



# Pinellas County

## Staff Report

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File #: 21-1431A, Version: 1

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### **Subject:**

Resolution adopting the Downtown Palm Harbor Design Guidelines. (Regular Agenda Item that is Companion to Item Nos. 48 & 49)

### **Recommended Action:**

Approval of a resolution adopting the Downtown Palm Harbor Design Guidelines that will provide guidance to property owners and other applicants seeking approval for proposed development projects in the Downtown Palm Harbor Form Based Code District and Downtown Palm Harbor Historic District.

These design guidelines should be adopted only after the:

- Adoption of the Ordinance creating the Downtown Palm Harbor Form Based Code as Article XII in Chapter 138 of the Pinellas County Land Development Code; and
- Adoption of the Resolution amending the Pinellas County Zoning Atlas to include the Downtown Palm Harbor Form Based Code District.

The Downtown Palm Harbor Design Guidelines were prepared by Planning Division staff to provide guidance to property owners and other applicants seeking approval for proposed development projects on land parcels located within the new Downtown Palm Harbor Form Based Code (DPH FBC) District.

The Pinellas County Historic Preservation Board reviewed the Downtown Palm Harbor Design Guidelines at their meeting on July 14, 2021, and recommended that the Board of County Commissioners adopt the design guidelines document attached herein for use in the administration of the DPH FBC and the Downtown Palm Harbor Historic District.

### **Strategic Plan:**

Practice Superior Environmental Stewardship

3.2 Preserve and manage environmental lands, beaches, parks, and historical assets

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First-Class Services to the Public and Our Customers:

5.3 Ensure effective and efficient delivery of county services and support.

### **Summary:**

The Downtown Palm Harbor Design Guidelines were prepared by Planning Division staff to provide guidance to property owners and other applicants seeking approval for proposed development projects on land parcels located within the new Downtown Palm Harbor Form Based Code (DPH

FBC) District. The guidelines identify certain architectural forms, features, and details that are compatible with the historical character of the contributing buildings in the Downtown Palm Harbor Historic District and Buildings of Historical Merit listed in the DPH FBC. Also, the guidelines provide examples of architectural forms and features that are consistent with the regulations and requirements outlined in the DPH FBC.

The Pinellas County Historic Preservation Board reviewed the Downtown Palm Harbor Design Guidelines at their meeting on July 14, 2021, and recommended that the Board of County Commissioners adopt the design guidelines document attached herein for use in the administration of the DPH FBC and the Downtown Palm Harbor Historic District.

**Background Information:**

The nine (9) contributing historic buildings designated in the Downtown Palm Harbor Historic District will not be subjected to or effected by the adoption of these design guidelines. However, it is the intent that these guidelines will be applicable for new construction in the historic district that is distinctly separate and apart from the nine contributing historic buildings.

Companion items to this Resolution include Agenda Item #21-1401A, an Ordinance amending the Pinellas County Land Development Code to include the Downtown Palm Harbor Form Based Code as Article XII of the Pinellas County Land Development Code; and Agenda Item #21-1403A, a Resolution amending the Zoning Atlas from several different zoning district categories to the new Downtown Palm Harbor Form Based Code District.

**Fiscal Impact:**

No direct fiscal impact anticipated.

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development  
Tom Scofield, Principal Planner, Housing and Community Development

**Partners:**

Pinellas County Historic Preservation Board

**Attachments:**

Downtown Palm Harbor Design Guidelines  
Resolution  
Presentation