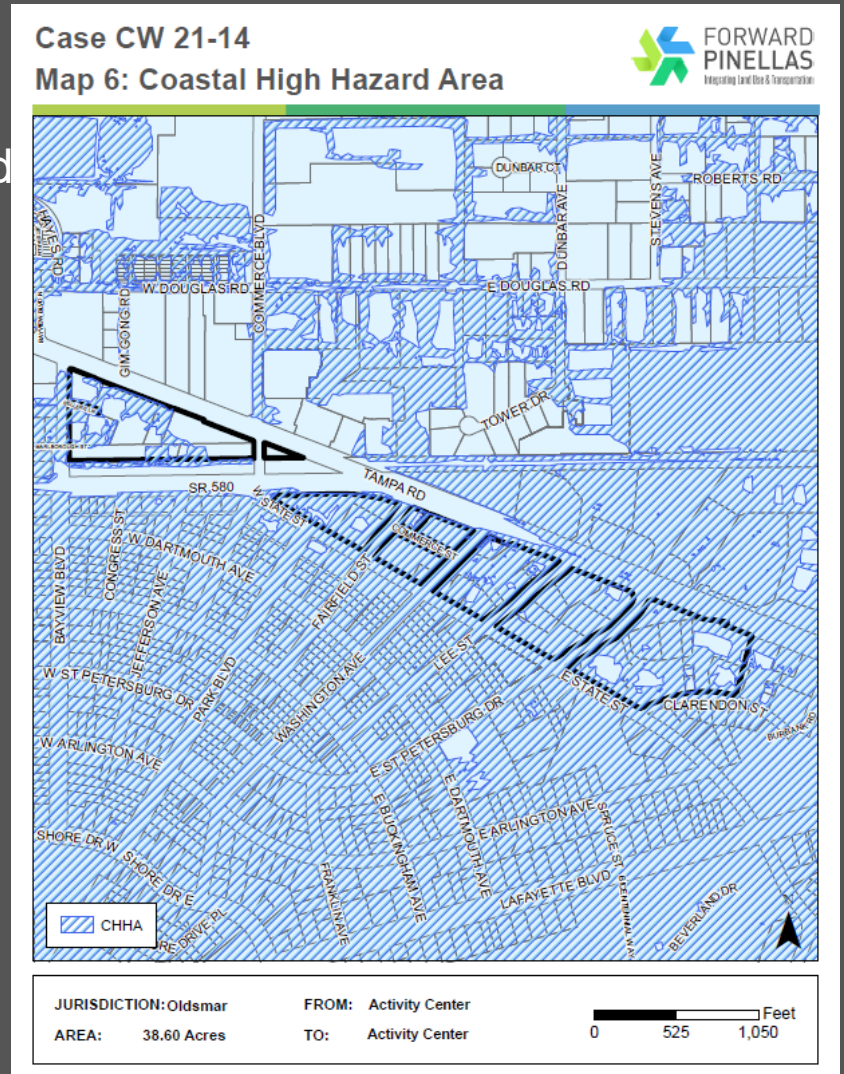
- The amendment area has been developed with public roads and infrastructure for existing development

## Overall Reduction of Density or Intensity

- The requested amendment would only allow for the option of a density/intensity bonus to the CRD
- The remaining portions of the CRD are established with standards below the maximum permitted standards of Activity Centers

## Integral Part of Comprehensive Planning Process

- The area within which the density/intensity bonus is proposed is identified in the City's Comprehensive Plan as an area where redevelopment in the Town Center is encouraged



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Activity Center Category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.





# Analysis of the Relevant Countywide Considerations

## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: A small portion of the amendment area is located on the roadway segment on Tampa Road which runs from Bayview Drive to SR 580 and is operating at an LOS “F.” However, the majority and remainder amendment area is located on roadway segment operating 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.”
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): The amendment area is located in the CHHA; however, the City has provided sufficient balancing criteria which have been attached to the case materials.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area involves the Activity Center category; however, the City has addressed the Planning and Urban Design principles required by the Land Use Strategies
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to a public educational facility or an adjoining jurisdiction; therefore, those policies are not applicable.
7. Reservation of Industrial Land: The amendment area does not involve Industrial land; therefore, those policies are not applicable



## Public Comments

- The City received a number of public comments at their Planning Board and City Council meetings regarding this case
- The comments included approval, reasons for which are included but not limited to the need for further physical and economic development and new opportunities in the City's downtown
- Comments also included denial, reasons for which include, but aren't limited to transportation concerns, infrastructure concerns, and concerns with the development process
- A summary of public comments has been included in the materials for this case, and all public comments have been attached to this agenda item

