



Pinellas County

Staff Report

File #: 20-1739A, **Version:** 1

Subject:

Case No. CW 20-14 - Pinellas County (Downtown Palm Harbor)
Countywide Plan Map amendment from Activity Center, Employment, Office, Public/Semi-Public, Retail and Services, Residential Medium and Residential Low Medium to Activity Center, regarding 63.8 acres more or less, located in downtown Palm Harbor.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 20-14, a proposal by Pinellas County to amend the Countywide Plan Map from Activity Center, Employment, Office, Public/Semi-Public, Retail and Services, Residential Medium and Residential Low Medium to Activity Center, regarding 63.8 acres more or less, located in downtown Palm Harbor.

- The amendment area is comprised of properties in Downtown Palm Harbor, generally located east of 8th Street, south of Pennsylvania Avenue, west of Omaha Street and north of Wisconsin Avenue.
- The amendment area is included in the Downtown Palm Harbor Master Plan which was updated in 2018/2019 timeframe. A key recommendation included in the update of the Master Plan was the expansion of the existing Activity Center-Neighborhood designation, hence the proposed amendment.
- The amendment will also update the Downtown Palm Harbor Master Plan to allow for the establishment of a form based code to guide development and amend the maximum density/intensity standard to an all-inclusive 1.5 floor area ratio.
- The Master Plan update provides a more holistic, integrated approach to planning for the greater downtown area and the transition to surrounding residential neighborhoods.
- The proposed amendment establishes one contiguous planning area with consistent regulations and incorporates the entire Historic District.
- The proposed amendment creates a better-connected mixed-use area that enhances pedestrian safety, protects the historic character, and incentivizes economic development.
- Specific benefits to property owners that will become available:
 - Updated parking standards and administrative flexibility to encourage redevelopment on smaller sites
 - Updated allowable uses by zoning district to encourage residential, commercial, and mixed-use development supportive of the creation of a walkable historic neighborhood.
 - Increased maximum Floor Area Ratio, which allows for additional residential units and non-residential square footage.
 - Potential for additional building height
 - Process Improvements reducing the need for public hearings for new development/redevelopment.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval of this proposal.

- The Board of County Commissioners, at its July 21, 2020 meeting, approved the transmittal of two ordinances to the Department of Economic Opportunity for state agency review.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

Forward Pinellas, in its role as the Pinellas Planning Council, voted 12-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of the case by a vote of 11-0.

The Board of County Commissioners, at its July 21, 2020 meeting, approved the transmittal of two ordinances to the Department of Economic Opportunity for state agency review. The first ordinance was to amend the Pinellas County Comprehensive Plan Future Land Use Map Categories and Rules to be consistent with the Countywide Plan Map and Rules amendments. The second ordinance was to amend the Pinellas County Future Land Use Map and land use designation for approximately 64 acres in Downtown Palm Harbor and the supporting Downtown Palm Harbor Master Plan.

Background Information:

Forward Pinellas documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Rodney Chatman, Planning Division Manager, Forward Pinellas

Scott Swearingen, Planning Manager, Pinellas County Housing and Community Development

Partners:

N/A

Attachments:

Ordinance

Exhibit A of Ordinance

Case Maps

Forward Pinellas Staff Analysis

Downtown Palm Harbor Master Plan

Downtown Palm Harbor - Form Based Code

Planning and Urban Design Principles

Draft PAC Minutes

Support Documents

Presentation/Site Visit Photos

Affidavit of Publication