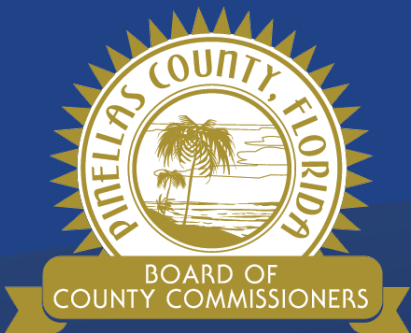


Downtown Palm Harbor Master Plan Update



Planning Division
Scott Swearingen



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

Doing Things!
To Serve the Public



Downtown Palm Harbor – Actions

First Actions (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*.

Downtown Palm Harbor – First Actions



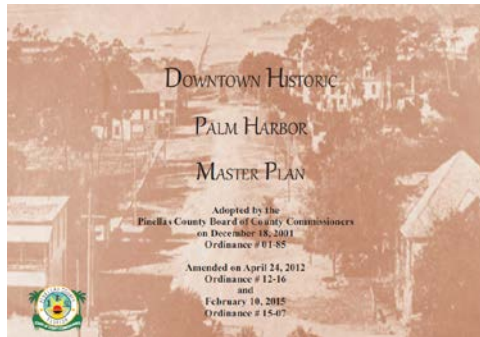
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Downtown Palm Harbor Master Plan



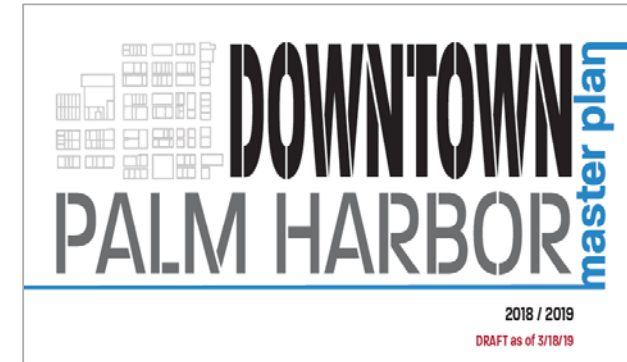
2001 Master Plan



Public Engagement/ Analysis

- Focus Group (2016)
- Open Houses (2017)
- Surveys (2017)
- Studies/Analysis (2017-18)
- 10 Recommendations
- Draft Master Plan

