

**COUNTYWIDE PLAN STRATEGIES
LAND USE GOAL 16.0
PLANNING AND URBAN DESIGN PRINCIPLES**

1. Location, Size and Density/ Intensity Standards

The proposed Activity Center would be an expanded area of the existing Activity Center – Neighborhood (AC-N) within Downtown Palm Harbor identified on the Countywide Map. The proposed AC District expansion captures additional parcels around the existing boundary, on both the east and west sides of Alternate US 19 (Alt 19). This new total boundary area would encompass approximately 64 acres and would more holistically address the character of the Downtown and its relationship to adjacent neighborhoods.

The expansion supports focused development and mix of uses in a central district, while protecting and preserving the existing nearby residential neighborhoods. The expanded AC District proposes a maximum combined FAR of 1.5, which stays within Countywide Plan limit of 2.0 for Neighborhoods Activity Centers. The proposed FAR is an increase to the permitted FAR ranges of 0.4 to 0.6, which could potentially enhance demand for area transit services as (re)development is proposed. Additionally, the area has an extensive sidewalk system and supports pedestrian movement within the downtown.

2. Connectivity

The proposed amendment preserves and enhances the existing connectivity of Downtown Palm Harbor through implementation of the Master Plan. Downtown Palm Harbor is located to east and west Alt 19 and the parallel Pinellas Trail. The recommendations in the Master Plan focus around enhancing the pedestrian experience in the Downtown and call for improved pedestrian safety across Alt 19 and Florida Avenue, which serves as the area's 'main street'. Currently, FDOT is considering a potential roundabout at this location, primarily to address this issue.

Downtown Palm Harbor has an extensive gridded street network, with walkable access to surrounding neighborhoods. The gridded nature utilizes alleyways in some areas, with access to the rear of the parcels, and provides options to users which in turn helps reduce automobile congestion on any individual roadway. The existing network of sidewalks also support pedestrian movement in the area. The Master Plan calls for addressing identified gaps in the mostly complete sidewalk network.

3. Site Orientation

To address several of the recommendations outlined in the Master Plan Update, the County proposed to establish a Form-Based Code zoning classification (FBC-DPH) applicable to the proposed Activity Center expanded boundary. The Form-Based Code regulations will minimize setbacks, address building placement, bringing them closer to the right-of-way to support human-scaled street enclosures, support non-auto movement and enhance the pedestrian experience. Innovative parking solutions that reduce parking requirements, allow for shared parking, and locate parking away from building frontages are included in the Form-Based Code, further supporting pedestrian movement. In addition, local streets support on-street parking.

Upon adoption of the Downtown Palm Harbor Master Plan, the proposed Activity Center boundary expansion will take effect upon the effective date of implementing zoning. The Form-

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Based Code to assist in the implementation of the Master Plan and expanded Activity Center is being prepared by the County and the draft is provided in Appendix 5.

4. Public Realm Enhancements

As a result of the adopted 2001 Downtown Palm Harbor Master Plan, many of the public realm 'placemaking' best practices set forth in Land Use Goal 16 have been realized in Downtown Palm Harbor. Recommendations in the proposed Master Plan Update and an associated Form-Based Code further support enhancement of these features (e.g., on-street parking, sidewalks; street trees; street lighting, etc.) Many of the roadways in Downtown Palm Harbor were repaved and narrowed to provide space for the enhancements. A central focus of the plan was to increase safety and appearance of the public realm. On street parking provides a buffer between the travel lanes and pedestrians. Streetscape design included the installation of brick crosswalks, which delineate the surface texture from the asphalt road.

5. Ground Floor Design and Use

Ground floor uses in the proposed expanded Activity Center currently have specific standards as defined in the OPH-D Zoning District and continue to be part of the proposed Form-Based Code, delineating permitted used between the ground floor and upper floor uses. First-floor uses must be active, geared towards the pedestrian experience, intended to encourage human interaction and socialability.

6. Transition to Neighborhoods

When transitioning between neighborhoods, the Form-Based Code helps distinguish the central core of the downtown from the surrounding primarily residential neighborhoods. The mixed-use core is the most intense, and the transitioning districts soften requirements as you move towards the residential neighborhoods. Allowable uses that support the character of each district were identified. As such, less-intensive neighborhood-scaled non-residential uses remain permissible in the districts outside of the core central district, transition to the adjacent neighborhoods.