• WHAT IS A FORM-BASED CODE?

A Form-Based Code (FBC) is a zoning tool that focuses development standards on the relationship between, buildings, sidewalks, and streets, promoting walkability and a dynamic pedestrian experience. A FBC puts less emphasis on the use inside the building, (as is the case with conventional zoning), and more on the look and feel of the building as it relates to the street, including building form and placement, location of parking, treatment of publicly accessible spaces, resulting in a more predictably built (re)development pattern for the community.

• WHY A FORM-BASED CODE?

Pinellas County, with input and assistance from local residents, businesses and community stakeholders, has updated the 2001 Downtown Palm Harbor Master Plan (‘Master Plan’). The Master Plan update process included public meetings, presentations, and open houses; community surveys; and plan progress meetings with a neighborhood focus group. As a result, the updated Master Plan includes 11 targeted efforts that reflect the expressed desires, concerns and sentiments of the community. Some targeted efforts related to establishing a form-based include:

- Addressing opportunities for additional retail
- Clarifying and streamlining the review and approval process
- Exploring solutions to parking needs
- Improving the pedestrian experience

To address these and other recommendations, the Master Plan envisions an expanded study area and associated Neighborhood Activity Center Future Land Use (FLU) designation. This will allow a more holistic approach to planning actions and cohesive improvements to the greater downtown Palm Harbor area. To support the Neighborhood Activity Center Future Land Use designation, a form-based code is being developed to allow a clearer, more simplified zoning approach to regulating land development. A form-based code is an appropriate, more predictable approach to zoning in areas with traditional, historic development patterns and street networks.

• CAN I REVIEW THE WORKING DRAFT OF THE FORM-BASED CODE?

Yes. You can review the Draft Downtown Palm Harbor Form-Based Code through the County website at: http://www.pinellascounty.org/downtownpalmharbor/

• CAN I REVIEW THE DRAFT MASTER PLAN?

Yes. You can review the Draft Downtown Palm Harbor Master Plan through the County website at: http://www.pinellascounty.org/downtownpalmharbor/
• **WHO WOULD BE INCLUDED IN THE FBC DISTRICT?**

Property owners within the boundary displayed in the below map would be part of the expanded Activity Center FLU category and the associated FBC zoning district.

• **WILL MY ZONING AND FUTURE LAND USE CLASSIFICATION CHANGE?**

If your property falls within the boundary displayed on the map above, the Activity Center FLU category and Form-Based Code zoning district will become your official designations upon adoption. Please note that properties shown in solid color on this map already have the Activity Center FLU designation, so their FLU category would remain the same.

• **WHO CAN I CONTACT IF I HAVE QUESTIONS?**

Please feel free to contact either Rebecca Stonefield or Scott Swarengen with the Pinellas County Planning Department at 727-464-8200