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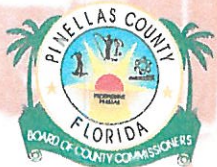
JUL 12 2018

BY:

DOWNTOWN HISTORIC PALM HARBOR MASTER PLAN

Adopted by the
Pinellas County Board of County Commissioners
on December 18, 2001
Ordinance # 01-85

Amended on April 24, 2012
Ordinance # 12-16
and
February 10, 2015
Ordinance # 15-07



FINAL REPORT



HDR

81-90-21-0712

APPENDIX A

OLD PALM HARBOR VISION STATEMENT



VISION STATEMENT FOR OLD PALM HARBOR

Old Palm Harbor is located about halfway between Dunedin and Tarpon Springs. It extends eastward from Sutherland Bayou to encompass the general area originally known as Sutherland. Planned in the last 19th Century before the advent of the automobile, Old Palm Harbor retains important elements of its original town design and its history as a college town and rural center with strong ties to the citrus industry.

Although located in a highly urbanized county, Old Palm Harbor is known for its small town atmosphere and a strong sense of community. It is agreed that the community heritage and those characteristics that make Old Palm Harbor a special place are worthy of protection and the following COMMUNITY VISION is established for the future of Old Palm Harbor.

COMMUNITY CHARACTER: *The small town atmosphere of Old Palm Harbor shall be preserved and enhanced as an important distinguishing characteristic of the community.*

Objective:

Changes in Old Palm Harbor shall be compatible with and support this small town atmosphere, which is characterized by such community features as the following:

- a safe walkable community with ample sidewalks
- streets safe for bicyclists
- a mix of commercial and residential uses
- a diverse housing stock of various styles, sizes and values
- low density development
- abundance of trees and tree-lined streets
- limited traffic at slow speeds through the neighborhood

The hills of Old Palm Harbor shall be emphasized as a unique feature in a portion of the state where flat landscape is more characteristic.

COMMUNITY HERITAGE: *Old Palm Harbor contains important remnants of its history as one of the oldest communities in Pinellas County. These historic features include several residential and commercial structures, the original street layout and wide boulevards, access to Sutherland Bayou, a unique vista of the Gulf of Mexico from Florida Avenue, as well as numerous artifacts that have been saved over the years. These historic features will be preserved, enhanced and restored whenever possible because of their value in understanding the community's origins, and their contribution to the quality of life.*



Objectives:

The use of historic features characteristic of Old Palm Harbor, such as porches, shall be encouraged to enhance the community's historic identity.

The Downtown Palm Harbor Historic District contains the community's historic commercial center and will be clearly identifiable, vibrant focal point for Old Palm Harbor, with people-oriented activities throughout the day and evening.

The close relationship between the community and the waterfront will be reestablished and emphasized. This will include improved visual and physical access.

SENSE OF COMMUNITY: *Old Palm Harbor's sense of community has been fostered over the years by opportunities for neighbors to get to know one another and by the location of educational, religious, and social institutions in the community. To strength this sense of community, Old Palm Harbor will continue to provide places and opportunities for the neighborhood to come together and build relationships, and that help establish the community's identity.*

Objectives:

Efforts will be supported to improve access to recreational facilities such as the Fred Marquis Pinellas Trail, Pop Stansell Park, and the recreational fields west of Alternate US Highway 19.

The community's annual festivals will be supported. Festivals should highlight the unique character of the area.

Efforts to expand the variety of activities and programming for youth and children in the community will be encouraged.

Beneficial partnerships will be established with the elementary school, the University High School, the Senior Center and other community facilities to further integrate them into the life of the community.

Emphasize existing, or established new, community landmarks that identify the location of Old Palm Harbor and portray its unique community characteristics and heritage.



LOCAL BUSINESSES: *The businesses in Old Palm Harbor offer a mixture of retail, service and professional offices. Vacant and underutilized land creates the opportunity for additional growth and expansion of the commercial sector in Old Palm Harbor which should serve both the local community as well as attracting visitors.*

Objectives:

Development should be compatible with maintaining the overall bucolic and small town character of the area, in both appearance and function, while enhancing the local economy.

