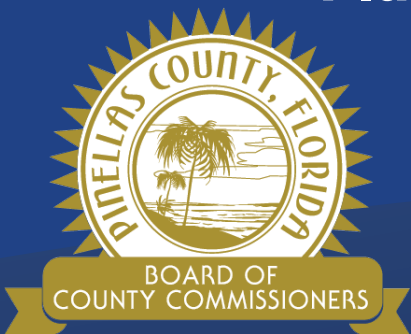


# Downtown Palm Harbor Form Based Code



Planning Division  
Scott Swarengen



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

Doing Things!  
To Serve the Public



# Downtown Palm Harbor - Cases

## Case No. LDR-27-11-19

- Ordinance
  - Amending the **Land Development Code (LDC)**, including adoption of the **Downtown Palm Harbor Form Based Code (DPH-FBC)**.

## Case No. Z/LU-28-11-19

- Resolution
  - Amending the **Zoning Atlas**.

# Greater Downtown Palm Harbor - Context



**64-acre (0.10-square mile) enclave along Alternative 19**

Central District: 31 acres (0.05 square miles)

**Long-recognized and celebrated for its eclectic uniqueness**

**Unincorporated Pinellas County – the one and only...**

Downtown

Historic District

Specific Area Plan (SAP) – Downtown Palm Harbor Master Plan

Activity Center Future Land Use Map (FLUM) designation

Mixed-use zoning district and map designation

Regional Stormwater District

**A different kind of Pinellas County place with different needs from the rest of the County.**

# Public and Stakeholders – Activities and Engagement



- Public open houses
- Presentations
- Project exhibits
- Project beta testing
- Professional project peer reviews
- Online surveys
- Unique Downtown Palm Harbor email address
- Phone calls
- Face-to-face meetings
- Focus Group meetings

# Action Items – Recent Studies and Projects



- Downtown Palm Harbor Master Plan update
- Downtown market study
- Extensive parking supply study, recommendations, and business maps
- Downtown Historic Survey
- Old Palm Harbor Historic District regulations update (LDC Ch. 146)
- Draft Form Based Code diagnostics report
- Final draft - Downtown Palm Harbor Form Based Code
- Form Based Code Design Guidelines (*in progress*)

# Adoption Process

- ✓ **Nov 2019 – initial LPA public hearing**
- ✓ ***Mar 2020 to Apr 2021 – additional revisions, departmental meetings, and public outreach***
- ✓ **May 2021 – DRC public meeting**
- ✓ **June 2021 – LPA public hearing**
- July 2021 – BCC public hearing (1)**
- Aug 2021 – BCC public hearing (2)**

## Ordinance

- **Downtown Palm Harbor Form Based Code (DPH-FBC)**
- **LDC Chapter 138 (Zoning)** – removal of the Old Palm Harbor District (OPH-D) and related amendments removing or changing references to OPH-D
- **LDC Chapter 146 (Historic Preservation)** – noncontributing properties in the Historic District now reviewed under the DPH-FBC

