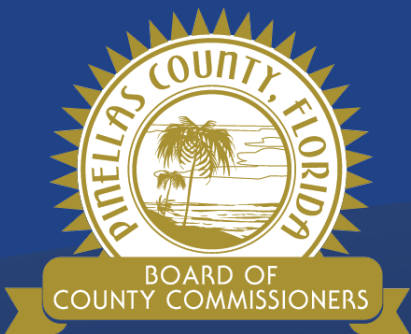


Downtown Palm Harbor Form Based Code Zoning District



- Planning Division
- Scott Swearingen



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

**Doing Things!
To Serve the Public**

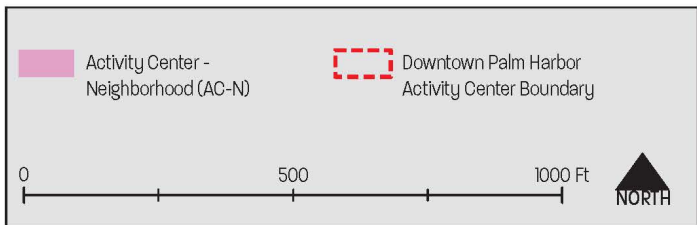


Resolution

- **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 ACTIVITY CENTER-NEIGHBORHOOD (AC-N) FUTURE LAND USE MAP



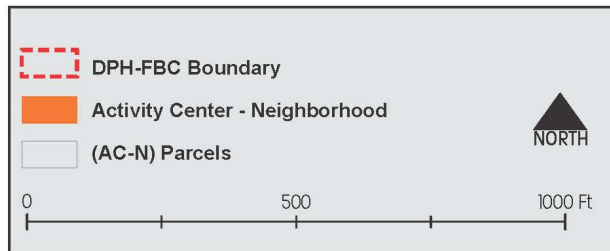
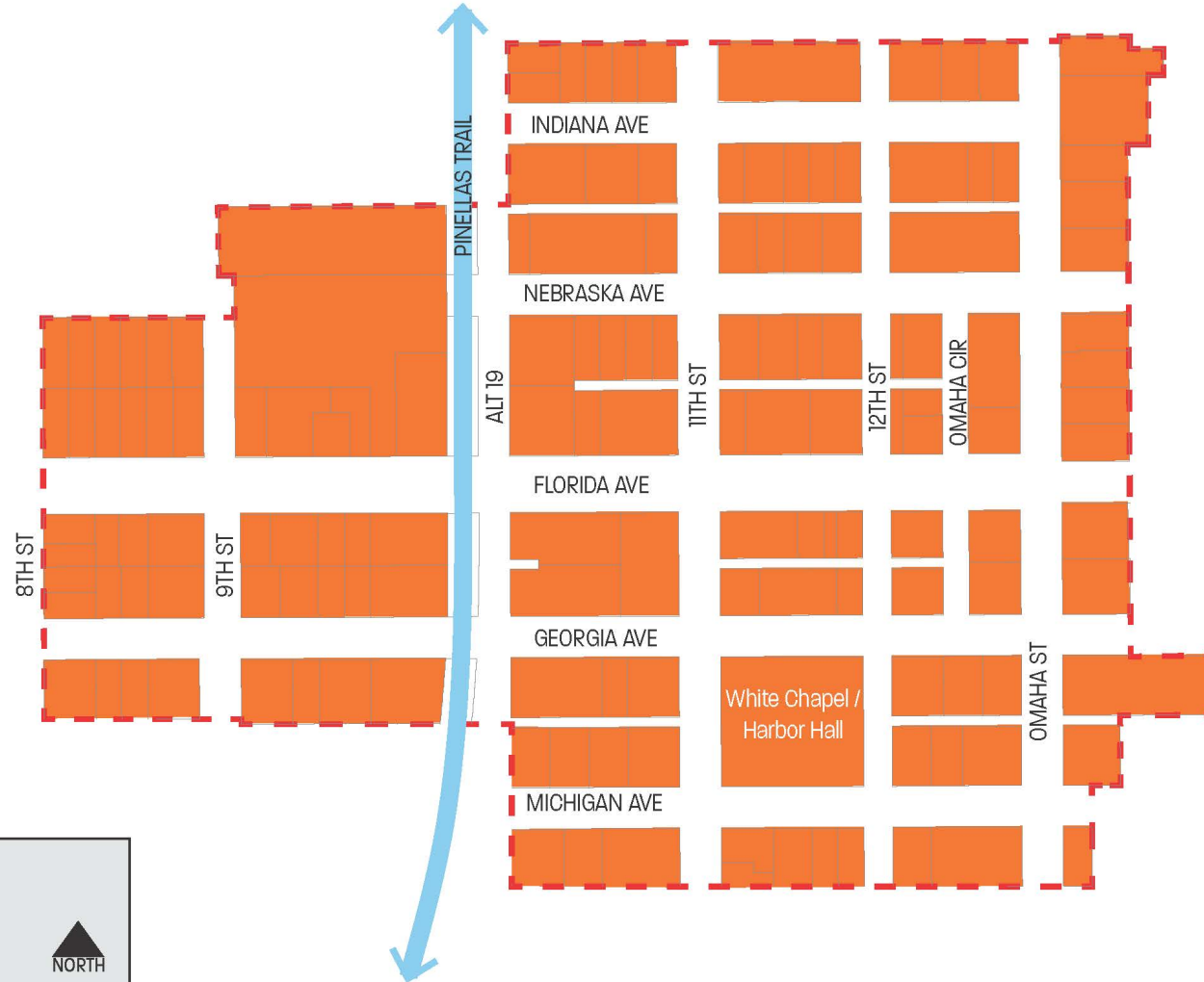
DOWNTOWN PALM HARBOR FORM BASED CODE DISTRICT (DPH-FBC) CURRENT ZONING



	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 

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



District Map

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



Zoning Atlas Amendment

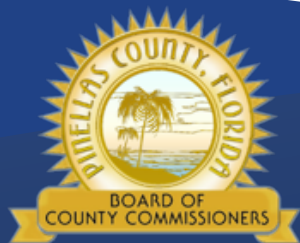
- Zoning boundary follows Future Land Use Map boundary.
- Eliminates detachment of the current OPH-D zoning district to establish one contiguous area.
- Allows a focused transition and protection of character between downtown core and adjacent neighborhoods.
- Includes all of the DPH Historic District.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

Requested Action

- **Conduct the second (adoption) public hearing on the proposed amendment.**
- **Adopt the proposed Resolution.**

Associated DPH FBC Design Guidelines to follow.

Discussion



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