Commercial activity along the Alternate US Highway 19 corridor should be encouraged to reflect the positive attributes of the area.

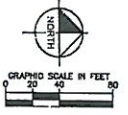
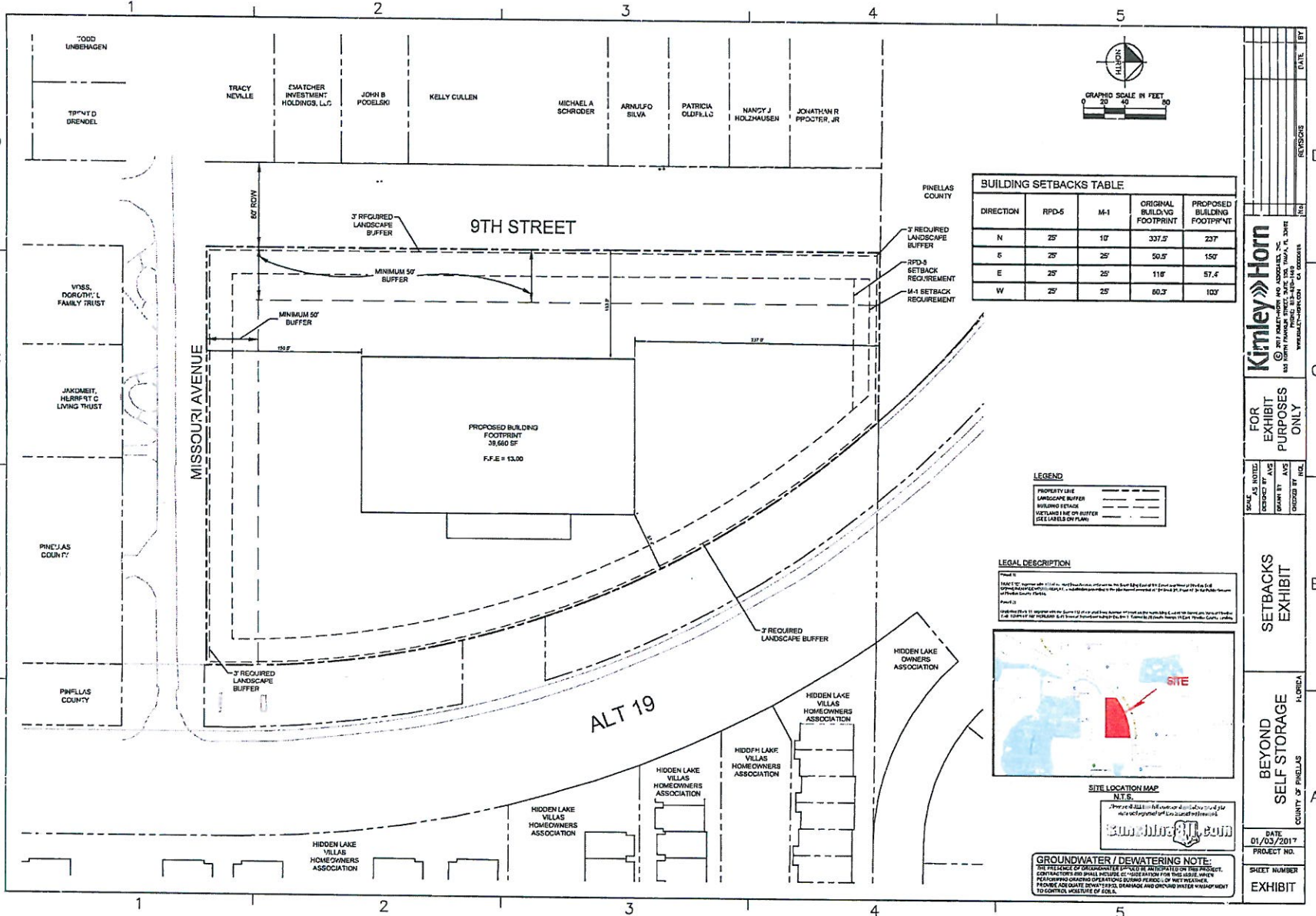
A mix of commercial activities will be achieved to assure the vitality of the area.

