

Case No. LDR-24-05, Proposed Land Development Code Amendments

CHAPTER 138 – ZONING		
Code Section	How it is Changing	Reason for Change
ARTICLE II – Administration and Enforcement		
138-64. Development Review Committee (DRC)	Removing meeting recording requirement.	DRC is no longer a Sunshine body and not required to have meetings recorded. Will remain optional.
138-90. Zoning Clearance	Allowing zoning clearance applications to be reviewed as part of a site plan or building permit.	Enhanced flexibility and efficiency.
138.176. Uses Requiring Site Plan Review	Adding when a change of use triggers a site plan review and when land excavation triggers site plan review.	Clarification
138.178. Site Plan Requirements	Correction that utility statement required with site plan submittal not after approval.	Correction.
ARTICLE V – Office, Commercial, Industrial and Mixed-Use Districts		
138-746.1. C-2, General Commercial and Services District – Development Parameters	Changing maximum building height from 75 feet to 50 feet.	Compatibility with surrounding developed uses.
138-747.1. CP, Commercial Parkway District – Development Parameters	Changing maximum building height from 75 feet to 50 feet.	Compatibility with surrounding developed uses.
138-762.1. E-1, Employment 1 District – Development Parameters	Changing maximum building height from 75 feet to 60 feet.	Compatibility with surrounding developed uses.
138-763.1. E-2, Employment 2 District – Development Parameters	Changing maximum building height from 75 feet to 60 feet.	Compatibility with surrounding developed uses.
138-764.1. I, Heavy Industry District – Development Parameters	Changing maximum building height from 100 feet to 60 feet.	Compatibility with surrounding developed uses.
ARTICLE VIII – Special Districts		
138-2153. Establishment of form-based code districts	Adding that the Lealman Form Based Code has been adopted and is part of the Code	Clarification.

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ARTICLE IX – Specific Use Standards		
138-3220. Outdoor Storage, Residential	Removing registered personal vehicles from the list. Clarifying commercial equipment.	Clarification
138-3313. Communication Towers and Antennas	Clarification that height increases and reduced setbacks require submittal through the variance process.	Clarification
ARTICLE XI – The Lealman Form Based Code		
138-3931.a. Lealman FBC Review Types	Correcting Type 1B Review from DRC to County Administrator or Designee	Correction
138-3932. Review Procedures	Correcting Type 1B Review from DRC to County Administrator or Designee	Correction
138-3935.a. Variances, waivers, & administrative adjustments criteria	Correcting review criteria to be consistent with Sec. 138-231	Correction
138-3988. Lealman Form Based Code – Commerce District (C)	Changing maximum building height from 120 feet to 60 feet. Removing adjacency to 34 th St building height maximum.	Compatibility with surrounding developed uses.
ARTICLE XII – The Downtown Palm Harbor Form Based Code		
138-4351.a. Palm Harbor FBC Review Types	Correcting Type 1B Review from DRC to County Administrator or Designee	Correction
138-4352. Review Procedures	Correcting Type 1B Review from DRC to County Administrator or Designee	Correction
138-4355.a. Variances, waivers, & administrative adjustments criteria	Correcting review criteria to be consistent with Sec. 138-231	Correction
138-4501.b Regional Drainage Area Map	Correcting the maximum impervious area for areas within the Downtown Palm Harbor Regional Drainage Area	Correction
138-4602. Parking Reductions	Correcting on-street parking as public spaces.	Correction