# Why a Form Based Code?

## Plan Implementation

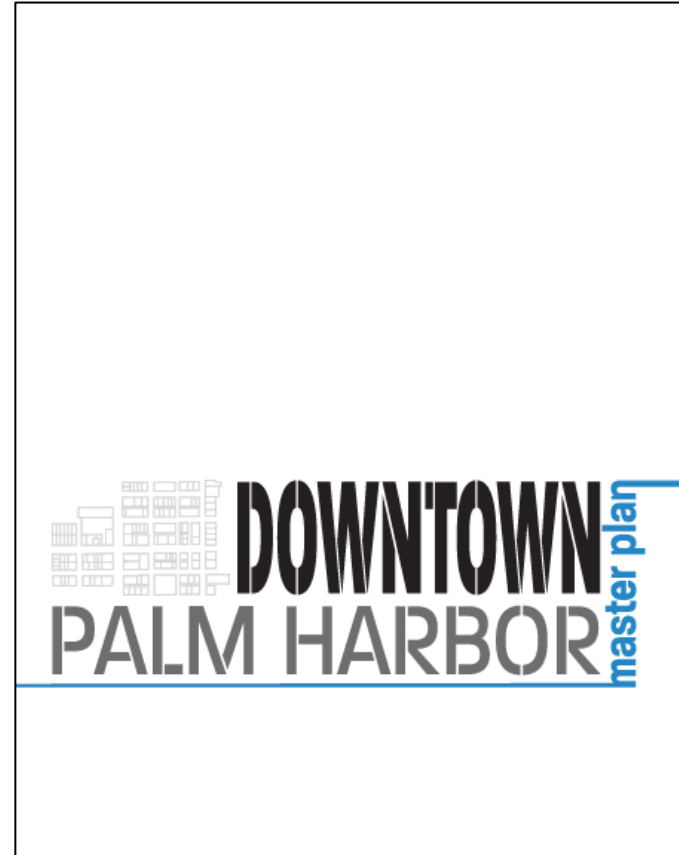
### Downtown Palm Harbor Master Plan

- Expansion of Activity Center FLUM Designation
- Implements Plan Recommendations

## Department Initiatives

### Neighborhood-Based Planning

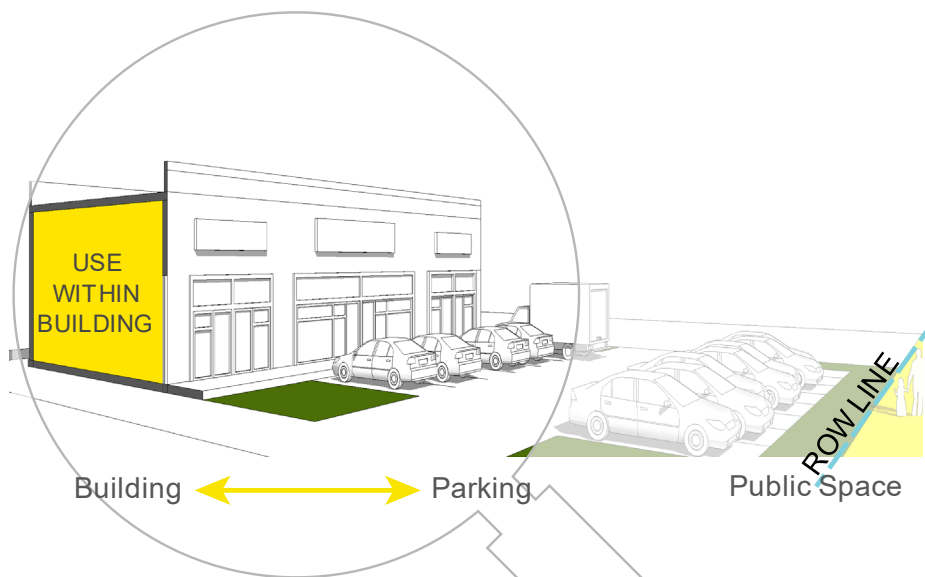
### Promote Redevelopment





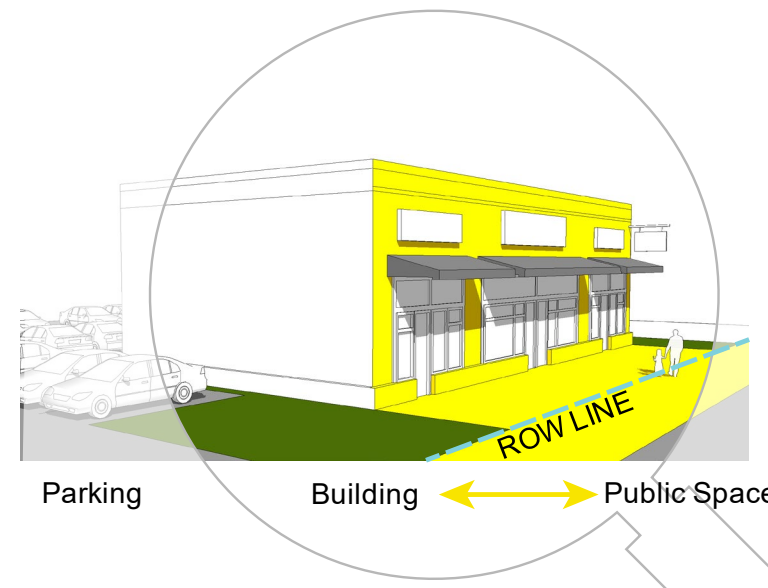
# What is a Form Based Code?

