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I. PURPOSE 9J-5.006, Florida Administrative Code

The purpose of the future land use element is the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.

II. EXISTING LAND USES [Rule 9J-5.006(l)(a), and (c) - (f) F.A.C.]

See Current Land Use Map in the Appendix for a depiction of the existing land uses in the city. Table 1 shows the acreage's of the existing land uses and the corresponding allowable general range of residential density/intensity for each land use if applicable.

Table 1

Existing Land Use Density and Acreage		
Land Use Category	**General Range of Density**	**Acreage**
Residential	0 to 15.0 upa	1,360.3
Commercial General	7.5 to 24.0 upa	166.7
Commercial Neighborhood		.56
Residential/Office Limited		.2
Residential/Office General		5.4
Residential/Office/Retail		34.4
Industrial Limited	Up to 30.0 upa	682.5
Recreation/Open Space		241.7
Preservation		2,364.4
Institutional	Up to 12.5 upa	62.6
Transportation/Utility		153.2
Community Redevelopment District	7.5 to 30.0 upa	105.8
Water/Drainage Feature and ROW		1,124.9
Total		**6,302.7**

As shown in the table above, the city land uses are primarily residential, industrial and preservation. There are three industrial parks that consist of warehouses light assembly operations, and heavy commercial activities, including Tampa Bay Park of Commerce, a Development of Regional Impact. Mears Commerce Center has expanded, attracting more commercial enterprises to the city and major employers include Nielson Media Research, Baycare Hospital System and eAutoclaims. The city also has within its boundaries two Olympic size ice skating rinks in addition to the many parks and recreation facilities available to the public. The city's goals, objectives, and policies reflect the continuing effort to maintain its low-density, old Florida, park-like character.

A. Developments of Regional Impact

Currently there are three Developments of Regional Impacts within the city limits, Forest Lakes, Cypress Lakes and Tampa Bay Park of Commerce.

Forest Lakes is built out with residential units and a small portion of commercial property. Cypress Lakes is essentially built out with residential, commercial retail and office uses.

Tampa Bay Park of Commerce with 400.9 acres has a land use designation of Industrial Limited with Industrial, Office and Retail/Commercial Uses The build out of this DRI per the Tampa Bay Regional Planning Council, which provides administration oversight of DRI's, was previously scheduled for July 2005 and has been extended to July 14, 2010.

There are no new Developments of Regional Impacts anticipated within the City limits as there does not exists the land capacity for one.

B. Existing Land Use

1. Residential Land Use

The general character of the city of Oldsmar is clearly low density residential. The predominate housing type constructed has been single family detached which constitutes the majority of residential structures within the city. The highest concentration of residential uses range from a density of 2.5 to 5.0 dwelling units per acre with single-family detached constituting the predominant residential type.

In terms of residential development, there are several distinct neighborhoods within the city.

- South of SR 584, west of County Road (CR) 667, and east of the Lake Tarpon Outfall Canal

This area contains an established residential development (Harbor Palms and Bayside Meadows) and newer residential development (Bays End Subdivision and East Lakes Oaks) within the city. A mixture of single-family detached, multi-family (Village at Old Tampa Bay), and mobile home residences (Gull Aire Village) can be found here. It also contains the largest concentration of residential units designated for the "retiree" or "empty-nester" market.

- South of the Seaboard Coastline Railroad right-of-way and north of Lafayette Boulevard

This area represents the older residential neighborhoods within the city, is located in the Community Redevelopment District and is typified by a mixture of single-family detached and duplex residences.

- South of Lafayette Boulevard and west of the FPC right-of-way.

Low density single-family detached development is located in this area. Newer single family detached construction is located on Booth Point.

- South of SR 580 and west of Race Track Road

Large lot single-family development is located in this area. Intense development is constrained by environmental limitations found on Booth Point.

- North of SR 584, east of Forest Lakes Boulevard, and west of Commerce Boulevard.

A small percentage of multi-family development and predominately single-family residences are found in this area.

- Forest Lakes

This DRI contains a mixture of single-family detached and multi-family dwelling units.

2. Commercial Land Use

Commercial development constitutes a small percentage of land uses within the city. A small commercial area is located along St. Petersburg Drive and a growing commercial area within the Community Redevelopment District, serves as the commercial activity center of the city, as well as the center of its administrative offices. Currently there are 167.3 acres or 3 percent of the total land area of the city devoted to commercial activities.

A large percentage of commercial activity is centered along SR 584/Tampa Road. Much of this commercial activity is either in the nature of strip or highway commercial developments with some freestanding establishments. In addition, isolated commercial establishments can be found throughout the city.

3. Industrial Land Use

The principal industrial area within the city is located north of SR 580 and Tampa Road, west of Race Track Road, and east of Commerce Boulevard. The type of development found here is primarily of a warehouse/light assembly operation. A mixture of general and heavy commercial (those commercial activities whose operation fall between general retail and light industrial nature) establishments are also located within this area.

A secondary industrial area is located south of SR 584, north of the Seaboard Coastline Railroad right-of-way, and east of CR 667. This is an older industrial area with a mixture of industrial and heavy commercial activities.

A third industrial area is the Mears Commerce Center. The center is adjacent to the west of the second industrial area and encompasses 35 acres.

A fourth industrial area is the Tampa Bay Park of Commerce. This area is south of Linbaugh and east of Commerce Boulevard

In total, industrial land uses accounts for 682.5 acres or 11 percent of the city's land area.

4. Agricultural Land Use

There is no agricultural land uses located within the city of Oldsmar.

5. Recreation/Open Space Land Use

Within the city, there are a total of 241.7 acres of recreation/open space equaling 4 percent of the land area. This acreage is comprised of a number of park and recreation facilities which are identified in the Parks and Recreation Inventory Map in the Appendix of this Plan.

In addition to the parks and recreation facilities, the city has actively developed Canal Park. This area is located south of SR 584 and east of the Lake Tarpon Outfall Canal and contains 46 acres with baseball, football and soccer fields and a BMY track and 76 acres of passive open space that is undeveloped. Mobbly Beach Park provides access to Old Tampa Bay on 21 acres of land.

Although not listed under recreation/open space, there are five privately maintained recreation areas located within the city totaling 40 acres in size.

6. Preservation Land Use

There is several environmentally sensitive land areas within the city and 2,364.4 acres or 38 percent are classified as Preservation. Many of these areas have been set aside as part of the development process. The largest area is the Brooker Creek Preserve is an 8,500 acre wilderness area of which 1,600 acres are within the city boundaries. Mobbly Bayou Wilderness Preserve is a tract of land with 383 acres. A smaller preserve is Moccasin Creek (24.8 acres). The creek travels in a southeast direction for a distance of 1.50 miles into Safety Harbor (the northern portion of Old Tampa Bay). The creek is subject to both saltwater tidal intrusions from the south and fresh water runoff from the north. The mouth of the creek contains small fringe marsh areas. The middle and upper portions of the creek traverse the East Lake Homes Subdivision.

The second area is Booth Point. Here can be found tidal marshes, lakes, and canals in an area of 363 acres. As a tidal estuary, it receives fresh water from inland runoff and saltwater tidal flooding from Mobbly Bay. These marshlands were platted into individual residential lots and road rights-of-way during the original development of the city in 1916. Consequently, a large portion of the area is in taxable private ownership. The geophysical constraints of the lands, however, preclude the development of these lots. Similarly, these same circumstances would prevent the city from furnishing the basic city services to support such development.

The Brooker Creek Preserve is an 8,500 acre wilderness area that is partially located in the city. The Southwest Florida Management District owns 1,600 acres within the city boundaries, and the land is managed by the Pinellas County Department of Environmental Management. A comprehensive management plan developed with the assistance of biologists from the University of South Florida directs a program of land management, research, and environmental education. All the while, the Preserve provides a unique backdrop for a variety of public uses.

The Mobbly Bayou Wilderness Preserve is a tract of land 383 acres in size in the southeast corner of the Oldsmar city limits. The City of Oldsmar and Pinellas County own the preserve. The remaining land is owned by Florida Power. The preserve consists of relatively undisturbed tidal marsh and tidal swamp. This represents a unique and disappearing natural feature in highly urbanized Pinellas County and the Tampa Bay Region. The Mobbly Bayou Wilderness Preserve will manage a tidal marsh/tidal swamp ecosystem and create an open-air classroom and natural recreation area within a pristine native ecosystem.

7. Education, Public Buildings and Grounds Land Use

For purposes of this Element, the education, public buildings and grounds, and other public facilities land uses have been combined into the Utility/Transportation and Institutional Land Use discussion.

8. Institutional and Utility/Transportation Land Use Categories

The majority of Institutional Land Use and Utility/Transportation Land Use includes CSX railroad right-of-way, Florida Power right-of-way, public schools, city facilities and property. Smaller uses include nursing homes. Public right-of-way is not included within this acreage.

9. Vacant/Undeveloped Land

Vacant/undeveloped land represents less than 7 percent of the land within the city per the Pinellas County Property Appraisers office. This vacant land includes both undeveloped parcels and vacant lots within developed subdivisions. The vast majority of vacant and undeveloped land is in the process of or is being slated for development.

10. Community Redevelopment District (CRD)

The City of Oldsmar Community Redevelopment District represents 1.7 percent of the land use within the city. This land use includes mixed use residential, retail, commercial and office. The City is in the process of redeveloping the Town Center and a building a new Library in this area. Hotels, Banks and Restaurants are other amenities that can be found in the CRD

11. Historic Resources

The city has no listings in the National Historic Register, and no nominations are pending at this time. There is one historically significant house listed on the Florida Master Site File, R.E Olds Park, an archaeological site, and the Oldsmar Bank, which previously housed the library, is also listed. In June 1997 a study conducted on behalf of the city by Stevenson Architects, Inc. identified 75 housing units that have historic characteristics. For a more in depth discussion see the Housing Element of the Comprehensive Plan.

12. Land Uses Adjacent to Municipal Boundaries

- North and Northwest. Unincorporated Pinellas County. The Martin Marietta Corporation plant is located immediately north of SR 584. The East Lake Woodlands residential development is immediately west/northwest of Forest Lakes. Industrial land uses can be found near Race Track Road. Further northwest is Tarpon Woods residential development

- South and Southwest. Unincorporated Pinellas County and Old Tampa Bay. A variety of residential types can be found east of the Lake Tarpon Outfall Canal. The Cities of Clearwater and Safety Harbor are located west of the canal. Residential development similar to that of the city is located here. At the southern end of Booth Point the recently demolished FPC Higgins Point Generating Plant can be found. In addition the City is continuing to annex lots in the area known as West Oldsmar, Unincorporated Pinellas County.

- East. Hillsborough County. Highway commercial can be found along SR 580. North of SR 580 is vacant land that is being developed with some industrial activities. The Tampa Bay Downs racetrack is located further north on Race Track Road. South of SR 580 and east of Race Track Road are large single family residences and some commercial activity.

III. NATURAL RESOURCES [Rule 9J-5.006(l)(b), F.A.C.]

See Soils Map, City of Oldsmar Drainage Basins, Regionally Significant Natural Resources, Vegetation and Marine Resources Map in the Appendix of this Plan and for further discussions in the Coastal Management and Conservation Element.

A. Beaches and Shores

The area within the R.E. Olds Park adjacent to Safety Harbor previously contained the only usable natural beach in the city.

Mobbly Beach Park provides access to Old Tampa Bay on 14 acres of land. The park was previously undeveloped property purchased from the Holmes Trust by the City and Pinellas County for an addition to the Mobbly Bayou Wilderness Preserve. Funding for the purchase was through the Florida Communities Trust program. The initial development started in 2005 with clearing and subsequent relocation of road and additional amenities in 2007.