2019/20 Update



Downtown Palm Harbor Master Plan

Historical Character

- Existing Designated Historic Buildings

1190 Georgia Avenue



1017 Omaha Circle

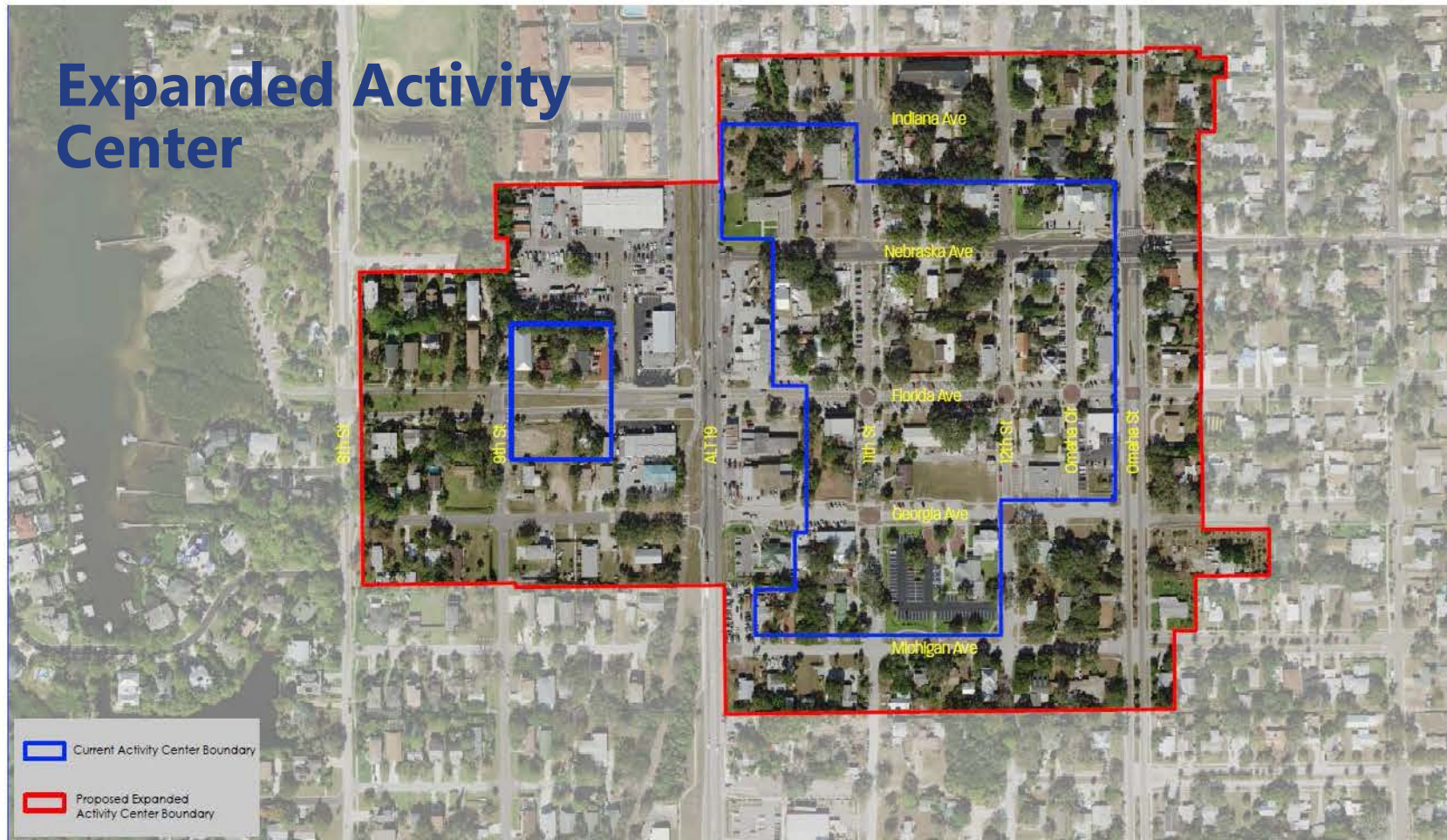


1219 Florida Avenue



1123 Florida Ave. (Approved COA)

Future Land Use Map Designation



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.**
- **Activity Center now includes the entire Historic District.**
- **Connects both sides of Alt 19 for wholistic, consistent treatment of the area.**

Permitted Uses – Overview

Permitted Uses...

- are more considerate of Downtown Palm Harbor and the adjacent neighborhoods.
- include a stronger mix of uses with the new zoning – less stratification.
- reflect a ‘neighborhood downtown’ – less general, highway-oriented uses.
- are more context-sensitive to the neighborhood – less heavy commercial and industrial uses.

Downtown Palm Harbor – Second Action



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

- Ordinance
 1. Comprehensive Plan Amendment.

Comprehensive Plan Amendment

Countywide Plan Amended

- October 2019 – Increased densities/intensities for Activity Centers and Multimodal Corridors

Comprehensive Plan

- Activity Center (AC) Categories (Neighborhood, Community, Major)
- Mixed Use Corridor (MUC) (Primary, Secondary)

Proposed

- Density/Intensity consistency
- New Mixed Use Corridor-Supporting (MUC-Su)

Next Steps

Transmit items to DEO (transmittal hearing)

- Ordinance: FLUE Category Rules & Descriptions
- Ordinance: FLUM (N-AC) & DPH Master Plan

Countywide Plan Authority (PAC, FPB, CPA)

- Ordinance: FLUE Category Rules & Descriptions
- Ordinance: FLUM (N-AC) & DPH Master Plan

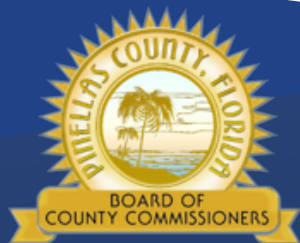
Land Development Code (LDC) – related items (first reading)

- Ordinance: Downtown Palm Harbor - Form Based Code and related LDC amendments
- Resolution: Zoning Atlas amendment

Adopt Comprehensive Plan and LDC items (adoption hearing)

- All Comprehensive Plan and Land Development Code items
- 3 Ordinances and 1 Resolution

Discussion



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