## TODAY'S CODE...



- F**OCUS
- 1 USE
  - 2 SITE DESIGN
  - 3 BUILDING FORM

## FORM BASED CODE...



- F**OCUS
- 1 BUILDING FORM
  - 2 SITE DESIGN
  - 3 USE

# Downtown Palm Harbor FBC Boundary

8th St

ALT 19

Florida Ave

Georgia Ave

Michigan Ave

11th St

Nebraska Ave

12th St








Omaha St

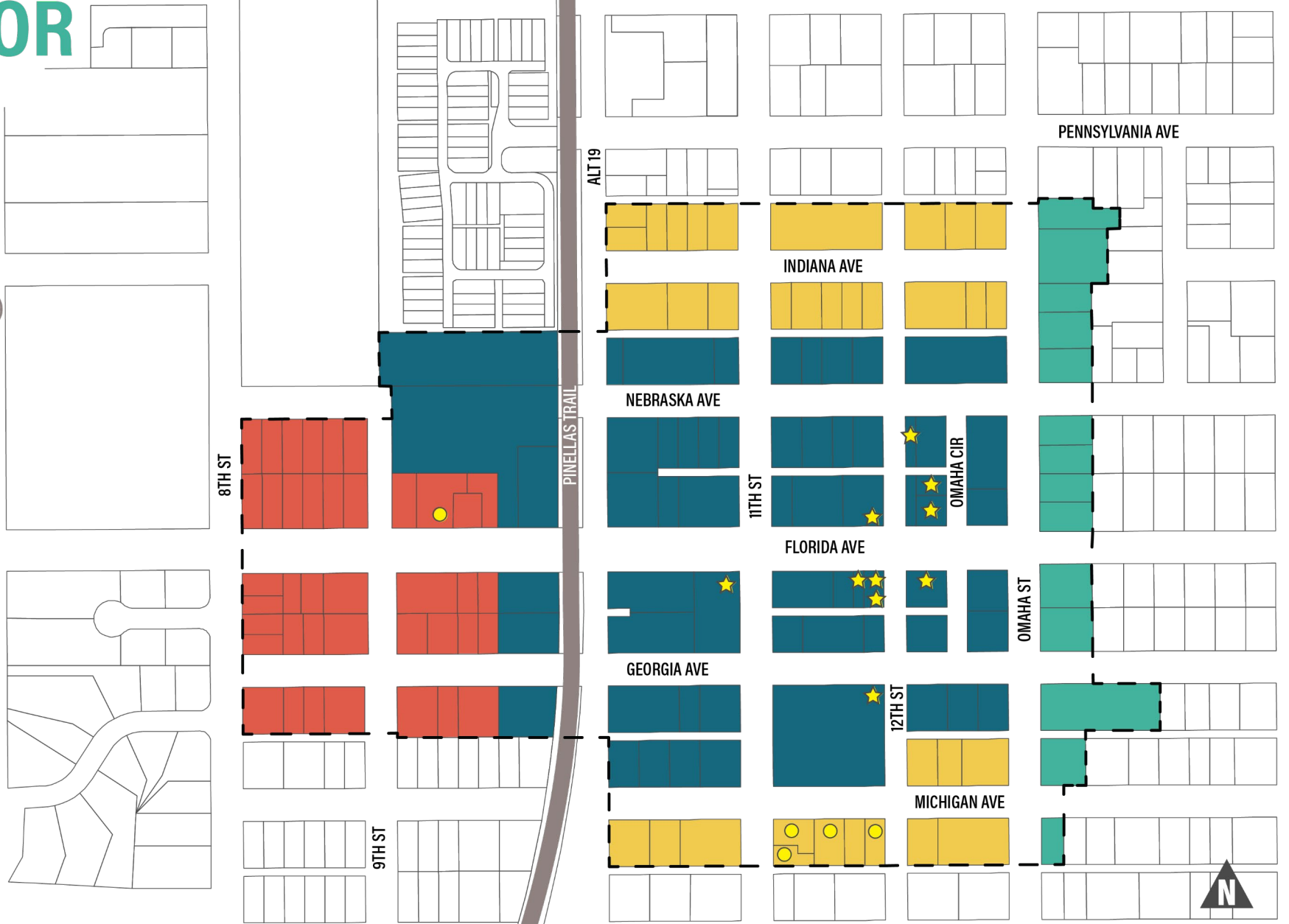


## Eight Divisions

1. **General Provisions** - application, severability, components
2. **Administration** - review processes for application approval
3. **District Map** - designates a specific District to every property within DPH-FBC
4. **District Standards** - development standards focusing on building placement, height, functional elements
5. **Development Design Standards** - site, building, landscaping and signage standards
6. **Use Standards** - provisions for specific land uses and designated allowable uses
7. **Parking Standards** - amount, type and design elements for parking
8. **Definitions** - list of terms used integral to Code implementation and intent

# DOWNTOWN PALM HARBOR DISTRICT MAP

-  CENTRAL DISTRICT (DPH-1)
-  WEST DISTRICT (DPH-2)
-  NEIGHBORHOOD DISTRICT (DPH-3)
-  BOULEVARD DISTRICT (DPH-4)
-  DISTRICT BOUNDARY
-  CONTRIBUTING HISTORIC STRUCTURE
-  BUILDING OF HISTORICAL MERIT



\* Figure 138-4401.a serves only as an illustrative representation of the District Map and is not regulatory. See the official Pinellas County Zoning Atlas to determine a site's District designation.

# DPH-FBC – Districts

## CENTRAL DISTRICT (DPH-1)



The 'Central District' serves as the core of the downtown area, promoting a mix of uses that encourage day-and night-time activity. Development within this District is characterized by street-oriented buildings with uses that encourage pedestrian activity. Comfortable pedestrian movement is supported by on-street parking, wide sidewalks, enhanced crosswalks, pedestrian amenities and cohesive wayfinding to help promote a dynamic public realm.