In terms of shores, three types of intertidal shore zones are found in the Oldsmar area: The mangrove forest; the mud flat; and the coastal salt marsh. Largest examples of salt marshes are found mainly along East Booth Point.

B. Rivers, Bays, Lakes, Floodplains and Harbors

Old Tampa Bay is located immediately to the south of the city. Old Tampa Bay is northeast of the Courtney Campbell Causeway. This areas water quality is impacted by the discharge of waste and stormwater runoff from urbanized Hillsborough and Pinellas Counties. A major problem facing the upper bay area is the restricted tidal flushing due to the presence of the causeway and the shape of the basin.

Drainage from streams and canals are a major source of water entering Old Tampa Bay. The Tarpon Canal serves as the outfall for Lake Tarpon and drains an area south of the lake directly to the bay. Between Tarpon Canal and the Cross Bayou Canal lie three coastal creeks: Bishop Creek; Mullet Creek; and Alligator Creek. These discharge to the bay north of the Courtney Campbell Causeway.

Mobbly Bay, part of Old Tampa Bay, represents the northwest extension of Tampa Bay. About 6,000 acres of land are contained within the Mobbly Bay drainage basin. Two large tributaries in the north supply most of the water to the bay. The easternmost tributary, Boat Bayou, drains principally lowland marshes in Hillsborough County, while the western tributary, Mobbly Bayou, drains much of the urban area of the city of Oldsmar at the northern section of the drainage basin. Review of historic data revealed that Mobbly Bay was receiving large amounts of nitrogen from two major contributing bayous. The influence of Boat Bayou appears to be greatest due to its larger flow.

The waters abutting Oldsmar are classified as Class II. According to Chapter 17-3, F.A.C., Class II waters are suitable for swimming and the propagation and management of fish and wildlife. In addition, all waters of the state surrounding Pinellas County have been designated as an aquatic preserve.

The physiography of the Oldsmar area has been identified as being coastal lowlands. The topography of the lowlands consists of low, nearly level plains and gently undulating areas with intermittent sands, swamps, marshes, lakes, and perennial streams. Elevations within the Coastal Lowlands generally range from sea level to 30 feet. Areas adjacent to Old Tampa Bay are characterized by relatively flat, swampy lowlands. These lowlands form a broad plain that gently slopes towards the shoreline.

With this type of physiography, the Flood Insurance Rate Maps (FIRM), dated September 3, 2003, indicate that the city falls within either Flood Zone A or AE, X or V. Zone A or AE is defined as those areas that fall within the 100 year flood. Zone X is those areas between the 100 and 500-year flood. For the most part, the area south of SR 584 falls within Flood Zone AE. Flood Zone X can be found in the majority of the area north of SR 580. In addition to these areas, that portion of the city fronting Safety Harbor has been identified as being within the area below the elevation of the category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model or Coastal High Hazard Area (See Coastal High Hazard Area map in Appendix). As such, it would be subject to the effects of a hurricane flood surge and an intense amount of damage.

C. Existing and Planned Public Potable Waterwells and Wellhead Protection Areas

Water supply and the utilization of reclaimed water and storage have been identified as a major issue for the City .The City owns, maintains, and operates its own water distribution system which includes the maintenance of all water distribution piping, metering and backflow devices, pumping and storage facilities, and all meter reading and billing functions. With extensive experience in independently and efficiently operating a 2.25 MGD Advanced Wastewater Treatment Facility, the Oldsmar City Council developed an initiative in 1997 to explore opportunities for developing its own water supply and

treatment system. In 1997, the City conducted a feasibility study for developing its own brackish water production and treatment system. In 2002, the City continued more detailed analysis. The City's initiative to develop its own water supply and treatment system using a brackish ground water source and modern reverse osmosis (RO) treatment technology that provides local and regional benefits is being pursued.
In accordance with the SWFWMD Basis of Review for Water Use Permit Applications, the SWFWMD regulates withdrawals that potentially cause adverse impacts to water bodies and requires the submittal of an environmental monitoring plan (EMP) describing measures that the applicant will use to prevent significant harm from withdrawal of ground water. The plan must also include measures that the applicant will take to mitigate/reverse the damages before they are detrimental to the environment/wetlands in the vicinity of the wellfield.

The City has been working with the SWFWMD on an acceptable EMP. The current draft of the EMP describes the monitoring program that the City of Oldsmar will perform to evaluate existing and future conditions of wetlands within the vicinity of the wellfield, the reports that will be submitted to the SWFWMD, and proposed mitigation measures that the City will take if monitoring events indicate unacceptable adverse impacts to the wetlands.

The SWFWMD establishes monitoring requirements within wetlands near the wellfield to evaluate whether wet season water levels and hydroperiods deviate from their normal range, to the extent that wetlands plant species compositions and community zonation are adversely impacted. Additionally, wetland habitat functions are evaluated to ensure that cover, breeding and feeding areas for obligate and facultative wetland animals are not adversely impacted.

The monitoring guidelines that will be established by the City of Oldsmar and submitted to the SWFWMD for review and approval have been designed for efficiency and cost effectiveness while achieving monitoring objectives. These guidelines establish the procedure for collecting the hydrological and ecological data that will be used to evaluate potential environmental impacts from the City's wellfield operations. Potential direct hydrological impacts from water withdrawals will be monitored through wetland water levels and hydroperiods, while indirect water withdrawal impacts (i.e., gradual changes in vegetation, wildlife and soils) will be monitored through visual inspection of the designated wetland monitoring locations. Provisions are made to establish existing conditions within local wetlands and to monitor future conditions.

Additional Objectives and Policies have been developed regarding the wellfields and their protection in the Infrastructure Element of this Plan.

D. Wetlands

As noted previously, there are three preservation areas within the city of Oldsmar. Moccasin Creek, located in the western section of the city, enters Old Tampa Bay via the Upper Safety Harbor water body. The creek travels in a southeast direction for a distance of 1.5 miles into Safety Harbor. The mouth of the creek contains small fringe marsh areas with adjacent residential development. The headwaters of Moccasin Creek are adjacent to a wastewater treatment plant and industrial waste ponds. Additional potential pollution sources include agricultural and residential stormwater runoff.

Mobbly Bay, in the area of Booth Point is a peninsula in Old Tampa Bay that separates the smaller embayments of Safety Harbor and Mobbly Bay. The tidal marshes adjacent to Mobbly Bay consist of saltmarsh and mangrove vegetation. Mosquito ditches have traversed across the marsh area to improve circulation. Ditching operations have cast spoil material on adjacent marsh systems. The uplands consist of pine flatwood, pine oak-scrub, and a high marsh fringe.

The Brooker Creek Preserve, in the northern area of the city is the County's largest natural area at nearly 8,500 acres, 1,600 of which is located within the city boundaries. It is comprised mostly of pinelands and freshwater swamps. It also includes a significant portion of the watershed of Brooker

Creek, a major input to Lake Tarpon. Much of the County's original plant and wildlife diversity is provided protection within the Preserve's borders.

E. Minerals and Soils

In the Soil Survey of Pinellas County, Florida (September, 1972) prepared by the Soil Conservation Service (SCS), it was determined that four different soil associations can be found in the city. These are the: Tidal Swamp and Tidal Marsh (found adjacent to Mobbly Bay along the eastern side of Booth Point); Wabasso-Elred-Oldsmar (found in the extreme southeast comer of the city north of Mobbly Bayou, north of SR 580 and north and south of SR 584 west of SR 580); Astor (found in the extreme northern parts of the city); and Myakka-Immokalee-Pomello (found generally south of SR 580 and south of SR 584 at the Lake Tarpon canal). The Myakka-Immokalee-Pomello Association is the largest association south of SR 584. The Wabasso-Elred-Oldsmar Association is the largest association north of SR 584.

In terms of individual characteristics, these associations were described as follows:

Tidal Swamp-Tidal Marsh: Level areas that are inundated daily by tides interspersed with somewhat higher areas that are inundated less frequently. This association is characterized by level areas subject to inundation by tidal waters.

Wabasso-Elred-Oldsmar: Nearly level, poorly drained sandy soils, some of which have layers weakly cemented with organic matter. Nearly level areas and low swampy areas characterize this association. Surface drainage is through the soils and into small streams, drainage ditches, and ponds. The lowest areas are covered with water for several months each year.

Astor Association: Nearly level poorly drained sandy soils that have a thick surface layer high in organic matter content. This association is characterized by low, nearly level areas adjacent to cypress swamps and a few larger isolated swampy areas. It occurs mainly in the northern part of the county. Water covers most of this association for six months or more in most years. In some areas the water table has been lowered by ditches that provide drainage outlets for adjacent areas. Natural drainage is very slow. Excess water flows into natural streams, drainage ditches, and lakes.

Myakka-Immokalee-Pomello: Nearly level and gently sloping, poorly drained and moderately well drained sandy soils that have layers weakly cemented with organic matter at depths of 40 inches or less. This association is characterized by broad flats between sloughs, low ridges and knolls, and many small, shallow, grassed ponds. It occurs extensively throughout the county. Drainage is through the soils and into a few small streams, drainage ditches, and lakes.

There are 17 individual soil types located in this area of the city. A discussion of these soils can be found in the Analysis Section (See Soils map in Appendix).

IV. PROJECTED POPULATION [SECTION 9J-5.006(l)(g), F.A.C.]

Population projections for the city were primarily developed by the Pinellas County Planning Department and approved by the Florida Department of Community Affairs based on actual 2000 Census Bureau data and existing dwelling unit data that was available for the County and Transportation Analysis Zones (TAZ) which relate to the City of Oldsmar. To determine the number of units over time, a Double Exponential Growth Model was used for each of the 14 Planning Sectors within the County due to varying growth curves. The projections are spread over time in 5 year intervals. The year 2013 is projected based on the five year average of 2015 and 2010. To project population, the 2000 Census persons per household of the corresponding census tracts is applied.

In accordance with rule 9J-5.005(4), two planning time frames are included in the population analysis, "one for at least the first five-year planning period subsequent to the plan's adoption and one for at

least an overall ten-year period." Pursuant to the Rule, the time frames of 2005 and 2010 have been selected. The years 2013, 2015, 2020 and 2025 are also included in the projections. The 2000 U.S. Census figures are used as a baseline for the projections.

Table 2

Population Projections	
Year	**Population**
2000	11,910[1]
2005	13,884
2010	14,958
2013	15,352
2015	15,614
2020	16,015
2025	16,261

Source: [1]2000 US Census Bureau.
Pinellas County Planning Department, 2007

The city experienced its greatest population increase between the years 1980 and 1989 and again in 2000. Since that time, the city population has continued to grow, despite the fact that a sizable amount of vacant residentially zoned property has been developed.

The rate of growth had affected the city's population projections and anticipated facility needs. Updated population projections have been designed to take into account the amount of land available for development and potential redevelopment opportunities. A more moderate growth in population is expected as a result of these factors.

V. LAND USE ANALYSIS [Rule 9J-5.006(2), F.A.C.]

Pursuant to the requirements set forth in Chapter 9J-5, F.A.C., the following land use analysis is based on the results of the collection of existing land use data (Section 9J-5.006(l), F.A.C.), information obtained from other elements of the comprehensive plan, field observations, and information provided by local officials.

