



# Pinellas County

## Staff Report

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File #: 21-1403A, Version: 1

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### **Subject:**

Resolution changing the zoning classification of approximately 64 acres comprising the greater Downtown Palm Harbor area from OPH-D, Old Palm Harbor Downtown, C-2, General Commercial and Services, C-2-H, General Commercial Services-Historic Preservation Overlay, R-3, Single Family Residential, R-4, One, Two, and Three Family Residential, LO, Limited Office, GO, General Office, C-1, Neighborhood Commercial, E-1, Employment 1, E-1-Co, Employment 1-Conditional Overlay and E-2, Employment 2 To DPH-FBC, Downtown Palm Harbor - Form Based Code District. (Companion to Item Nos. 48 & 50)

### **Recommended Action:**

The second of two public hearings for Case Number Z/LU-28-11-19. Based upon the evidence and findings contained in the staff report and attachments, this Case is recommended for approval.

This Case consists of a Resolution approving a change in zoning of approximately 64 acres comprising the greater Downtown Palm Harbor area, centered around the intersection of Alternate U.S. 19 and Florida Avenue; from OPH-D, Old Palm Harbor Downtown, C-2, General Commercial and Services, C-2-H, General Commercial and Services-Historic Preservation Overlay, R-3, Single Family Residential, R-4, One, Two and Three Family Residential, LO, Limited Office, GO, General Professional Office, C-1, Neighborhood Commercial, E-1, Employment 1, E-1-Co, Employment 1-Conditional Overlay and E-2, Employment 2 to DPH-FBC, Downtown Palm Harbor - Form-Based Code District. These amendments accomplish the following:

- Establish a zoning district boundary that follows the updated Downtown Palm Harbor Master Plan and associated Future Land Use Map category boundary configuration.
- Create a transition between the downtown core and outlying neighborhoods.
- Include all the Downtown Palm Harbor Historic District under one cohesive Future Land Use and Zoning area.

### **Strategic Plan:**

Ensure Public Health, Safety, and Welfare  
2.5 Enhance pedestrian and bicycle safety.

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most.

4.3 Catalyze redevelopment through planning and regulatory programs.

4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors.

### **Summary:**

Pinellas County Planning has developed the Downtown Palm Harbor Form-Based Code (DPH-FBC) to serve as the regulatory framework for the greater Downtown Palm Harbor area. The DPH-FBC

and related amendments comprise a companion set of proposed Land Development Code changes (Case No. LDR-27-11-19) that establish a new zoning classification for unincorporated Pinellas County. This Zoning Atlas amendment proposal (Case No. Z/LU-28-11-19) would change the approximately 64 acres of land covered by the new DPH-FBC for the greater Downtown Palm Harbor area.

The new DPH-FBC and associated zoning district are intended to guide the development and redevelopment of the greater Downtown Palm Harbor area in a way that achieves a built environment that is consistent with the most recently adopted update to the Downtown Palm Harbor Master Plan, while still being respectful and complimentary to the established neighborhoods. The proposed Zoning Atlas amendment will effectively establish a cohesive zoning district boundary that follows the updated Downtown Palm Harbor Master Plan and associated Future Land Use Map (FLUM) category boundary configuration. It will also create a smoother transition between the downtown core and outlying neighborhoods and will include all the Downtown Palm Harbor Historic District.

The FLUM boundary and associated DPH-FBC Zoning District allow for a more holistic approach to planning for the greater downtown area, rather than the current condition that includes numerous land use categories and zoning districts.

### **Background Information:**

In 2001, a Master Plan was adopted for Historic Downtown Palm Harbor. Beginning in late 2016, the Planning Division met with the community to address current needs of the downtown, which resulted in the Downtown Palm Harbor Master Plan Update, adopted in October 2020. This update contained a series of recommendations including the need to support additional retail in the downtown; the need to simplify and streamline the development approval process while continuing to address the historic character; and the desire to enhance the pedestrian experience. To address these issues the Master Plan Update recommended the creation of a Form Based Code (FBC).

This specific case along with the associated Land Development Code amendments (Case Number LDR-27-11-19) were initially heard and recommended by the Local Planning Agency (LPA) for adoption in November 2019. Since then, Planning staff have coordinated with area stakeholders and County departments to solicit further input and recommendations for changes and improvements that would impact the new zoning classification. While the resulting changes have not specifically impacted proposed residential densities and nonresidential intensities, due to the extent of such changes and the amount of time since the LPA last heard the item, Planning staff restarted the adoption process for these zoning-related amendments in May 2021, beginning with the Development Review Committee (DRC).

The DRC reviewed this application on May 10, 2021 and forwarded it to the LPA for their recommendation to the Board of County Commissioners, which occurred in June 10, 2021 with a 6-0 vote recommending approval. The Board of County Commissioners conducted their first of two public hearings on this application on July 13, 2021.

The Housing and Community Development Department worked extensively with the community to identify current issues and concerns within the greater Downtown Palm Harbor area through a series of focus group meetings and open houses. The information gathered during this time provided

valuable insight that aided the preparation of the FBC and establishment of the zoning district, as well as the most recently adopted update to the Downtown Palm Harbor Master Plan.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

Resolution amending the Zoning Atlas  
Current Zoning Map  
Proposed Zoning Map  
Future Land Use Map  
Downtown Palm Harbor Form Based Code  
LPA Report - final  
Presentation