## WEST DISTRICT (DPH-2)



The 'West District' serves to connect the waterfront recreation amenities to the Pinellas Trail and the downtown central business district with a mixture of residential housing and neighborhood-supportive uses.

## NEIGHBORHOOD DISTRICT (DPH-3)



The 'Neighborhood District' is predominately residential in appearance, but multi-use in function and serves to transition between the Central District and the primarily single-family residential areas outside of the Downtown Palm Harbor Activity Center. This District supports a mix of small to medium building types that allow more definition between public and private areas, as well as, small-scaled neighborhood and civic uses. District standards along Alternate U.S. 19 support the placement of community-scaled commercial uses.

## BOULEVARD DISTRICT (DPH-4)



The 'Boulevard District', fronting along Omaha Street, is predominantly residential in function and serves as a transition between the downtown core to the west, and the primarily single-family residential area to the east. This District supports a mix of residential types, as well as, office uses that fit in with the mostly residential character of the District.

# DPH-FBC – ‘How To’ Guide



- 1. What is your District? Find your property on the map. (Div. 3)**
- 2. What do you want to do? Find the process that applies to you. (Div. 2)**
- 3. What do you need to do? (Div. 4 - 7)**
  - Change of use of existing building?
  - Build a new building / modify an existing building?
  - Other property improvements?
- 4. Re-review procedures in Div. 2 and schedule a Pre-App Meeting!  
*(recommended)***

## LDC: Chapter 138 – Zoning

- Replacement of OPHD Zoning District with *new* Article XII: Downtown Palm Harbor Form Based Code (DPH-FBC) District
- Other minor edits throughout Chapter to reflect changes

