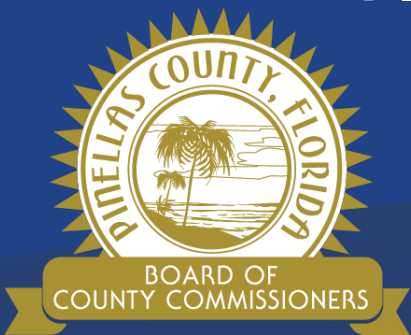


# Downtown Palm Harbor Master Plan Update



Planning Division  
Scott Swearingen



Our Vision: To Be the Standard for Public Service in America

Doing Things!  
To Serve the Public



## **The Plan provides general tools to assist redevelopment in the greater Downtown Palm Harbor area**

- **Expands the current Activity Center-Neighborhood boundary on the Future Land Use Map to allow a more holistic approach to planning for the greater downtown area, rather than the current condition which includes multiple land use categories.**
- **Updates parking standards and administrative flexibility to encourage redevelopment on smaller sites.**
- **Updates allowable uses by zoning district to encourage residential, commercial, and mixed-use development supportive of the creation of a walkable, historic neighborhood.**
- **Increases the maximum Floor Area Ratio, which allows for additional residential units and non-residential square footage.**

# Downtown Palm Harbor – Actions



## First Action (Case No. Z/LU-28-11-19)

- Ordinance
  1. Adopting the Downtown Palm Harbor Master Plan.
  2. Amending the Future Land Use Map.

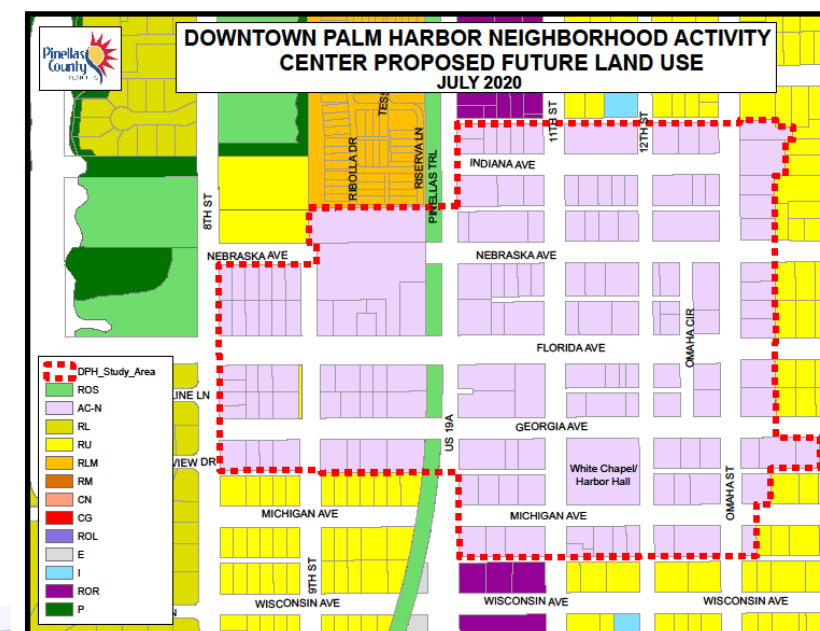
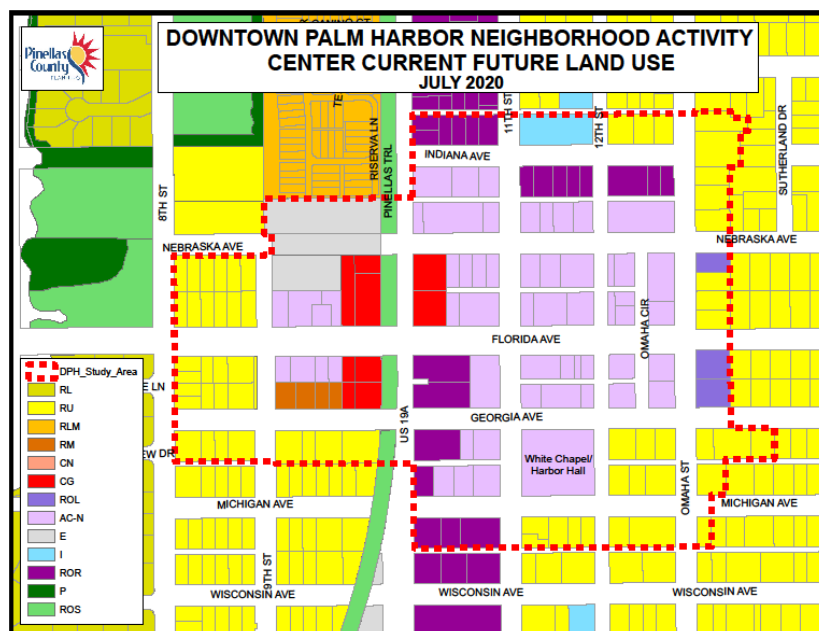
## Second Action (Case No. CP-29-11-19)

- Ordinance
  1. Amending the Comprehensive Plan *Future Land Use Category Rules and Description*.
  2. Amending the Future Land Use Map *Legend*.

# Downtown Palm Harbor – Actions

## First Action – Downtown Palm Harbor Master Plan and Future Land Use Map

- Updates the Master Plan to expand the focus area and allow for a better transition outside of downtown



# Downtown Palm Harbor Master Plan

## Historical Character

- Existing Designated Historic Buildings

1190 Georgia Avenue



1017 Omaha Circle



1219 Florida Avenue



1123 Florida Ave. (Approved COA)

# Expanded Activity Center

- **Combines the two isolated subdistricts to establish one contiguous area.**
- **Allows a focused transition and protection of character between downtown core and adjacent neighborhoods.**
- **Includes the entire Historic District.**
- **Connects both sides of Alt 19 for wholistic, consistent treatment of the area.**

# Downtown Palm Harbor – Actions



## Second Action – Comprehensive Plan and Future Land Use Map Legend

- Aligns policies with those within the Countywide Plan and allows for appropriate redevelopment within the greater Downtown Palm Harbor area.

# Comprehensive Plan Amendment



## Completed Action

- **Countywide Plan Amendment – *The Countywide Rules***
  - Adopted October 2019 – Increased densities/intensities for Activity Centers and Multimodal Corridors

## Proposed Action

- **Comprehensive Plan Amendment – *Future Land Use Map Category Rules and Description***
  - Activity Center (AC) Categories - Neighborhood, Community, Major
  - Mixed Use Corridor (MUC) Categories - Primary, Secondary, Supporting
  - Table FLUM-1 and Table FLUM-2 - note added limiting density increases in the Coastal High Hazard Area (CHHA)



# Recommendation and Next Steps



## Recommended Action

- Adopt the proposed Ordinances (as amended)

## Land Development Code (LDC) – related items

- Ordinance: Amends the codes to support the Downtown Palm Harbor Master Plan (Form Based Code and related LDC amendments)
- Resolution: Amends the Zoning Atlas to support the Downtown Palm Harbor Master Plan

# Discussion



**Our Vision: To Be the Standard for Public Service in America**