Old Palm Harbor and the Historic District will become a focal point for business activity that is readily and clearly recognized by the local community and visitors.

Businesses in Old Palm Harbor and the Historic District will be readily accessible to people using all modes of transportation.



Drawing name: B:\VTM\Doc\148810 - Noduph\148810 - Palm Harbor\CAD\Civil\Plan Harbor Concept Site Plan - Setback Exhibit 14.06.07.dwg - Layout - Jan 13, 2018, 11:46am by: Ericson Blomberg
 The information contained on this drawing is for informational purposes only. It is not intended to be used as a basis for any legal or financial action. It is the responsibility of the user to verify the accuracy of the information and to consult with the appropriate authorities before using this drawing.



BUILDING SETBACKS TABLE				
DIRECTION	RPD-5	M-1	ORIGINAL BUILDING FOOTPRINT	PROPOSED BUILDING FOOTPRINT
N	25'	10'	337.5'	237'
S	25'	25'	50.5'	150'
E	25'	25'	116'	57.4'
W	25'	25'	60.3'	100'

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- MINIMUM SETBACK
- WETLAND 1 LINE OR BUFFER (SEE TABLE ON PLAN)

LEGAL DESCRIPTION

Parcel 6:
 Parcel 6 is a portion of 13.00 acres, more or less, located in the East Bay East of 9th Street and West of 19th Street, in the City of Palm Harbor, Pinellas County, Florida.

Parcel 7:
 Parcel 7 is a portion of 13.00 acres, more or less, located in the East Bay East of 9th Street and West of 19th Street, in the City of Palm Harbor, Pinellas County, Florida.

Parcel 8:
 Parcel 8 is a portion of 13.00 acres, more or less, located in the East Bay East of 9th Street and West of 19th Street, in the City of Palm Harbor, Pinellas County, Florida.

SITE LOCATION MAP
 N.T.S.
 [Map showing the site location within the community]

GROUNDWATER / DEWATERING NOTE:
 THE PRESENCE OF GROUNDWATER SHOULD BE ASSESSED BY AN ENGINEER OR OTHER QUALIFIED PERSON BEFORE ANY EXCAVATION OR OTHER WORK IS PERFORMED ON THIS SITE. ANY REMEDIATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCIES AND SHOULD BE APPROVED BY THE AGENCIES BEFORE PROCEEDING WITH ANY WORK. ENGINEER AND GROUNDWATER CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING NECESSARY PERMITS TO CONTROL POLLUTION OF SOILS.

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 142 NORTH HAVENWAY STREET, SUITE 300, TAMPA, FL 33602
 WWW.KIMLEY-HORN.COM

FOR EXHIBIT PURPOSES ONLY

SCALE: NOTED
 DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SETBACKS EXHIBIT