A. Public Facilities [Rule 9J-5.006(2)(a), F.A.C.]

1. Traffic

Level of Service D peak hour is considered by the city to be acceptable LOS standard for all collector and arterial roadways within the city. At the time of the 1996 Comprehensive Plan, SR 584 and SR 580 were operating at an unacceptable level of service. Since that time both roadways have been improved to 4/6-lane divided facilities. Forest Lakes Boulevard is operating at a Level of Service of F, but is slated for improvements during this planning period. A traffic analysis indicates that all major thoroughfares and roadways within the city will operate at an acceptable level of service through the year 2025. This analysis can be found in the Transportation Element.

2. Sanitary Sewer

The city of Oldsmar owns and maintains those sanitary sewer lines located within its municipal boundaries. Sewage from the city is treated at the Oldsmar Wastewater Treatment Plant (WWTP) located at 351 Lafayette Boulevard.

The City of Oldsmar Water Reclamation Facility (WRF) is a 2.25 MGD Advanced Wastewater Treatment Plant projected to increase to 3.5 MGD. Highly treated effluent is normally discharged to the City's Reclaimed Water System. Excess treated effluent is discharged through a FDEP permitted outfall and a shallow ditch which eventually leads to Mobbly Bay. The current average daily flow from the WRF is 1.65 MGD or 73.3% of capacity. The current level of service is approximately 89.28 gpcpd with a functional population served of 18,782.

Wastewater projections contained in the infrastructure Element indicate that adequate capacity will be available to support the city's projected population.

3. Solid Waste

Solid waste collection for the residents of the city of Oldsmar is provided by an outside contractor. The city pays the contractor and bills its residents a collection fee.

The city's solid waste is recycled or disposed of at the Pinellas County Waste-to-Energy plant site pursuant to a Pinellas County ordinance requiring all generated refuse to go to the Plant unless the county has issued a permit for another disposal means The city does not have a specific allocation of the capacity of the plant or the adjacent landfill.

According to Pinellas County, the current Waste-to-Energy Plant is operating at approximately 87 percent of capacity. The landfill is expected to last another 25 to 30 years. Consequently, there is enough capacity to serve existing and projected populations with the existing solid waste disposal methods.

4. Drainage

The Public Works Department has prepared a list of drainage projects which includes identifying drainage characteristics, identifying flooding areas, identifying water quality problems, develop a capital improvements program and develop an operation/maintenance program. Some of the improvements have been scheduled for the upcoming planning timeframe, and are identified in the Capital Improvements Element.

In 1992 the city adopted a unified Land Development Code which included stormwater management regulations. These regulations provide for the first inch of rainfall, 25 year/24 hour duration, positive outfall, and implement the adopted level of service requirement. The regulations also require an approved SWFWMD permit prior to issuance of development permits.

In 2002 a Stormwater Management Plan Final Report in conjunction with SWFWMD was finalized. The objectives of this study were to develop an existing condition model for the drainage within the City of Oldsmar and to develop an overall Stormwater Management Plan which is being implemented.

5. Potable Water

The city of Oldsmar owns and maintains the potable water distribution system found in the city. The system is in good condition. The potable water, however, is supplied by the Pinellas County Utility System (PCUS).

The supply of adequate potable water remains an important issue for the upcoming planning period. The City is projecting future commercial and industrial growth that will result in an increase in their water demand to approximately 2 MGD over the next five to ten years. The

City has an initiative to develop its own water supply and treatment system using brackish ground water source and modern reverse osmosis (RO) treatment technology that provides local and regional benefits. Additional information on this initiative can be found in the Infrastructure and Capital Improvements Elements of this Plan.

6. Natural Groundwater Aquifer Recharge

In a draft document entitled "Recharge Areas of the Floridan Aquifer" (November 7, 1985), Tampa Bay Water, formerly West Coast Regional Water Supply Authority identified the area around the city of Oldsmar as falling in two recharge areas; very low, and very high. The very low recharge area is generally south of a line formed by SR 584; the very high area is north of SR 584.

In attempting to identify areas suitable for future water well field locations, TBW considered the depth of the saltwater interface and the potentiometric surface elevation. The potentiometric surface elevation of the Floridan Aquifer represents the level or elevation water would rise in a tightly cased well taping the confined aquifer.

The conclusion of TBW was supported in a December 1987 document, Prime Recharge; Technical Information Series 87-2 prepared by SWFWMD. In the document, SWFWMD noted that "...along the coast, the Floridan [Aquifer] is under confined conditions, receives little or no local recharge, and contains water that is so highly mineralized that in some areas it is unsuitable for any use without expensive treatment."

In terms of aquifer recharge, SWFWMD noted that "...In general, the most productive recharge areas are uplands with highly permeable soils and poorly developed surface drainage. Most wetlands are not highly productive recharge areas, due to their tendency to hold water above ground. Many wetlands are in fact discharge areas, where ground water seeps to the surface." Taking this into consideration, SWFWMD identified the area generally south of SR 584 as being an area of no recharge to the Florida Aquifer; and very low to moderate recharge north of SR 584 and therefore there are no prime (high) aquifer recharge areas in the City of Oldsmar..

The nearest regional well field to the city is the East Lake Road Well Field located approximately 4.5 miles to the north, east of McMullen-Booth Road. This particular well field is approximately two miles south of the Eldridge-Wilde Well Field. In the SWFWMD document entitled Cones of Influence; Technical Information Planning Series 871, it was indicated:

"The process of delineating a cone of influence for the purposes of protection is difficult and technically complicated. Many variables, such as aquifer characteristics, pumpage, and the degree of aquifer confinement must be considered. Since the delineation of a cone of influence is complicated and results in the potential regulation of land use, it is recommended that professional hydrologists be utilized to assist in this task."

According to the SWFWMD “groundwater resource availability for Pinellas County, it appears that recharge to the Florida Aquifer is along the uplands of the Pinellas ridge and Northeastern Pinellas County. The area east of Lake Tarpon is influenced to a certain extent by draw down form the Elridge-Wilde wellfield. This recharge area is separated from the Clearwater/Dunedin recharge is by Lake Tarpon and the Lake Tarpon outfall canal. Lake Tarpon is probably part of a discharge area due to its connection with the Floridian Aquifer. The Lake Tarpon outfall canal is a relatively recent addition to the hydrologic system.”

According to TBW, the city of Oldsmar does not fall within the 10-year travel area of surrounding existing production wells.

B. Vacant or Undeveloped Land [Rule 9J-5.006(2)(b), F.A.C.]

1. Vacant Land

All land that is currently vacant or undeveloped was the subject of a suitability analysis when the plan was originally adopted in 1997. Therefore there is no need to repeat this analysis, particularly since there is now a minimum amount of vacant land within the City. Land which was developed at the time of plan adoption and became vacant was already determined suitable in order to accomplish development. Land which was vacant at the time of plan adoption and which remains vacant is still subject to the suitability analysis previously conducted. Vacant/undeveloped land represents less than 7 percent of the land use within the city.

Table 3 outlines the limited vacant land available for development by Future Land Use category and the corresponding acreage. The Industrial Limited vacant land and most of the other vacant land within the City is currently under development or has been identified for development.

Table 3

Vacant Land by Future Land Use Category

Future Land Use Category	Acreage
Residential	145.9
Commercial General	5.1
Industrial Limited	261.4
Community Redevelopment District	8.6
Institutional	3.7
Residential/Office/Retail	2.8
Residential/Office General	.6
Total	**428.1**

Source: Pinellas County Planning Department/Property Appraisers Database, 2007

2. Soils

In the Soil Survey of Pinellas County, Florida (September, 1972) prepared by the Soil Conservation Service (SCS), it was determined that the types of soils found in the city of Oldsmar fell within four soil associations. These are the: Tidal Swamp and Tidal Marsh (found adjacent to Mobbly Bay along the eastern side of Booth Point); Wabasso-Elred-Oldsmar (found in the extreme southeast comer of the city north of Mobbly Bayou, north of SR 580, and north and south of SR 584 west of SR 580); Astor (found in the extreme northern parts of the city); and Myakka-Immokalee-Pomello (found generally south of SR 580 and south of SR 584 at the Lake Tarpon canal). The Myakka-Immokalee-Pomello Association is the largest association south of SR 584. The Wabasso-Elred-Oldsmar Association is the largest association north of SR 584.

In terms of individual characteristics, these associations were described as follows:

Tidal Swamp-Tidal Marsh: Level areas that are inundated daily by tides interspersed with somewhat higher areas that are inundated less frequently. This association is characterized by level areas subject to inundation by tidal waters.

Wabasso-Elred-Oldsmar: Nearly level, poorly drained sandy soils, some of which have layers weakly cemented with organic matter. This association is characterized by nearly level areas and low swampy areas. Surface drainage is through the soils and into small streams, drainage ditches, and ponds. The lowest areas are covered with water for several months each year.

Astor: Nearly level poorly drained sandy soils that have a thick surface layer high in organic matter content. This association is characterized by low, nearly level areas adjacent to cypress swamps and a few larger isolated swampy areas. It occurs mainly in the northern part of the county. Water covers most of this association for six months or more in most years. In some areas the water table has been lowered by ditches that provide drainage outlets for adjacent areas. Natural drainage is very slow. Excess water flows into natural streams, drainage ditches, and lakes.

Myakka-Immokalee-Pomello: Nearly level and gently sloping, poorly drained and moderately well drained sandy soils that have layers weakly cemented with organic matter at depths of 40 inches or less. This association is characterized by broad flats between sloughs, low ridges and knolls, and many small, shallow, grassed ponds. It occurs extensively throughout the county. Drainage is through the soils and into a few small streams, drainage ditches, and lakes.

Within that portion of the city not associated with either the Cypress Lakes or Forest Lakes developments can be 17 individual soil types. The following is a listing of these soils, including those characteristics for buildings with low foundations:

Soil Types

- Tidal swamp - Severe
- Tidal marsh - Severe
- Immokalee fine sand - Severe; water table
- Myakka fine sand - Severe; water table
- Astor fine sand - Severe; water table, flooding
- Astor soils - Severe; water table, flooding Made land Limitations vary because of the differing properties of soil material
- Placid fine sand - Severe; water table, flooding
- Oldsmar fine sand Severe; water table
- Charlotte fine sand - Severe; water table, flooding
- Pomello muck - Moderate; water table
- Pinellas fine sand - Severe; water table
- Elred fine sand - Severe; water table
- Wabasso fine sand - Severe; water table
- Felda fine sand - Severe; water table, flooding
- Manatee loamy fine sand - Severe; water table, flooding
- Wauchula fine sand - Severe; water table

Within Forest Lakes the ADA stated that a site evaluation study indicated that all the soils in the project area have a severe limitation for low buildings and roadways due to a high water table. The individual soil types were identified as follows: Astor fine sand; Astor soils; Charlotte fine sand; Elred fine sand; Felda fine sand, ponded; Immokalee fine sand; Myakka fine sand; Oldsmar fine sand; Pinellas fine sand; Pompano fine sand; Pompano fine sand, ponded; and Wabasso fine sand.

The Cypress Lakes ADA stated that 12 soil types within the site's boundaries exhibit a severe degree of limitation to the construction of low buildings, paved roadways, golf courses and

embankments due to one or a combination of limiting factors (i.e., water table, flooding, and low natural fertility). The ADA further stated that "...the majority of the development is anticipated to be constructed on Immokalee fine sand; Myakka fine sand; and Oldsmar fine sand; these soils are more favorable for development even though they are rated by the SCS to be severe for some uses." The individual soil types were identified as follows: Astor fine sand; Astor soils; Charlotte fine sand; Elred fine sand; Felda fine sand, ponded; Immokalee fine sand; Manatee loamy fine sand; Myakka fine sand; Oldsmar fine sand; Palm Beach sand (slight limitations); Pompano fine sand; Pompano fine sand, ponded; and Wabasso fine sand.

