



Pinellas County

Staff Report

File #: 21-1206A, Version: 1

Subject:

Case No. Z/LU-28-11-19 (Pinellas County) (first hearing)

A request for a zoning change 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 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 on approximately 64 acres comprising the greater Downtown Palm Harbor area.

Recommended Action:

Receive public comment on Case No. Z/LU-28-11-19: A request for a zoning change 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 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.

- This is the first of two required public hearings.
- This zoning amendment accomplishes the following:
 - a.) Establishes a zoning district boundary that follows the updated Downtown Palm Harbor Master Plan and associated Future Land Use Map category boundary configuration.
 - b.) Creates a transition between the downtown core and outlying neighborhoods.
 - c.) Includes 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 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.

The LPA unanimously recommended approval of the request during its June 10, 2021 public hearing (vote 6-0).

Affected and surrounding property owners within 500 feet of the amendment area were notified by mail. Signs advertising the public hearing were placed at strategic locations within the amendment area.

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