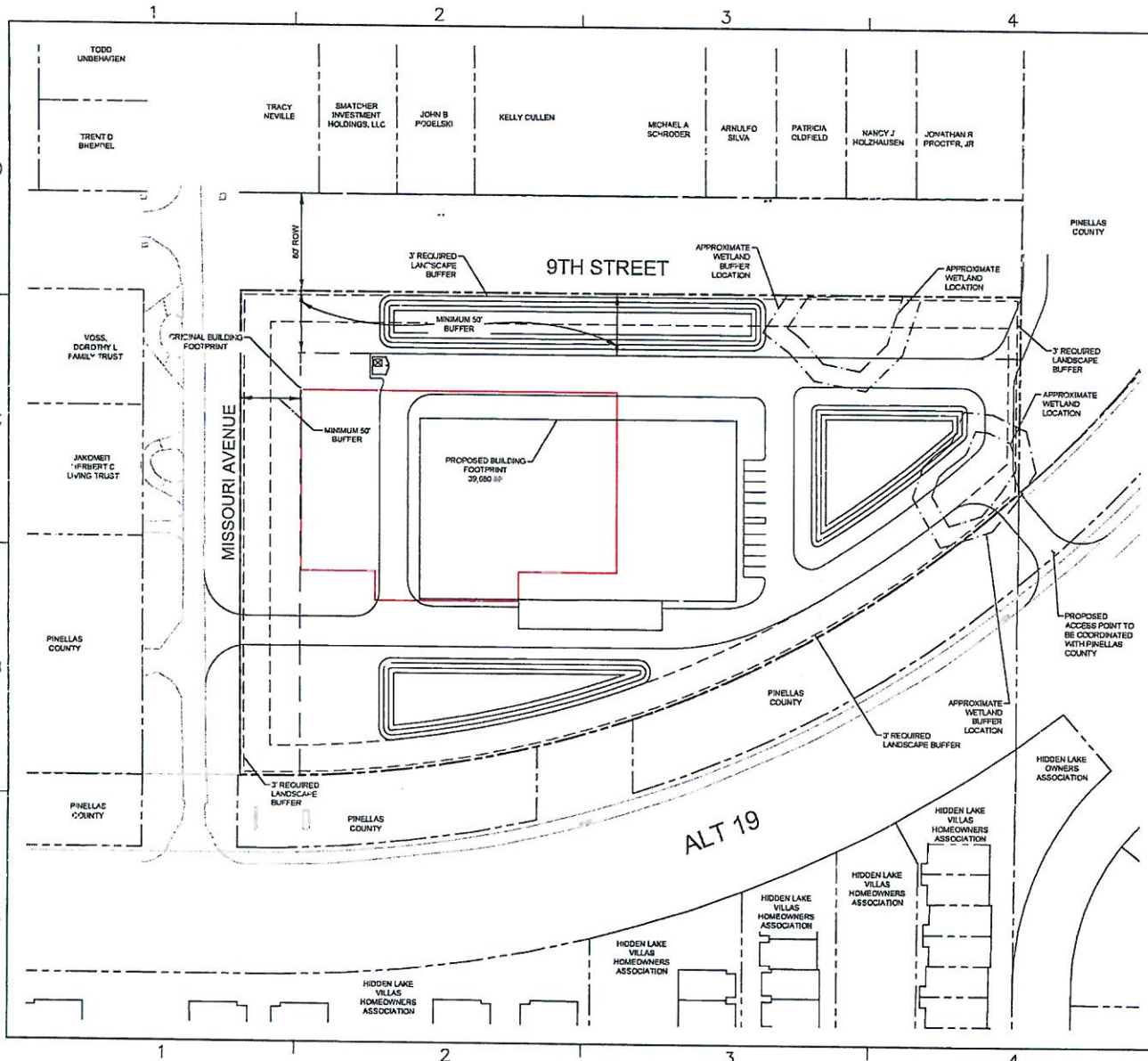
BEYOND SELF STORAGE

COUNTY OF PINELLAS, FLORIDA

REVISION	DATE	BY

DATE: 01/03/2017
 PROJECT NO:
 SHEET NUMBER: EXHIBIT

Drawing name: K:\VIAL_04\14510 - North\04\14510 - Pinellas\04\14510\14510.dwg - Layer: 14510 - Pinellas\04\14510\14510.dwg - Layer: 14510 - Pinellas\04\14510\14510.dwg - Layer: 14510 - Pinellas\04\14510\14510.dwg
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SITE DATA TABLE