## LDC: Chapter 146 – Historic Preservation

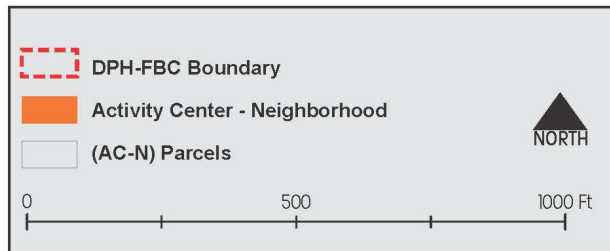
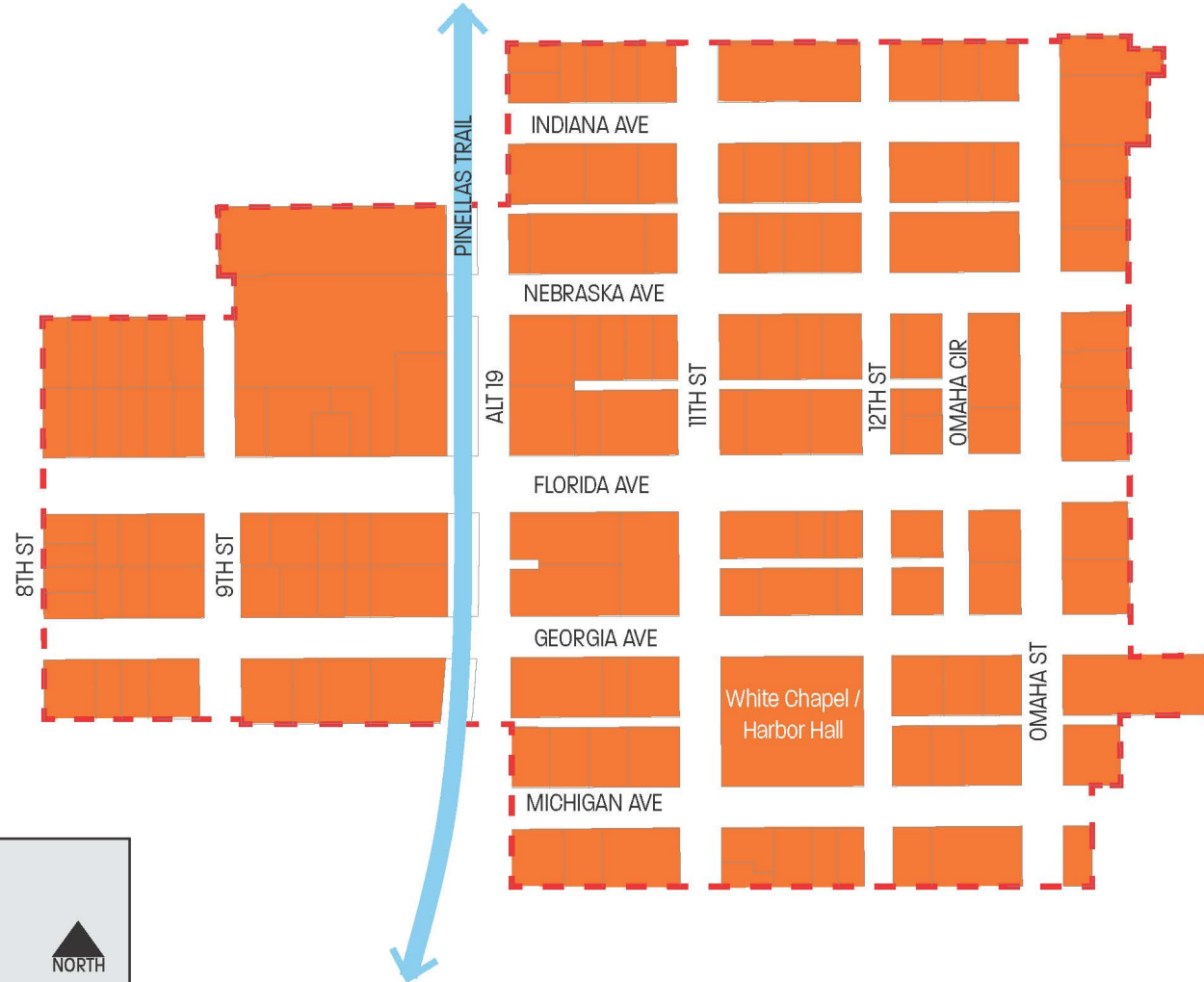
- Chapter-wide update: organization, terminology, cleanup
- Certificate of Appropriateness (COA) process
- Connections and references to DPH-FBC Development Design Standards

## Resolution

- **Zoning Atlas amendment**
  - From multiple districts to Downtown Palm Harbor Form Based Code (DPH-FBC) District
  - Greater downtown Palm Harbor area
  - Approximately 64 acres