As used by the SCS, soil limitations were defined as follows:

- **Slight -** Limitations are so minor that they can be overcome easily. The soil properties generally are favorable for the particular use, and good performance and low maintenance cost can be expected.
- **Severe -** Limitations are difficult and costly to overcome. They require major soil reclamation, special design, or intensive maintenance because the soils have one or more properties unfavorable for the particular use.
- **Very Severe -** Limitations indicate that very difficult and expensive reclamation is required or the soil properties are so unfavorable that use is prohibited.

The soil related limitations for Forest Lakes and Cypress Lakes include the following:

a. High groundwater levels in all soils. This problem can be corrected only by positive drainage and filling.

b. Low permeability substrata: Several of the soils have impermeable substrata that cause ponding. This problem can be alleviated as per the master drainage plan.

c. Loose surficial sands: Most of the surficial soils have loose sands associated with their profile that will necessitate vibration compaction.

d. Compressible clays: Law Engineering suggests and HUD concurs in the need to do additional soils work for any multistory structure to be located on those soils with clayey subsoils.

e. Suitability for fill-soils that have a preponderance of silty sand should be used as borrow areas rather than those with clayey substrata. This determination must be made in the context of the Corps of Engineers and DER pen-nits.

f. Erosion control-the developer proposes the following as erosion control methodology:

    - Vegetative cover will not be removed in work areas until construction staging warrants, and disturbed areas will be restored as soon as possible.

    - During dry periods, sprinkling methods will be used to reduce dust problems. The sandy soils found on the site are not susceptible to excessive dust problems.

    - Settling basins and flow retardants will be used to reduce erosion problems (must show for each phase how this is to be done).

    - Excavated material will be used on site or removed from the site as quickly as possible.

- In light of the fact that the entire community, with a few minor exceptions, is composed of soils with severe characteristics, intense development will be limited and growth constrained.

g. Although steep slopes are not present within the site, the construction of pond embankments present problems due to unstable side slopes (soil texture problems). The developers have proposed to use slopes of 4:1 down to the dry season water level of the ponds where a slope of 2:1 can be used beneath the water level. It is also suggested by US Department of Housing and Urban Development (HUD) that the developer allow for macrophytic growth in the littoral shelf area of the ponds/lakes in order to stabilize sloped embankments. Adherence to these plans will minimize embankment failure.

3. Topography

Pinellas County occupies the entirety of a sub-peninsula of the Florida peninsula and is within a geographic region known as the Terraced Coastal Lowlands. Portions of the Pinellas Peninsula were exposed as the sea rose and fell. At times the entire peninsula was dry land; at others only a few small islands remained. Each time the sea remained constant for a long period, the action of the waves and currents on the sea bottom and the resultant sedimentation near the shoreline produced a nearly level surface with a gradual seaward dip. Therefore, the edge of each terrace was formerly a shoreline.

The most recently formed and lowest terrace is the Pamlico. This terrace encompasses lands generally between 30 feet elevation and present sea level. It is the flattest and best preserved; and therefore, the most easily recognizable terrace in Pinellas County. Along the west coast, the Pamlico sands are well drained; but on the east they are low-lying and poorly drained, and support a swampy cover.

Within the city and surrounding area, the elevation varies from sea level to 16 feet. Generally south of a line formed by SR 584, the city's elevation ranges from sea level to 10 feet msl. North of the line, the elevation ranges from 10 to 16 feet in the extreme northern portions of Cypress Lakes and Forest Lakes.

4. Natural Resources

As was noted previously in this Element, the city of Oldsmar has an extensive amount of natural resources within its municipal boundaries. The area south of SR 584, the two most important natural resources is Moccasin Creek and the area around Booth Point. The area around the mouth of Moccasin Creek contains small fringe marsh areas. Wetland maps prepared by the US Fish and Wildlife Service (December 1982) identified this area as being estuarine, subtidal, open water. The area around the creek itself was described as being estuarine, intertidal, emergent and reef with fresh water marsh characteristics further upstream.

In a document entitled Habitat Restoration Study for the Tampa Bay Region prepared by the Tampa Bay Regional Planning Council (December 2, 1986), the area around Booth Point was described as follows:

"The tidal marshes adjacent to Mobbly Bay consist of saltmarsh and mangrove vegetation. Mosquito ditches have traversed across the marsh area to improve circulation. Ditching operations have cast spoil material on adjacent marsh systems. The uplands consist of pine flatwood, pine oak scrub, and a high marsh fringe."

As stated in Pinellas County Natural Resources and Conservation Management Element, seagrass meadows are usually not technically defined as wetlands, they are an important link in the overall health of the marine resources of the County. The clarity of the Gulf of Mexico and Tampa Bay waters is one of the limiting factors for seagrass meadows because they need high light intensity. Water clarity is directly related to the ability of wetlands and stormwater treatments areas to filter out sediments and nutrients from runoff. The sediments and nutrients, which lead to excess algae production reduce clarity and the depth of sunlight penetration thus limiting the depth to which the seagrasses can grow.

The historic trend of seagrass acreage decline in Tampa Bay seems to have been reversed. Since 1998, surveys have recorded an additional 2,000 acres of seagrasses in Tampa Bay. The most recent aerial surveys assess changes from 2002-2004 and show a slower, but continued recovery of 946 acres of seagrasses, or about 4%. Old Tampa Bay was the only segment to see decreases with a document loss of 636 acres, or 12% during this same two-year period. (See Figure 23- Pinellas County Significant Seagrass Beds map in Appendix)

Pinellas County described the vegetation and wildlife found within those ecological systems associated with Moccasin Creek and Booth Point as follows:

Mangrove wetland. Usually includes dense tidal thickets containing mangrove trees, the button mangrove trees, essential transition zones and areas capable of supporting similar vegetation (as indicated by adjacent soils subject to annual flooding). Dominant vegetation includes red, black, white, and button mangroves. Other indigenous vegetation has been identified as salt marsh vegetation, saltwort, glasswort, epiphytes and fungi on prop-roots (low diversity community). The Brazilian pepper has been identified as an exotic. Common wildlife include the brown pelican, roseate spoonbill, herons, oysters, larvae of invertebrates, crabs, terns, ducks, ibis, skimmers, cormorant, frigate bird, marsh hawk, and fiddler crab. Rare or occasional wildlife includes the crocodile.

Saltwater marsh wetland. Areas where annual non-fresh water loading occurs and grasses are the dominant vegetation. Dominant plants include marine grasses, rush, and other shrubs. The Brazilian pepper has been identified as an exotic. Common wildlife include rails, ducks, wading birds, Great Blue Heron, white ibis, raccoon, alligator, pelican, and fiddler crab. Rare or occasional wildlife includes the Bald Eagle, American osprey, roseate spoonbill, Woodstock, and crocodile. These coastal areas are unique and irreplaceable, and should be protected."

In terms of those natural resources found within the Forest Lakes development, the ADA contained the following discussion of vegetation and wildlife:

"Much of the site supports a pine flatwoods community. The dominant tree species is the slash pine. Slash pines are very sparsely distributed throughout most of the community; users of widely spaced slash pines occur in some areas adjacent to cypress communities. Very few saplings were observed. Longleaf pine occurs rarely in this community. Oaks as well as the cabbage palm also occur occasionally. A dense ground cover of shrubs occurs throughout the community. The dominant species is the saw palmetto. Other remnant species include wax myrtle, stagger bush, inkberry, and bracken fern.

Cypress communities occupy depressed areas throughout the site. Typically, these areas are flooded seasonally, but surface water may be present throughout the year in very low areas. Some of the communities in the southern portion of the site occupy circular low areas and exhibit the characteristic dome configuration. The dominant tree is the pond cypress. Many of the common tree species, such as red maple, dahoon holly, red bay, and sweet bay, have developed on rotting stumps or other elevated piles of organic debris and are not subject to the prolonged hydroperiod of the community. Some areas appear to be constantly covered

with surface water. These pools support aquatic plant species that are intolerant of exposure or prolonged dry periods, such as water lilies, bladderwort, and arrowroot.

Hardwood swamps are scattered in depression areas of the site where soils are periodically inundated during the wet season. These communities typically are dominated by the red maple. Small areas within the community that probably remain flooded for prolonged periods support a cluster of willow. A wide variety of tree species are found in this community including water ash, dahoon holly, sweet bay, blackgum, red bay, and Florida elm. Numerous shrubs are scattered throughout the forest, but the dominant species is wax myrtle. Numerous herbs, including twelve species of ferns and a wide variety of epiphytes also occur in this community.

A hardwood hammock occupies an area of approximately 30.1 acres in the northern portion of the site. Trees are widely spaces and the canopy is incomplete. The live oak is the dominant species. Several other tree species are scattered throughout the hammock, including sour orange, sweet bay, red mulberry, red bay, and water oak. Shrubs, predominantly coffee and saw palmetto, as well as ferns and herbs are scattered. Numerous epiphytic ferns, orchids and bromeliads occur principally on branches of oak trees."

The development order for Forest Lakes indicated that 519.00 acres would be conserved in their natural state which is now part of The Brooker Creek Preserve.

Contained within the ADA for Cypress Lakes was a description of the natural resources found on the site. These resources were identified as follows:

"There are six vegetation associations identified on the Cypress Lakes site: Upland-pine flatwoods (678.10 acres) and oak hammock (49.00 acres); Wetland-cypress swamp (443.50 acres), hydric hammock (15.20 acres), and hardwood swamp (2.70 acres); and Transitional flatwood swale (15.70 acres). Approximately 193 plant species are reported for the site (26 trees/shrubs, 118 herbs, 17 vines, and 8 epiphytes).

The vertebrate fauna of the Cypress Lakes site consists of species characteristic of the lower Atlantic Coastal Plain of the southeastern United 'States. The presence of several distinct upland and wetland habitats on the Cypress Lakes site results in a diverse number of mammals, birds, reptiles, amphibians, fish, and benthic macroinvertebrates which occur, or are expected to occur, on-site. In addition to resident species, the on-site bird composition changes seasonally with the influx of spring and fall immigrants, and winter residents. As a result, the wildlife composition and distribution on the Cypress Lakes site varies by season and habitat. Only two federally listed species occur or have a high potential for occurrence on the subject site. American alligators occur in the expansive cypress swamps, and eastern indigo snakes may occur in on-site pine flatwoods. The amended development order for Cypress Lakes deleted the northern 742 acres of the site conveyed to Pinellas County and SWFWMD as part of the Brooker Creek Preserve in 1992.

As stated in Pinellas County Natural Resources Conservation Management Element, “Brooker Creek contains a variety of vegetative communities, according to the Florida Land Use, Cover and Forms Classification (FLUCCS), including Rangeland, Upland Forests and Wetlands. These communities allow over 600 species of plants, 21 species of amphibians, 39 species of reptiles, 183 species of birds and 20 mammals to be found within the Brooker Creek Preserve. This range of vegetative and wildlife diversity contributes to the overall biodiversity of Pinellas County (Oldsmar) and the region, which allows for the survival of a number of different plant and animal species that may otherwise not thrive because of the adverse impacts that development can have on the natural environment. ”

5. Historic Resources

The city has no listings in the National Historic Register, and no nominations are pending at this time. The Florida Master File State Site within the Division of Historical Resources lists 73 historical structures. There are two historically significant houses listed on the Florida Master Site File as eligible for the National Historic Register. They are the James Thompson House located at 313 Park Boulevard and the Oldsmar Bank, located at 105 W. State Street, which formerly housed the library. Both are located in the Community Redevelopment District and both are undergoing renovation. R.E. Olds Park, an archaeological site, is also listed.