DEVELOPER	KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEER	PROJECT NO. 14510-01
DATE	08/03/2017
PROJECT NO.	14510-01
PROJECT NAME	PROPOSED BUILDING
PROPOSED BUILDING	20,650 SQ. FT.
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
PROPOSED % OF TOTAL IMPERVIOUS AREA	10%
EXISTING % OF TOTAL IMPERVIOUS AREA	10%
PROPOSED % OF TOTAL PERVIOUS AREA	10%
EXISTING % OF TOTAL PERVIOUS AREA	10%
FLOOR AREA	20,650 SQ. FT.
BUILDING DATA	
BUILDING FOOTPRINT	20,650 SQ. FT.
TOTAL BUILDING AREA	20,650 SQ. FT.
BUILDING HEIGHT	10 FT.
FAR	0.12
PARKING IMPROVEMENT DATA	
TOTAL PROPOSED SPACES	10 SPACES
MISCELLANEOUS DATA	
TOTAL NUMBER OF EMPLOYEES	10 EMPLOYEES

LEGEND

PROPERTY LINE	SOLID LINE
LANDSCAPE BUFFER	DASHED LINE
BUILDING SETBACK	DOTTED LINE
WETLAND LINE OR BUFFER	DASHED LINE WITH WIGGLY
USE LINES OR PLANS	SOLID LINE WITH DASHES
ORIGINAL BUILDING FOOTPRINT	SOLID LINE WITH DOTTED

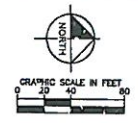
LEGAL DESCRIPTION

Parcel 11: Approximately 10.00 acres of land in Pinellas County, Florida, bounded on the north by the 9th Street Right-of-Way, on the east by the Missouri Avenue Right-of-Way, on the south by the Alt 19 Right-of-Way, and on the west by the Voss Dorothy L. Family Trust.

Parcel 12: Approximately 10.00 acres of land in Pinellas County, Florida, bounded on the north by the 9th Street Right-of-Way, on the east by the Missouri Avenue Right-of-Way, on the south by the Alt 19 Right-of-Way, and on the west by the Voss Dorothy L. Family Trust.



GROUNDWATER / DEWATERING NOTE:
 THE PRESENCE OF GROUNDWATER SHOULD BE DETERMINED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, OPERATION AND MAINTENANCE OF ANY GROUNDWATER MONITORING SYSTEMS REQUIRED TO CONTROL THE MOISTURE OF SOILS.



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 110 SOUTH PINNACLES AVENUE, SUITE 100, TAMPA, FL 33606
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SITE PLAN COMPARISON EXHIBIT

BEYOND STORAGE P. ORIGIN COUNTY OF PINELLAS

DATE	BY
08/03/2017 <td></td>	
PROJECT NO.	14510-01
SHEET NUMBER	1
EXHIBIT	
REVISIONS	



Z/LU-12-06-18

Aerial Map

Zoning From: RPD-5, Residential Planned Development, 5 units per acre
 To: M-1-CO, Light Manufacturing and Industry - Conditional Overlay

Land Use From: Residential Low
 To: Employment

Conditional Overlay limiting the use to a self-storage facility and offices, and providing a 50-foot buffer from the west property line.