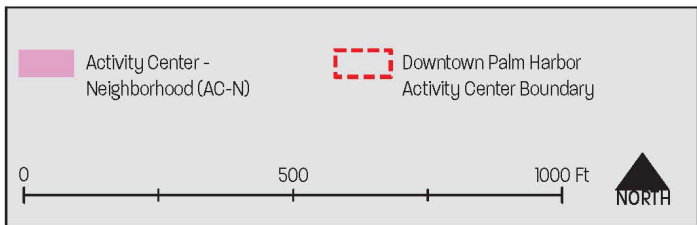


# DOWNTOWN PALM HARBOR FORM BASED CODE DISTRICT (DPH-FBC) PROPOSED ZONING





# DOWNTOWN PALM HARBOR ACTIVITY CENTER-NEIGHBORHOOD (AC-N) FUTURE LAND USE MAP



# Zoning Atlas Amendment

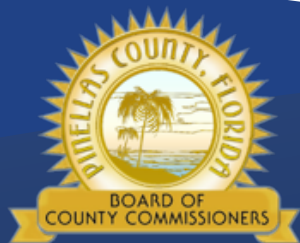
- Zoning boundary follows Future Land Use Map boundary.
- Eliminates detachment of the current OPH-D zoning district to establish one contiguous area.
- Allows a focused transition and protection of character between downtown core and adjacent neighborhoods.
- Includes all of the DPH Historic District.
- Connects both sides of Alt 19 for wholistic, consistent treatment of the area.
- Clarity and Simplification!

# Requested Action

- **Conduct a first reading and public hearing on the proposed amendments.**

*BCC second public (adoption) hearing scheduled for August 24, 2021*

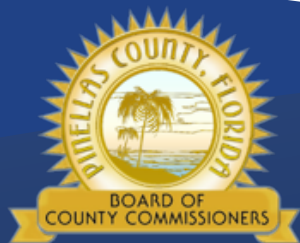
# Discussion



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



# Supplemental



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



# District Standards

District Intent

## 4.3.4 BOULEVARD DISTRICT (DPH-4)

### A. INTENT

The 'Boulevard District', fronting along Omaha Street, is predominantly residential in function and serves as a transition between the downtown core to the west, and the primarily single-family residential area to the east. This District supports a mix of residential types, as well as, office uses that fit with the mostly residential character of the District.

### B. SITING

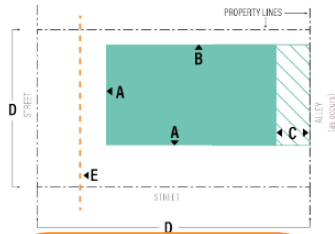


TABLE 4.14

REQUIREMENT	MIN.	MAX.
A Front Setback	15 ft	-
B Side Setback	5 ft	-
C Rear Setback <sup>1</sup>	15 ft	-
D Building Frontage	50%	-
E Surface Parking Setback	10 ft	-

TABLE NOTES:

1. When an alley is present, the minimum rear setback shall be 15 feet, measured from the centerline of the alley.

### C. HEIGHT

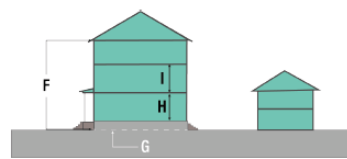


TABLE 4.15

REQUIREMENT	MIN.	MAX.
F Building Height <sup>1</sup>	1 story	3 stories
G Ground Floor Elevation (Residential Uses)	2 ft	-
H Ground Story Clearance	-	14 ft
I Upper Story Clearance	-	14 ft

TABLE NOTES:

1. Buildings shall not exceed a maximum height of 40 feet.

### D. ELEMENTS

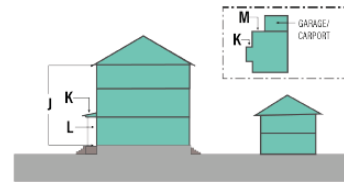


TABLE 4.16

REQUIREMENT	MIN. MAX.	
	J Fenestration	All Stories
K Building Projections	A front porch/stoop/overhang shall be provided for any ground story residential unit entry. This front projection shall have a width not less than 25% of the front facade width.	
L Doors/Entries	A minimum of one functioning entry door per storefront/residential unit shall have direct access to the primary frontage(s).	
M Garage/Carport Setback	Garages/carports where the vehicle entry faces a public street shall be setback a minimum of 10 feet from the front facade of the primary structure.	