C. Land to Support Projected Population [Rule 9J-5.006(2)(c), F.A.C.]

The city of Oldsmar is projected to have a permanent population of 16,261 by the year 2025. As discussed below, there is minimal vacant/undeveloped land remaining in the city and higher density redevelopment will be needed to support this population.

1. Residential

As discussed earlier, there are currently 145.9 acres of vacant land designated for residential use. Future residential development will occur primarily through infill development and higher density redevelopment in the CRD, and annexation of property in the West Oldsmar area. The development of 47 home sites for the Estuary at Mobbly Bay Estates, a Residential Suburban Land Use is currently in process and represents 16.6 percent of the 145.9 percent vacant acreage. Additional residential land will be increased by the annexation of West Oldsmar properties. There will be more than adequate land available to support the projected population in the year 2025.

2. Commercial

In terms of the development of additional commercial acreage to support the anticipated increase in population, it was found that no such development will be necessary.

An important factor to keep in mind is that extensive commercial development and redevelopment has and, continues to take place along Tampa Road. The commercial development taking place is representative of small shopping centers or highway commercial. In addition to these areas major highway commercial centers and regional malls can be found within three miles to the west of the city along US Highway 19. Thus adequate commercial acreage exists in and around the city of Oldsmar to serve the needs of its future residents.

Presently commercial development and redevelopment is concentrated in two locations: the Community Redevelopment District of Oldsmar and along Tampa Road. Future commercial activities should be limited to these locations. Scattered commercial sites should be clearly neighborhood oriented, and highway oriented strip-type commercial development should be discouraged. The City has identified the Tampa Road Corridor as a major issue and intends to develop a plan that would improve the quality of this existing corridor.

3. Industrial

Those areas assigned this land use category represent a continuation of those found on the city's adopted 1996 Future Land Use Map. These areas are fairly concentrated and afford little room for expansion due to existing development patterns. Where the opportunity for expansion exists, buffer and compatibility issues are closely scrutinized by the city.

4. Recreation/Open Space

Approximately 242 acres of land in Oldsmar are devoted to recreation and open space. The city has an adequate number of neighborhood, community and district parks to meet the needs of the city through 2025.

5. Preservation

A major impact on preservation was the creation and expansion of the Brooker Creek Preserve by Pinellas County and SWFWMD and the joint ownership with Pinellas County of Mobbly Bayou Wilderness Preserve. The creation of the Brooker Creek Preserve was created when the county and SWFWMD purchased the portion of the Forest Lakes Development of Regional Impact (DRI) a major portion of the Cypress Lakes DRI and Phase IV of the Tampa Bay Park of Commerce DRI. This resulted in over 1,600 acres that was approved for mixed-use development within the city limits converted to preservation. The Mobbly Bayou Wilderness Preserve is a tract of land in the southeast corner of the Oldsmar city limits. The City of Oldsmar and Pinellas County own the preserve. The preserve consists of relatively undisturbed tidal marsh and tidal swamp. The city has a total of 2,364 preservation acres, including Brooker Creek and Mobbly Bayou Wilderness Preserves, with a land use designation of Preservation.

6. Institutional and Transportation/Utility Land Use Categories

There is no need to identify additional property for public facilities in the Institutional Land Use and Transportation/Utility Land Use Categories.

D. Redevelopment [Rule 9J-5.006(2)(d), F.A.C.]

Since the time of adoption of the 1989 Comprehensive Plan, the city has adopted a downtown redevelopment plan, created the Community Redevelopment Agency (CRA) and established a Tax Increment Finance District under the guidelines of Chapter 163, Part III, Florida Statutes (Community Redevelopment). The redevelopment plan and redevelopment area land use plan have been incorporated into the Community Redevelopment District land use category of the Future Land Use Plan.

The downtown redevelopment program provided the community with an opportunity to establish a vision for its traditional downtown. The planning program included surveys, workshops, interviews, and an interactive visioning session. Although there was opposition initially the downtown plan has been unanimously supported by the community. The outcome was a vision that development should maintain the town's village character, should be in scale with the existing environment, should allow for a diverse economic base, and should maintain those things that the community presently values.

The downtown redevelopment program also provided the city with the opportunity to plan and design some streetscape improvements. The streetscape improvements will also enhance the viability of downtown for pedestrians.

Future residential growth will occur with infill development in the designated community redevelopment area. Infill activity will be suitable in this area because of the existing infrastructure and local street network. Infill development should be "clustered" with variations in the use of density rather than minimum lot size to measure intensity. The management and direct development and redevelopment in the Community Redevelopment District are a major issue for the City.

All Pinellas County jurisdictions have future land use maps that are consistent with the Pinellas County Planning Council Countywide Future Land Use Plan which considers community character. Therefore, the land uses on the future land use map meet the requirement of Rule 9J-5.006(2)(d)2 and

163.3177(6)(a). Where the actual use differs from the designated on the future land use map, the City of Oldsmar has in place land development regulations intended to reduce or eliminate such non conformities. No further data or analysis is required.

E. Flood Prone Areas [Rule 9J-5.006(2)(e), F.A.C.]

Due to the physiography of the Oldsmar area, the area of the city south of SR 584 falls within Flood Zone AE and Zone X. The area fronting on Safety Harbor has been identified as being within the V-Zone. A small area of Zone A can be found north of Tampa Road, although this area is primarily in Zone X.

Although the Cypress Lakes and Forest Lakes developments have been identified as being within Flood Zone X, the nature of the soils found on these sites would indicate that flooding could still be a problem without the proper design, installation, and maintenance of drainage systems.

For a further discussion of floodplains and their associated issues, see the Infrastructure Element, and the Coastal Management and Conservation Element.

F. Annexation Procedures [Rule 9J-5.006(3)(b), F.A.C.]

In order to insure that no adverse effects on the character or the availability of municipal services result from any annexation, a comprehensive analysis of general parameters, as guidelines, are required for all annexation applications.

G. Existing or Future Hazard Mitigation Reports [Rule 9J-5.006(2)(g), F.A.C.]

Development and redevelopment activities need to be evaluated against recommendations, deemed appropriate by the city, contained in any existing or future hazard mitigation reports. Currently, there are no reports specifically addressing Oldsmar.

VI. GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(6)(a), FS, and Section 9J-5.006(3), F.A.C., the following represents the Future Land Use Goals, Objectives, and Polices of the city of Oldsmar. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed.

B. Non-applicable Items

Based on the findings contained in this Element and pursuant to Section 9J-5.002, F.A.C., it has been determined that all required objectives and policies identified in Sections 9J-5.006(f)3, 9J-5.006(5), 9J-5.006(f) and 9J-5.006(1)(f)2, F.A.C., respectively, are not applicable to the city of Oldsmar. There are no designated areas of critical state concern or dredge spoils disposal sites within the City.

According to the definition of urban sprawl, F.A.C. 9J-5.006(5), urban sprawl occurs in areas which are predominately rural, or rural areas interspersed with low-intensity or low-density urban uses. Pinellas County is the most densely settled county in Florida and fully urbanized to its boundaries. The City has no agricultural land for conversion and no vacant land that is available to provide any opportunity for leapfrog, radial, or other sprawling patterns of development. Therefore, because urban sprawl cannot occur, the requirement for an analysis of urban sprawl does not apply under Section 9J-5.006(5).

C. Local Goals, Objectives, and Policies

GOAL 1

THE CITY SHALL ENSURE THAT THE RESIDENTIAL/FAMILY CHARACTER OF THE CITY OF OLDSMAR IS MAINTAINED AND PROTECTED WHILE:

- MAXIMIZING THE POTENTIAL FOR ECONOMIC BENEFIT RESULTING FROM COMMERCIAL AND INDUSTRIAL DEVELOPMENT AND EXPANSION;
- MAXIMIZING THE ENJOYMENT OF NATURAL AND MANMADE RESOURCES BY CITIZENS AND VISITORS ALIKE;
- ENCOURAGING THE PRESERVATION OF AREAS OF ENVIRONMENTAL IMPORTANCE, ECOLOGICAL SENSITIVITY, AND UNIQUE NATURAL RESOURCES; AND
- ENCOURAGING ORDERLY AND PLANNED GROWTH AND EXPANSION CONSISTENT WITH THE PROTECTION OF THE CITY'S NATURAL RESOURCES.

Objective 1.1

As an ongoing objective, the city shall ensure that land uses associated with development are reviewed for compatibility in accordance with the Land Development Code, consistency with the Rules Concerning the Administration of the Countywide Future Land Use Plan, and shall be coordinated with future land use based upon topography, soil conditions, and the availability of facilities and services, in terms of both the land and surrounding uses, future hazard mitigation reports, and the overall public interest.

Policy 1.1.1

In order to ensure that growth takes place in the most efficient and effective manner possible, the city of Oldsmar shall manage growth through the Land Development Code (LDC) which:

- Discourages haphazard growth and leapfrog development patterns by adopting the future land use plan.
- Ensures that the overall pattern and intensity of land uses represents the most efficient configuration possible by adopting the future land use plan.
- Encourages that new urban development shall occur through infilling by adopting the future land use plan.
- Discourages sprawl and disjointed development by adopting the future land use plan.
- Encourages the use of the Planned Unit Development (PUD) as a growth management tool by enforcing its Land Development Code.
- Provides public facilities and services in a cost efficient manner, i.e., public facilities shall not be extended to new areas until areas serviced by existing facilities are built-up, except if deemed appropriate and necessary to service the public interest as per the comprehensive plan.

- Encourages the location or retention, where possible, of industrial and commercial development and major public and private institutional facilities in existing urbanized areas as a means of limiting urban sprawl by allowing development to occur as per the future land use plan.

- Ensures that land planning weigh the established character of predominantly developed areas when changes of use of intensity of development are contemplated as per the future land use plan.

- Ensures that sectors of the city suitable for urbanization shall strive for a balanced land use mix providing for a variety of housing styles, densities, employment opportunities, and access to services and open space as per the future land use plan.

- Ensures that land uses which have special location requirements such as access to rail and water shall receive priority in land planning as per the future land use plan.

- Ensures that land development highlight and maximize scenic amenities and cultural facilities and provide for public access; and as per the future land use plan.

- Encourages an increase in the variety of employment opportunities available to the city residents and avoids an over-dependence on a small group of economic activities such as tourism, retirement living and construction.

- Encourage the concept of sustainable development as a means to maintain and enhance economic growth, vitality and qualify of life.

Measure

Adoption of Comprehensive Plan

Objective 1.2

The integrity and quality of life will be maintained in existing residential neighborhoods.

Policy 1.2.1

The following residential density categories shall be the adopted residential densities for the city of Oldsmar and shall be incorporated into the land development regulations:

- Residential Rural, density of 0 to 0.5 units per gross acre;
- Residential Estate, density of 0.5 to 1.0 residential units per gross acre;
- Residential Suburban, density of 1.0 to 2.5 residential units per gross acre;
- Residential Low, density of 2.5 to 5.0 residential units per gross acre;
- Residential Urban, density of 5.0 to 7.5 residential units per gross acre;
- Residential Low Medium, density of 7.5 to 10.0 residential units per gross acre;
- Residential Medium, density of 10.0 to 15.0 residential units per gross acre; and
- Residential/Office/Retail, where the residential density ranges from 10.0 to 15.0 units per gross acre.

Policy 1.2.2

The LDC shall contain provisions which ensure that existing residential areas are protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

Policy 1.2.3

The Land Development Code shall contain provisions whereby residential areas are located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, and noise.

Policy 1.2.4

Residential land uses shall be encouraged, through provisions contained in the LDC, in a manner that is compatible with the type and scale of surrounding land uses.