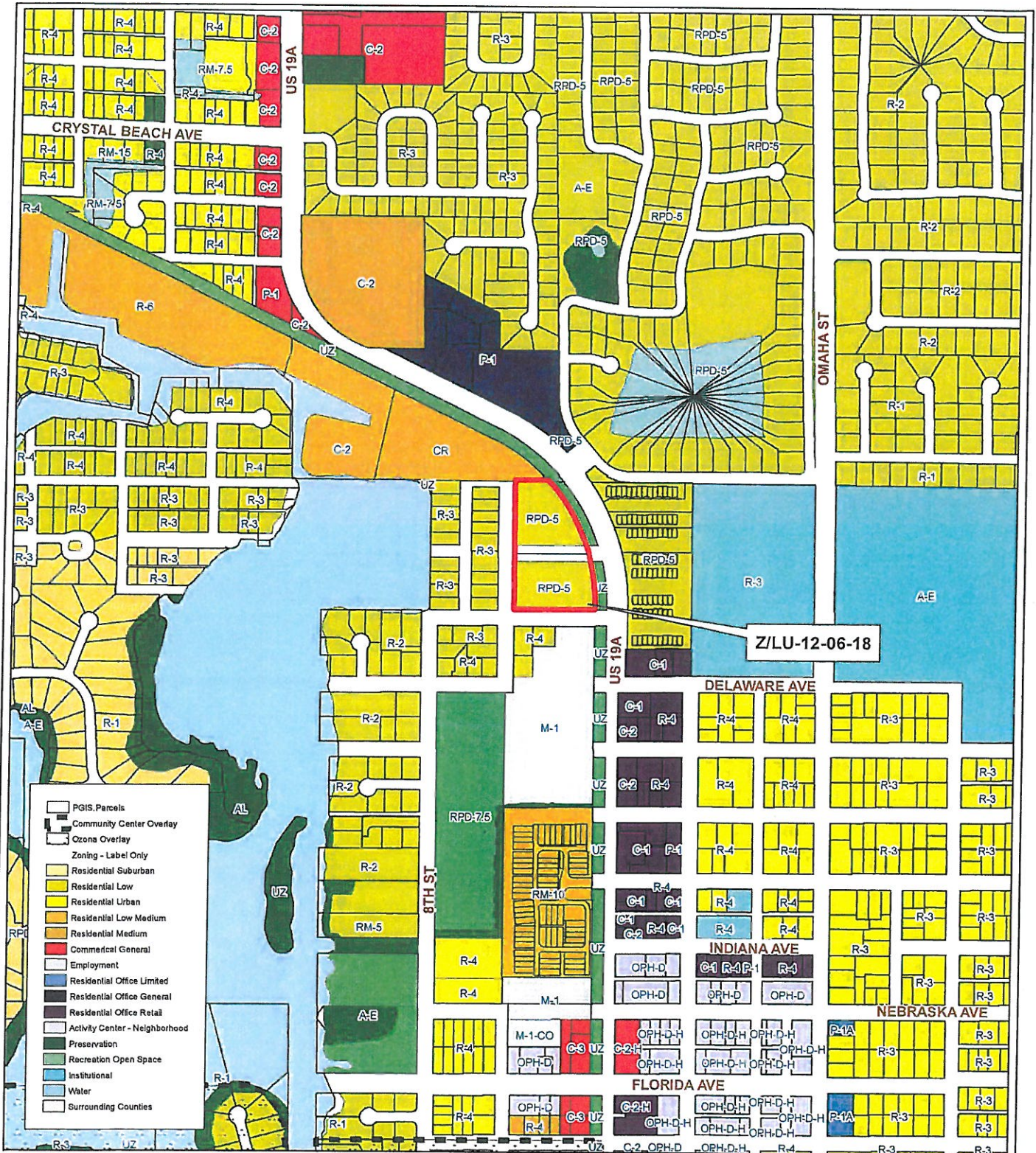
02/28/15/82278/000/0300 & 01/28/15/88560/011/0001

Prepared by: Pinellas County Planning Department



Date: 5/3/2018

1 inch = 0.12 miles



- PGIS Parcels
- Community Center Overlay
- Ozone Overlay
- Zoning - Label Only**
- Residential Suburban
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Commercial General
- Employment
- Residential Office Limited
- Residential Office General
- Residential Office Retail
- Activity Center - Neighborhood
- Preservation
- Recreation Open Space
- Institutional
- Water
- Surrounding Counties

Z/LU-12-06-18
Current Land Use & Zoning

Zoning From: RPD-5, Residential Planned Development, 5 units per acre
 To: M-1-CO, Light Manufacturing and Industry - Conditional Overlay

Land Use From: Residential Low
 To: Employment

Conditional Overlay limiting the use to a self-storage facility and offices, and providing a 50-foot buffer from the west property line.



02/28/15/82278/000/0300 & 01/28/15/88560/011/0001

Prepared by: Pinellas County Planning Department



Date: 5/3/2018

1 inch = 0.12 miles

SIGN IN SHEET

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