Height Allowances

### E. PRIVATE FRONTAGE TYPES

TABLE 4.17

FRONTAGE TYPES (REFER TO TABLE 4.16)	PERMITTED
Common Yard	Permitted
Porch & Fence	Permitted
Dooryard	Permitted
Courtyard	Permitted
Stoop	Permitted
Shopfront	Not Permitted
Gallery	Not Permitted
Raised Site	Not Permitted
Raised Base	Not Permitted
Sub-Story	Not Permitted

### F. GENERAL USE CATEGORIES<sup>1</sup>

- Residential
- Lodging<sup>2</sup>
- Office
- Retail<sup>2</sup>
- Civic<sup>2</sup>

1. Refer to Permitted Use Table for full list of permitted uses within each use category listed.  
2. Uses within this category are typically limited.

Building Detail

General Use Allowances

Building Placement

## Contributing Historic Properties

- 10 properties (which includes 1 new designation) will continue to follow the COA requirements

## Buildings of Historical Merit

- Recognizes buildings that contribute to the historic architectural character of DPH (5 total properties).
- Requires review by HPB for any proposed demolition.

## Archeologically Sensitive Areas

- Applies to areas where buildings of historical purpose once stood.
- May require an archeological survey in order to document and record information.





# Form Based Code – Advantages

## Development Advantages

- Flexibility
- Consolidated Regulations – Clarity
- Reduced Setbacks & Front Setback Range
- Increased Floor Area Ratios
- Clear Lot Standards













## Process Improvements


- Streamlined Approval Process – Code Administrator / COA
- Simplified Format



# DOWNTOWN PALM HARBOR FORM BASED CODE DISTRICT (DPH-FBC) CURRENT ZONING



	R-3 (Single-Family Residential)		C-2 (General Commercial & Services)
	R-4 (One, Two, & Three Family)		C-2-H (C-2 Historic Preservation Overlay)
	LO (Limited Office)		E-1 (Employment 1 District)
	GO (General Professional Office)		E-1-CO (E-1 Conditional Overlay)
	OPH-D (Old Palm Harbor Downtown District)		E-2 (Employment 2 District)
	C-1 (Neighborhood Commercial)		FDPH-FBC Boundary

0 500 1000 Ft 

# District Map

## From... 10 Zoning Districts to... 4 Districts



- CENTRAL DISTRICT (DPH-1)
- WEST DISTRICT (DPH-2)
- NEIGHBORHOOD DISTRICT (DPH-3)
- BOULEVARD DISTRICT (DPH-4)

## Notable Revisions Following DRC (April 2021)

- **Section 138-4303. Relationship to Land Development Code (LDC)**

The specific provisions within the DPH FBC supersede those in Chapter 138 of the Land Development Code (LDC). ~~When any specific provision of the DPH FBC conflicts with a provision of the LDC, the DPH FBC takes precedence, except for~~ Contributing Historic Properties...

- **Section 138-4353 (b) New Additions**

New additions include the expansion of the building footprint or interior floor area of an existing building, such as the conversion of storage to habitable space. They are subject to all applicable provisions of the DPH FBC relative to new additions, including the standards as established in DPH FBC Div. 5: Section 138-4503: Building Design Standards. ~~Depending on the extent of the expansion, new additions may not require additional on- and off-site improvements, such as landscaping and sidewalks.~~

## Notable Revisions Following DRC (April 2021)

- **Section 138-4355 (a) (2) b.** [*required information for Variances, Waivers & Administrative Adjustments*]  
A survey and/or current aerial photograph of the subject site and adjustment properties, including information identifying all existing easements and encumbrances.
- **Section 138-4503 (c) (1)** [*Building Design Standards for New Additions*]  
~~Building additions up to 49% of the existing building(s) gross ground floor area, per the Pinellas County Property Appraiser, or up to 1,000 square feet, whichever is less, shall not be required to install additional landscape material or build off-site sidewalk expansions per Section 154-125.~~