Policy 1.2.5

Through provisions contained in the LDC, the location of new residential development shall be guided by the availability of public facilities, or the orderly and contiguous expansion of public facilities.

Policy 1.2.6

Residential neighborhoods shall be accessible to easily available modes of motorized and non motorized transportation systems.

Policy 1.2.7

The city shall continue to encourage, through provisions contained in the LDC, the use of the PUD zoning district.

Measure

Implementation of policies

Objective 1.3

Commercial and Office development shall be planned, provided and maintained in a manner compatible with environmental and economic resources.

Policy 1.3.1

The LDC shall contain provisions whereby commercial and office land uses are located in a manner which ensures the compatibility with the type and scale of surrounding land uses, and where existing or programmed public facilities shall not be overburdened. The intensity of the commercial and office land uses, expressed as a ratio of impervious surface to gross land area, shall not exceed 80 percent.

Policy 1.3.2

In order to minimize scattered and strip development, commercial nodes shall be encouraged through provisions contained in the LDC.

Policy 1.3.3

The LDC shall contain provisions whereby ancillary commercial uses around shopping centers are clustered to assure compatibility with existing centers, and minimize traffic problems and land use conflicts.

Policy 1.3.4

Mixed use development within the Community Redevelopment District and Residential/Office/Retail Land Use Category shall be encouraged through provisions contained in the LDC.

Policy 1.3.5

The use of the Residential/Office/Retail Land Use Category for single use purposes only is discouraged through provisions contained in the LDC.

Policy 1.3.6

The LDC shall contain provisions whereby temporary tourist accommodations are located within the Commercial General, Community Redevelopment District and Residential/Office/Retail Land Use Categories.

Policy 1.3.7

The redevelopment and/or rehabilitation of existing commercial areas or uses shall be encouraged through provisions contained in the LDC.

Policy 1.3.8

The LDC shall contain provisions which ensure that redevelopment occurs in a manner which minimizes disruption within the community and the relocation of residents.

Policy 1.3.9

Neighborhood commercial uses, as governed by the LDC, shall be permitted within designated residential development provided these activities are compatible with adjacent land uses and are adequately buffered.

Policy 1.3.10

The LDC shall contain provisions that ensure that commercial development provides for adequate off-street parking and loading facilities, joint use drives and the separation of pedestrian and vehicular traffic.

Policy 1.3.11

The LDC shall contain provisions whereby commercial development that compounds traffic and land use conflicts, is strongly discouraged through limitations on the amount of direct access onto major roads, and the number and location of curb cuts developed in cooperation with the Florida Department of Transportation and Pinellas County.

Measure

Development and redevelopment in compliance with the Future Land Use Map

Objective 1.4

The city shall support the redevelopment/revitalization of the city's Community Redevelopment District (CRD) through upholding the Community Redevelopment Plan and shall also support the redevelopment/revitalization of any other area requiring redevelopment in the city.

Policy 1.4.1

The city of Oldsmar shall continue to implement a Community Redevelopment Plan that, at a minimum, addresses the following issues:

- The enhancement of the retail component of the CRD through the attraction of complementary retail activity and uses;
- The protection and enhancement of the historic character of the CRD by assisting in the renovation of existing buildings and providing design guidelines for renovation and new construction;
- The recognition of the role of the CRD as the cultural and entertainment focal point of the city with enhanced residential opportunities;
- The adoption and enforcement of land use regulations which limit uses of CRD to those activities which will contribute to a vibrant, consumer-oriented atmosphere, without sacrificing the area's historic character;
- The reduction of confusion and visual clutter through the control of the size, placement, and related aspects of signage;
- The assurance of safe and efficient traffic flow to and from the CRD and surrounding areas with compatible pedestrian movement; and
- The assurance of the adequate provision of public parking and the compatibility of public and private parking facilities with surrounding land uses.

Policy 1.4.2

As an initial step in the redevelopment/revitalization of the CRD, the city shall develop incentives, to be contained in the LDC, which encourage redevelopment and/or revitalization through the use of the Community Redevelopment District Land Use Category.

Measure

Implementation and refinement of the Community Redevelopment Plan.

Objective 1.5

Industrial development shall be compatible with the environment and economic resources and shall occur in a planned and orderly fashion consistent with the policies related in this objective

Policy 1.5.1

The city shall continue to encourage appropriate industrial land uses, as defined by the LDC, as a means of expanding and diversifying the local economy.

Policy 1.5.2

Industrial land uses shall be restricted to those areas which have adequate transportation services for needed labor supply, materials, goods movement and product shipment. Any new industrial limited land use (other than presently zoned Industrial and DRI) will not be designated unless unacceptable LOS are addressed.

Policy 1.5.3

The LDC shall ensure that industrial land uses are encouraged and protected where they will be compatible with surrounding land uses.

Policy 1.5.4

The LDC shall contain provisions whereby supporting and complementary industries and ancillary commercial services, should be located in proximity to each other to accomplish a linkage between industries and services.

Policy 1.5.5

Through provisions contained in the LDC, industrial development shall be required to incorporate appropriate buffering techniques to protect adjacent incompatible land uses from negative impacts. The expansion of industrial areas shall consider the use of natural barriers as geographic boundaries, the suitability of the land proposed for expansion, access to proper transportation facilities, impacts to natural resources, and the compatibility of surrounding properties.

Policy 1.5.6

Through provisions contained in the LDC, general commercial/retail activities shall be limited within the Industrial Limited Land Use Category. Up to 25% of the building can be devoted to retail use.

Measure

Appropriate expansion of industrial uses

Objective 1.6

Existing land uses or structures which are either incompatible or inconsistent with this adopted Future Land Use Plan shall be deemed nonconforming as of the effective date of this Comprehensive Plan, and their elimination or reduction will be encouraged.

Policy 1.6.1

Those activities existing as of the effective date of this Comprehensive Plan which were conforming prior to such adoption, and have now been rendered nonconforming, shall be considered a legal nonconforming use, as defined in the LDC.

Policy 1.6.2

Through provisions contained in the LDC, buffering of incompatible and/or nonconforming land uses shall be required.

Measure

Identification of nonconforming uses or structures

Objective 1.7

As of the effective date of this Comprehensive Plan, development activities shall ensure the protection of historic, archaeological and architecturally significant resources.

Policy 1.7.1

The city shall ensure that historic and architecturally significant resources are protected either through their designation as historic sites by the federal government, state of Florida, Pinellas County; or a locally adopted historic preservation ordinance and applicable provisions of the LDC. The city will use the National Historic Site.

Policy 1.7.2

Incentives for the adaptive reuse of historic/architecturally significant structures shall be developed and incorporated into the LDC.

Policy 1.7.3

The city shall designate historically significant properties through the National Register of Historic Places and utilize the Florida Master Site File (database register of historic/architecturally or archaeological significant sites) in identifying historic, archaeological and or architecturally significant resources.

Measure

Number of historic and architecturally significant structures identified and protected

Objective 1.8

As of the effective date of this Comprehensive Plan, development activities shall ensure the protection of natural resources.

Policy 1.8.1

The LDC shall ensure that unique and/or irreplaceable natural resources are protected from the adverse effects of development.

Policy 1.8.2

Development review criteria, as contained in the LDC, shall include soil suitability.

Policy 1.8.3

Species of flora and fauna listed in the Coastal and Conservation Element of this Comprehensive Plan as endangered, threatened or species of special concern, as defined by Federal Law or Florida Statutes, shall be protected through compliance with appropriate federal and state regulations, and provisions contained in the LDC.

Policy 1.8.4

Recreational development uses shall be compatible with the surrounding environment and shall be subject to performance standards adopted in the LDC.

Policy 1.8.5

The LDC shall contain provisions whereby the clearing of trees and wetland vegetation is prohibited, unless specifically permitted by the LDC.

Policy 1.8.6

The LDC shall ensure that all applications for development approval within those areas identified as marine wetland and riverine floodplain are subject to site plan review.

Policy 1.8.7

Coastal vegetative communities and coastal wildlife habitats shall be preserved through provisions contained in the LDC.

Policy 1.8.8

Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the surrounding environment.

Policy 1.8.9

The LDC shall contain provisions whereby tidal flushing and circulation patterns are not significantly altered by development activities.

Policy 1.8.10

The LDC shall ensure that sensitive coastal and upland resources are protected from immediate and future degradation and erosion resulting from improper development practices and recreation misuse.

Policy 1.8.11

The city shall protect the public health, safety and welfare by minimizing development in high risk areas, such as the hurricane V-zone through provisions contained in the LDC.

Measure

Protection of natural resources

Objective 1.9

As an ongoing objective, the city shall continue to monitor minor problem areas within its stormwater drainage system located within its municipal boundaries identified in its Stormwater Management Plan to reduced or eliminate periodic flooding to accommodate 10 year storm event level for streets and 25 year storm event level for property.

Policy 1.9.1

The LDC contains provisions whereby the developer/owner of any new development or redevelopment site is responsible for the on-site management of stormwater runoff in a manner that shall ensure post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 1.9.2

The LDC contains provisions whereby the use of impervious surface areas is minimized.

Policy 1.9.3

The city shall protect the natural functions of floodplain areas through provisions contained in the LDC, to ensure that the flood-carrying and flood storage capacity and water quality benefits are maintained.

Policy 1.9.4

To the maximum extent legally possible, new development shall not be located in floodways, the area of highest velocity during flow. (See FUTURE LAND USE MAP in Appendix, , preservation and conservation areas.)

Policy 1.9.5

New development permitted in the flood fringe, the area of the floodplain outside the floodway, is required to meet flood hazard construction requirements.

Policy 1.9.6

The prevention of erosion, retardation of runoff and protection of natural functions and values of the floodplain, will be considered while promoting public usage by requiring compliance to the Land Development Code.

Policy 1.9.7

The city shall continue participation with Pinellas and Hillsborough Counties to fully implement the planned improvements of their Master Drainage Plans, as amended and as applicable to the City.

Policy 1.9.8

The city will cooperate with the counties on its borders to implement the Pinellas and Hillsborough Counties Master Drainage Plans within the city's drainage basins.

Policy 1.9.9

Any cost to the city shall be equitably measured and proportionate to the amount of stormwater runoff directly attributable to the city.

Policy 1.9.10

Any new stormwater management policies developed and implemented by the city shall, at a minimum, address the following:

- The identification of drainage problem areas;
- The identification of those areas in need of immediate corrective action; and
- The identification of corrective measures, listed by priority, and cost of the individual measure by problem area.

Policy 1.9.11

The City shall continue to encourage the use of low impact development techniques in site design to store, infiltrate and evaporate stormwater runoff on the site. General performance criteria, which eliminate wetland impacts and minimize stormwater infrastructure needs include:

- Disturbing no more land than is necessary to provide for the desired use;
- Preserving indigenous vegetation to the maximum extent possible; and
- Minimizing impervious cover in all land development activities.

Measure

Drainage agreement and proportionate cost determination
Continuing monitoring and Implementation of the Stormwater Management Plan

Objective 1.10

Future development orders and permits will be issued based upon the ability of the city to meet adopted LOS standard as per the Comprehensive Plan, and not to lower the LOS that is existing.

Policy 1.10.1

As of the effective date of this Comprehensive Plan, all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the LOS standards adopted pursuant to this Comprehensive Plan are available concurrent with the impacts of the development.

Policy 1.10.2

The city of Oldsmar shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the LOS standards established and adopted by this Comprehensive Plan.

Policy 1.10.3

The LDC shall contain provisions whereby the development of residential, commercial, and industrial land is timed and staged in conjunction with provision of public facilities.

Policy 1.10.4

Public facilities and utilities shall be located so as to maximize the efficiency of services provided; to minimize their cost; and to minimize their impacts on the natural environment.

Policy 1.10.5

As a matter of policy, the city will require that safe and convenient on-site traffic flow be assured in all future developments.

Measure

Maintenance of acceptable levels of service

Objective 1.11

The city shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.11.1

As an ongoing policy, the city shall ensure that adequate land is available for the expansion of those public utility facilities provided by the city necessary to support proposed development, by setting aside the necessary acreage deemed needed as per the Comprehensive Plan and engineering studies.

Policy 1.1 1.2

As an ongoing policy, the city will cooperate with those public utilities providing service to the community to assure that adequate land is available for the expansion of those facilities necessary to support proposed development.

Measure

Amount of suitable land

Objective 1.12

The city of Oldsmar shall provide and maintain recreational facilities and open space.

Policy 1.12.1

As an ongoing policy, the city shall maintain recreational facilities and open space consistent with LOS standards specified in the Recreation/Open Space Element of this Comprehensive Plan.

Policy 1.12.2

The LDC shall contain provisions whereby all residential developers contribute toward the cost of new recreational land and facilities, according to the need that will be generated by their development.

Policy 1.12.3

The city shall encourage land acquisition or easements for public use along waterways, rights-of-way, and roadways to form a greenway system.

Measure

Amount of recreational and open space areas

Objective 1.13

The city shall continue to improve communication and coordination with area local governments, districts, and agencies.

Policy 1.13.1

As an ongoing policy, the city of Oldsmar will continue to ensure that development/redevelopment is compatible with that taking place in the city of Safety Harbor, Pinellas County, and Hillsborough County.

Policy 1.13.2

Development orders or permits shall be reviewed for consistency with the comprehensive plans of Pinellas County and other jurisdictions, as appropriate.

Policy 1.13.3

Procedures shall be established, through the LDC, whereby new development, as appropriate, is required to participate in the provision of new educational facilities.

Policy 1.13.4

Recognizing that the impacts of development can extend beyond the limits of the community, the city shall ensure that development orders or permits are consistent with the objectives of the TBW, the SWFWMD, the Tampa Bay Regional Planning Council (TBRPC), and state and federal agencies.

Measure

Number of cooperative agreements

Objective 1.14

The city shall participate in, if necessary, the resources planning and management process per Chapter 380.045 Florida Statutes.

Policy 1.14.1

As an ongoing policy, the city shall continue to implement the provisions of approved Development Orders adopted pursuant to Chapter 380, FS.

Policy 1.14.2

In recognition that development is taking place in unincorporated Pinellas County and Hillsborough County under the provisions of Chapter 380, FS, the city shall continue coordination with the responsible local government, particularly changes in land uses along the City border.

Measure

Number of coordination mechanisms

Objective 1.15

The city shall only annex properties per the procedures outlined in the Land Development Code.

Policy 1.15.1

In order to ensure that growth resulting from future annexations does not have an adverse affect on the character of the community or the availability of community services, the city shall enforce the requirements of the city's annexation policy pursuant to Chapter 171, FS.

Measure

Enforcement of annexation regulations.

GOAL 2

THE CITY, IN COOPERATION WITH PINELLAS AND HILLSBOROUGH COUNTY, SHALL DEVELOP A COMPREHENSIVE MUNICIPAL HURRICANE PLAN WHICH WILL ADDRESS THE FOUR PHASES OF COMPREHENSIVE EMERGENCY MANAGEMENT: PREPAREDNESS, RESPONSE, RECOVERY, AND MITIGATION.

Objective 2.1

Recognizing its vulnerability to the effects of tropical storms, the city shall endeavor to protect the lives and property of its residents through implementation of the city's floodplain management and land development regulations, coordination with Pinellas County Emergency Management, the proper placement of allowable densities, through effective post-disaster redevelopment strategies, and through effective hazard mitigation techniques and implementation of the procedures found in its hurricane evacuation plan.

Policy 2.1.1

The city shall limit public expenditures that subsidize development permitted in coastal high hazard areas, except for restoration or enhancement of natural resources.

Policy 2.1.2

Discourage population concentrations in the designated coastal high-hazard area by prohibiting large scale land use plan amendments which increase density and allowing suitable redevelopment and infill, so densities in the older section of town are stable.

Policy 2.1.3

Maintain or reduce hurricane clearance times.

Policy 2.1.4

The risk of exposure of human life, and public and private property to natural disasters shall be reduced through preparedness planning and implementation of hazard mitigation measures.

Policy 2.1.5

Development within the FIRM V-Zone shall be minimized by enforcement of the LDC.

Policy 2.1.6

The City will continue to implement activities in order to maintain or improve it's Community Rating System classification (FEMA).

Measure

Preparation and implementation of a hurricane evacuation plan

GOAL 3

THE CITY SHALL ESTABLISH PROCEDURES FOR THE PROTECTION OF GROUNDWATER RECHARGE AREAS.

Objective 3.1

The city shall coordinate and cooperate with the SWFWMD and the TBW concerning the protection and conservation of prime ground water recharge areas and wellfields within the city.

Policy 3.1.1

The city shall cooperate with SWFWMD and TBW to:

- Identify and map, as appropriate, the prime groundwater recharge areas and, if needed by SWFWMD or TBW, cones of influence located within the city; and
- Establish long-term monitoring of ambient water quality groundwater trends.
- To our knowledge, there are no cones of influence within the city, and limited recharge areas. The city will cooperate but has no plans to initiate any studies or maps.

Policy 3.1.2

Areas identified as prime groundwater recharge areas shall be shown as preservation on the Future Land Use Map.

Measure

The number of procedures established Designation of areas

Objective 3.2

The city shall continue through the enforcement of the Land Development Code Resource Protection Ordinance, to protect groundwater recharge areas within the city.

Policy 3.2.1

Pursuant to guidelines established by SWFWMD and TBW, land use planning and development decisions shall consider the impact on surface and groundwater quality within areas identified as prime recharge.

Policy 3.2.2

Prime groundwater recharge areas shall be protected pursuant to guidelines established by the SWFWMD and the TBW and incorporated into the city's LDCs.

Policy 3.2.3

Those activities that could conceivably breach the confining unit to the Floridan Aquifer shall be regulated pursuant to guidelines established by the SWFWMD and the TBW.

Measure

Adoption and implementation of regulations

GOAL 4

LAND DEVELOPMENT REGULATIONS SHALL IMPLEMENT THE REQUIREMENTS OF THIS COMPREHENSIVE PLAN.

Objective 4.1

All growth and development shall be managed through the implementation of the LCD consistent with the Comprehensive Plan.

Policy 4.1.1

The city shall enforce its LDC containing specific and detailed provisions required to implement this Comprehensive Plan, which, at a minimum shall:

- Regulate the subdivision of land;
- Ensure that residential subdivisions are designed so that all individual lots have access to the internal street system and lots along the periphery are buffered from major roads and incompatible land uses;
- Protect wetlands, floodplains, and those lands designated as conservation and preservation on the Future Land Use Map and in the Coastal and Conservation Element;
- Regulate signage;
- Ensure that all development and/or redevelopment is consistent with Federal Flood Insurance regulations;
- Ensure that all development, where appropriate, is consistent with those coastal construction regulations as may be adopted and/or amended by the state of Florida, Pinellas County, or the city of Oldsmar;
- Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
- Address historically significant properties meriting protection;
- Ensure that development orders and permits are issued only when it is documented that such development is consistent with the LOS standards. Provide for drainage and

stormwater management, based on the appropriate criteria and standards through implementation of the Stormwater Management Plan;

- Provide for safe and convenient traffic flow and on-site parking requirements;
- Encourage the use of native and drought resistant vegetation in landscaping;
- Require the control of erosion and runoff from construction sites; and
- Require for the provision of open space.
- Encourage environmental, ecological and sustainability features

Policy 4.1.2

LDC shall contain performance standards which address buffering and open space requirements.

Policy 4.1.3

The city shall encourage the use of innovative land use regulations.

Measure

Adoption of LDC and refinement as needed

GOAL 5

TO COMPLY WITH CHAPTER 88-464, LAWS OF FLORIDA, AS AMENDED, BY PARTICIPATING IN THE COUNTYWIDE PLANNING PROCESS THROUGH REPRESENTATION ON AND COORDINATION WITH THE PINELLAS PLANNING COUNCIL, TO ENSURE CONSISTENCY BETWEEN THE CITY AND THE COUNTYWIDE COMPREHENSIVE PLANS.

Objective 5.1

The Future Land Use Element of the city of Oldsmar Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan and Rules.

Policy 5.1.1

Through its Future Land Use Element, the city shall maintain consistency with the Countywide Future Land Use Plan by requiring the following:

1. Identification of any inconsistencies between the future land use element and plan maps of the city of Oldsmar and the Countywide Future Land Use Plan and Rules.

2. Processing for action by the Pinellas Planning Council and the Board of County Commissioners acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans, such processing to be initiated by the city.

Policy 5.1.2

Per Chapter 88-464, Laws of Florida, as amended, the city's Land Development Regulations shall contain density/intensity standards and "other standards" consistent with the Rules Concerning the Administration of the Countywide Future Land Use Plan.

VII. FUTURE LAND USE MAP

A. Introduction

Pursuant to Section 163.3177(6)(a), FS, and Section 9J-5.006(4), F.A.C., the following represents a discussion of the Future Land Use Map for the city of Oldsmar. The Future Land Use Map is intended to display the distribution, extent, and location of those land use categories that have been identified as being appropriate to, and in conformance with, the character and desires of the city of Oldsmar.

B. Non-applicable Items

Based on the findings contained in this Element and pursuant to Section 9J-5.002, F.A.C., it has been determined that the following land use categories identified in Sections 9J-5.006(4)(a) and (b), F.A.C., are not to be found in the city and are therefore not applicable to the city of Oldsmar: *Agricultural Use.*

Those previous maps of required natural resources remain applicable and were referenced in the Coastal Management and Conservation Element.

In accordance with Section 9J-5.006(4)(d), F.A.C., the public buildings and grounds and other public facilities land use categories have been combined into the Public/Semi-Public Classification category.

C. Land Use Categories

The 1996 adopted Plan projected that the city would have a permanent population of 12,226 in the year 2005. The University of Florida Bureau of Economic and Business Research, 2005, estimate for the city is 13,884. It is clear that the population projections in the previously adopted plan were understated and the city has already exceeded the estimate.

Much of the growth experienced by the city is attributed to its location as the crossroads between Pinellas County and Hillsborough County. Both of these areas have experienced rapid residential, commercial, and industrial development. Since the area around Oldsmar contained much of the vacant/undeveloped land remaining in Pinellas County, it was only natural that development should find its way here.

The community continues with its desire to maintain its "small town", family oriented, residential character. One of these changes is the fact that the city now finds itself as a center of both service providers and employment for a much larger area. In addition, the city continues to recognize the need to preserve and to conserve the large amount of environmentally sensitive land associated with the area around Old Tampa Bay and fresh water wetlands. The protection of the latter areas is of utmost importance in light of the city's location near the prime aquifer recharge areas of Pinellas and Hillsborough Counties. In addition to these concerns, the city is actively pursuing the redevelopment of its downtown. The Community Redevelopment Agency was established in 1994, with the primary function of the Agency being the redevelopment of a designated area called the Town Center. This designation is based on the recognition of the areas role in the overall well-being and character of the community. As a result of these desires, the land use distribution which supports the residential character of the community, downtown revitalization, and economic and environmental protection described in Sections VII and VIII of this Element are reflected as Community Redevelopment District in the Future Land Use Map of the Appendix.

Therefore, in conjunction with and furtherance of the Goals, Objectives, and Policies contained in Section IX of this Element, the following land use categories are intended to guide the city of Oldsmar in the continued maintenance of its desired character.

1. Residential Land Use Categories

For the purposes of this section, the maximum residential density allowed on a parcel of land is calculated by multiplying the gross land area of the parcel by the maximum density permitted for the future land use plan designation for the site.

Gross land area for the purpose of computing density shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public road right-of-way.

a. Residential Rural (RR) (0 to 0.5 units/gross acre)

The Residential Rural land use category is intended for very low intensity land uses compatible with the natural environment and very low density residential units. This category is generally appropriate to locations distant from urban activity centers; areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge and ground water resource areas. Primary uses consist of conservation, agricultural and residential; secondary uses consist of public/semi-public and residential equivalent uses.

b. Residential Estate (RE) (0 to 1.0 units/gross acre)

It is the purpose of this category to depict those areas of the city that are now developed, or appropriate to be developed, in a large lot, very low density residential manner, and to recognize such areas as primarily well-suited for estate residential and agricultural uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are estate residential in nature; and in areas serving as a transition between more rural and more urban residential areas.

c. Residential Suburban (RS) (1.0 to 2.5 units/gross acre)

The Residential Suburban Land Use Category is intended for residential uses up to 2.5 dwelling units per gross acre, and to recognize such areas as primarily well suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are suburban residential in nature; and in areas serving as a transition between more rural and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

d. Residential Low (RL) (2.5 to 5.0 units/gross acre)

The Residential Low Land Use Category is intended for residential uses up to 5.0 dwelling units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are low density residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

e. Residential Urban (RU) (5.0 to 7.5 units/gross acre)

The Residential Urban Land Use Category is intended for residential uses up to 7.5 dwelling units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas

This category is generally appropriate to locations removed from but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

f. Residential Low Medium (RLM) (7.5 to 10.0 units/gross acre)

The Residential Low Medium Land Use Category is intended for residential uses up to 10.0 units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

This category is generally appropriate to locations in close proximity to urban activity centers; in areas where use and development characteristics are low medium residential in nature; and in areas serving as a transition between low density and more high density residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

g. Residential Medium (RM) (10.0 - 15.0 units/gross acre)

The Medium Density Residential Land Use Category is intended for residential uses up to 15.0 dwelling units per gross acre, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

This category is generally appropriate to locations within or in close proximity to urban activity centers; in areas where use and development characteristics are medium density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed use areas. These areas are typically in close proximity to and may have direct access from the arterial and thoroughfare highway network.

2. Commercial Land Use Categories

a. Commercial Neighborhood (CN)

The Commercial Neighborhood Land Use category is intended for commercial uses designed to provide local, neighborhood scale, convenience commercial goods and services; and to recognize such areas as primarily well suited for neighborhood

commercial use consistent with the need, scale, and character of adjoining residential areas which they serve. The maximum land use intensity, expressed as a ratio of impervious surface to gross land area, shall be 80 percent.

This category is generally appropriate to locations adjacent to and the periphery of large definable residential neighborhoods; in areas distant from other commercially designated properties and situated so as to preclude strip-like commercial development. These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial or major thoroughfare.

b. Commercial General (CG)

The General Commercial Land Use Category is intended for commercial uses of varying intensity, with varying service areas, and encompassing retail and wholesale trade, and personal and business services. Such uses are suitable in areas having a full range of urban service and a high degree of accessibility to the residents of the service area. The maximum land use intensity, expressed as a ratio of impervious surface to gross land area, shall be 70 percent.

This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.

c. Residential/Office/General (R/OG)

The Residential/Office / General Land Use Category is intended for office uses not involving merchandising activities, of varying intensity and service areas. Such uses are suitable in areas having a full range of urban services and a high degree of accessibility to the residents of the service area. The maximum land use intensity, expressed as a ratio of impervious to gross land area, shall be 75 percent. Office uses in this category cannot exceed the maximum permitted ISR.

This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network, as well as by mass transit.

d. Residential/Office/Retail (R/O/R)

The ROR Land Use Category is intended for moderate intensity residential uses up to 15.0 dwelling units per net acre, office, and general commercial uses including transient accommodations within permanent structures. All activities associated with these uses, including storage and display, must be wholly contained within permanent structures. Such uses are suitable in areas with a full range of urban services and a high degree of accessibility to residents of the service area. The maximum nonresidential land use intensity, expressed as a ratio of impervious to gross land area, shall be 70 percent.

This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to

residential, office or public/semi-public use; and in areas where the size and scale of development will accommodate true mixed residential, office and retail use. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and non-vehicular trips.

e. Commercial Recreation (CR)

The CR Land Use Category is to depict those areas that are now developed, or appropriate to be developed, in a manner designed to provide commercial recreation activities; and to recognize such areas as primarily well suited for commercial recreation consistent with the need, scale and character of adjoining areas which they serve.

This category is generally appropriate to locations adjacent to activity centers or areas designated for commercial use; in water-dependent locations for marina and boat service use; and with good access to major transportation facilities so as to serve the commercial recreation and major sports facility needs of the resident and tourist population.

The maximum land use intensity, expressed as a ratio of impervious to gross land area, shall not exceed 90 percent for non-residential and a floor area ratio of 55 percent. The standard for the purpose of establishing relative intensity and potential impacts shall be a Floor Area Ratio of 33 percent and an Impervious Surface Ratio of 68 percent for the non-residential use.

3. Industrial Limited Land Use Category (IL)

The Industrial Limited Land Use Category is intended for industrial uses characterized as meeting strict performance standards. These so-called clean industries have minimal air/noise pollution effluent or advanced sophisticated pollution control equipment; and they are landscaped to create a campus-like appearance. These industries include light manufacturing, storage warehouses, wholesale, business and office complexes, and similar uses. The maximum land use intensity, expressed as a ratio of impervious to gross land area, shall be 85 percent.

This category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit.

4. Recreation/Open Space Land Use Category (R/OS)

The Recreation/Open Space Land Use Category is intended for recreational uses where the predominant activities involve developed physical facilities, whether private or public or passive open space areas. The maximum land use intensity, expressed as a ratio of impervious surface to gross land area, shall be 20 percent.

This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the County; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

5. Preservation Land Use Category (P)

The Preservation Land Use Category is intended for areas considered to be vital for the maintenance and recharge of water resources, areas of unique or valuable topographic or subsurface features, and areas of significant environmental or ecological importance which should be preserved. Any development in a preservation area shall be limited to passive activities, such as nature trails and boardwalk walkways. No urban development, including residential structures, shall be permitted. The maximum land use intensity, expressed as a ratio of impervious to gross land area, shall be 10 percent.

This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other categories.

6. Institutional and Transportation/Utility Land Use Categories

a. Institutional (I)

Institutional Land Use is intended for those areas that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character, and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features. A non-exhaustive list of uses appropriate to and consistent with this category includes: public/private schools; hospitals; church and religious institutions, fraternal, civic organizations and municipal office/public buildings. The maximum land use intensity, expressed as a ratio of impervious surface to gross land area, shall be 80 percent.

This land use is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

b. Transportation/Utility (T/U)

Transportation/Utility Land Use is intended for those areas of the city that are now used, or appropriate to be used, for transport and public/private utility services; and to recognize such areas as consistent with the need, character and scale of the transportation/utility use relative to surrounding uses, transportation facilities and natural resource features. Those uses appropriate to and consistent with this category include utility transmission lines, municipal water supply, municipal wastewater facilities, solid waste/refuse disposal/transfer/recycling facility, public works garage/storage, electric power substation, and telephone switching station.

This land use is generally appropriate to those air and sea transport terminals utility installations, major transmission lines, refuse disposal and public works facilities serving the County; and to reflect the unique siting requirements and consideration to adjoining uses required in the placement of these facilities.

Where a utility transmission line otherwise included within this category is located within an easement as distinct from a right-of-way, this category may be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category. Where this land use includes building and

offstreet parking structures, the land use intensity, expressed as a ratio of impervious surface to gross land area, shall be 80 percent.

7. Special Designation Classification;

    1. Water/Drainage Feature (W/DF)

        The Water/Drainage Feature is intended to designate water and drainage uses or areas. Water bodies include ocean, estuary, lake, pond, stream and drainage detention areas. Drainage features recognize existing natural and man-made drainageways and water bodies, and proposed drainageways and water bodies that are part of watershed and master drainage plans, or that are part of an approved development order.

        This category is designed to reflect water bodies and drainage features as defined herein and located on the Countywide Plan Map, as same may be revised from time to time through the map amendment or map adjustment process, and subject to their actual location on the ground.

        i) The primary uses shall be open and undeveloped areas consistent with the water and/or drainage features which characterize these locations.

        ii) Certain density and intensity restrictions shall be implemented in accordance with the underlying Plan category.

        iii) At a minimum, water bodies of three (3) or more acres will be designated on the Future Land Use Map as Water/Drainage with the appropriate symbol. Adjustments may be made to reflect the actual location of water/drainage features without the necessity of an amendment to the city Future Land Use Map.

    2. Community Redevelopment District (CRD)

        i) The Community Redevelopment District (CRD) Land Use Category is intended for those uses and developments which comprise the core areas of the downtown business district and urban centers appropriate for redevelopment in accordance with a specific plan.

        ii) The primary uses shall be residential, commercial, office, and public/semi-public as enumerated by the approved redevelopment plan.

        iii) This category is generally appropriate to those areas community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses.

        iv) Generally, nonresidential uses shall not exceed a floor area ratio (FAR) 1.0, and residential areas shall not exceed a density of fifteen (30) dwelling units per acre, dependent on where within the CRD they are located.

        v) Certain more specific density and intensity restrictions shall be implemented in accordance with each classification of use and respective location as designated by an approved redevelopment plan, adopted in accordance with the requirements of Chapter 163, Part 111, Community Redevelopment, Florida Statute, and incorporated by reference herein.

8. Coastal High Hazard Area (CHHA)

i) The Coastal High Hazard Area (CHHA) will be shown as an Overlay on the city Future Land Use Map.

ii) The Coastal High Hazard Area (CHHA) shall be defined as the area below the elevation of the category 1 storm surge line, as established by the SLOSH model.

Table 4

Acreage Comparison, 1996 and 2007				
Land Use Type	**Acreage**		**Percentage**	
	1996	**2007**	**1996**	**2007**
Residential	1,045.09	1,360.3	17.11	21.6
Commercial	259.10	167.3	4.20	3.0
Industrial	318.07	682.5	5.16	11.0
Recreation/Open Space	110.02	241.7	1.79	4.0
Preservation (Conservation)	2,262.57	2,364.4	37.0	38.0
Institutional and Transportation/Utility	501.71	215.8	8.14	3.4
Community Redevelopment District (Historical)	0.40	105.8	0.01	1.7
Vacant /Undeveloped/ROW	1,656.09	1,553.2	27.0	n/a
Total[1]	**6,162.05**	**6,302.7**	**100.00**	**n/a**

[1] The utilization of Geographic Information Systems and other advancements were not available at the time that the 1996 acreage numbers were created. As a result, the 2007 acreage numbers are more reflective of actual size of the City of Oldsmar. The "Total" reflects the Total acreage of the City (6,302.7 acres as shown in Table 1). Vacant Land/Undeveloped/ROW is reflected together in order to provide a comparison to 1996. Vacant land is included within each of the land use categories in 2007. See Table 3 for a breakout by land use of vacant land.