

Neighborhoods

The primary uses in the Traditional Neighborhood Districts shall be residential. Secondary uses that may be permitted include residential equivalent, public/semi-public, and ancillary home based business uses.

Traditional Neighborhood Development

TND-1 TND-2

Mixed-Use Districts

The primary uses in the Main Street Marketplace and Community Town Center districts include residential (provided no ground floor units shall be allowed to occur when fronting Main Street), residential equivalent, transient accommodations, public/semi-public, retail, office, and personal service/office support and commercial/business service.

Main Street Marketplace

MSM

Community Town Center

CTC

Service Corridor

The primary uses in the SC-1 district include residential (provided no ground floor units shall be allowed to occur when fronting Main Street), retail, office, personal service/office support, commercial/business service, and light industrial uses. Secondary uses that may be permitted include residential equivalent, transient accommodations, public/semi-public.

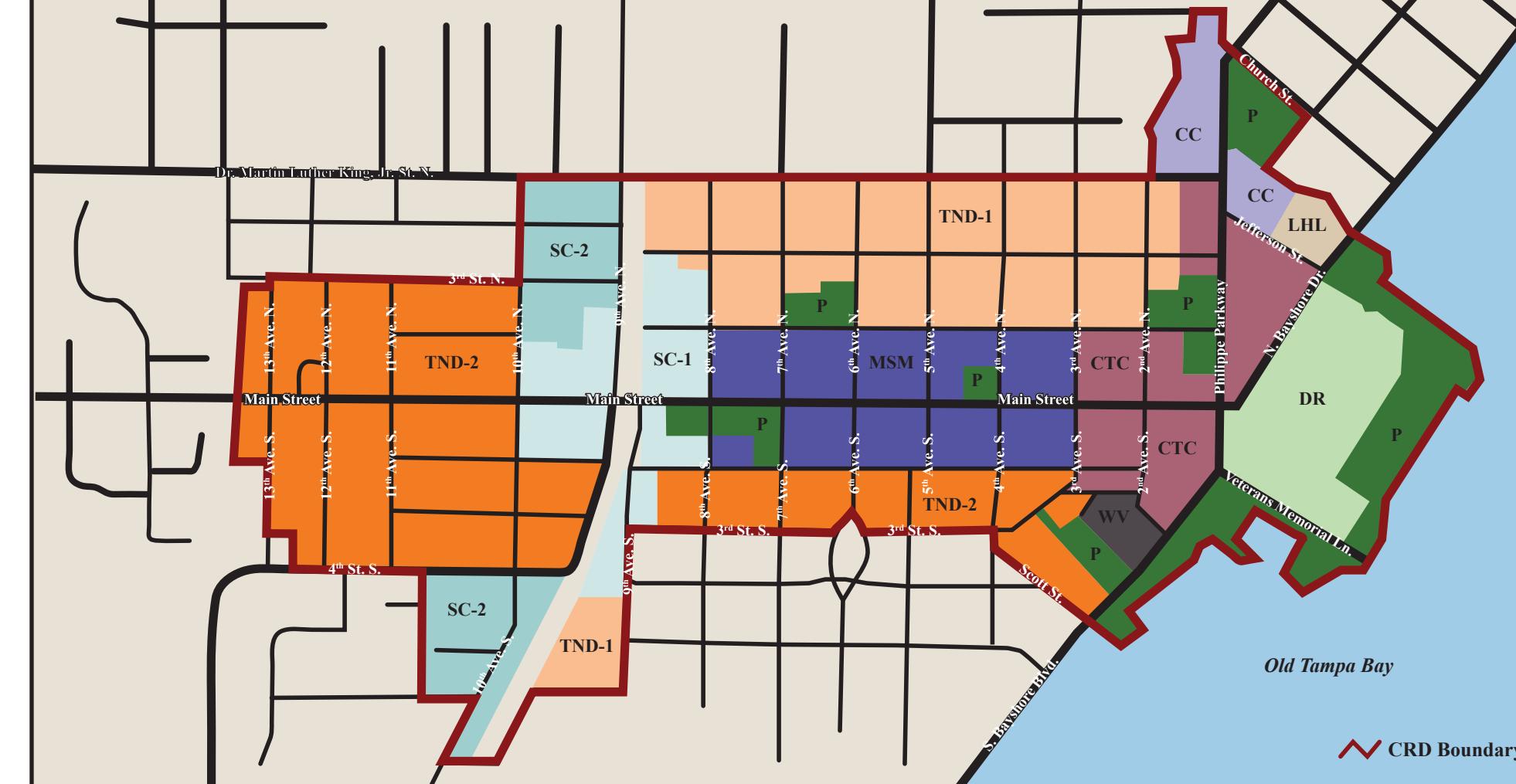
Service Corridor - 1

SC-1

The primary uses generally considered to be appropriate in the SC-2 district are light industrial and warehouse uses, commercial/business service, and transportation/utility. Secondary uses that may be permitted include outdoor storage, office, personal service/office support, and public/semi-public.

Service Corridor - 2

SC-2



Waterfront Village

The primary uses in the WV district include residential, residential equivalent, transient accommodations, retail, office, and personal service/office support, however the City may require conditional use approval for a change to a non-residential use category. Redevelopment projects involving a site area of 20,000 sq. ft. shall follow the review and approval procedures of a planned development project with required application material to be determined by the Planning and Zoning Director.

Waterfront Village

WV

Creekside Conservation

The primary uses in the Creekside Conservation district include residential, residential equivalent, transient accommodations, office, personal service/office support and public/semipublic. Secondary uses that may be permitted include retail on property east of Philippe Parkway or with conditional use approval by the City Commission on a case-by-case basis.

Creekside Conservation

CC

Public

The primary uses in the Public district include public/semipublic. Secondary uses include retail.

Public

P

Local Historic Landmark

The primary uses in the Local Historic Landmark district include residential, residential equivalent, transient accommodations, office, personal service/office support and public/semi-public.

Local Historic Landmark

LHL

Destination Resort

The primary uses in the Destination Resort district include transient accommodations, retail, office, personal service/office support, commercial recreation, and residential uses.

Destination Resort

DR

Safety Harbor Downtown Master Plan

Introduction:

Safety Harbor's downtown includes the elements of small town character including a traditional Main Street, brick streets lined with sidewalks, and a mature tree canopy. The quaint small town character is cherished by residents who would like to see change occur in a gradual fashion that honors the City's unique history and sense of place.

Since 1992, the City of Safety Harbor has invested in the downtown through the Community Redevelopment Agency. In 1992, the Safety Harbor City Commission adopted a Community Redevelopment Plan for a 108.05 acre area. This boundary was later expanded in 2009 by 48.47 acres to add land along the downtown periphery. Several plan updates took place over the years and the plan was last updated in 2012.

The Downtown Master Plan provides the directional framework to attain the community's vision and was prepared over a three year period by residents, elected officials, business and property owners and other interested parties.

Vision Statement:

"In 2012, Safety Harbor will be a vibrant destination city with a unique quality of life – a city that is successful in balancing responsible, innovative growth with careful preservation of its small town atmosphere, its quaint character, and its valued treasures."

Valued Treasures:

- Waterfront setting
- Proximity to major employment centers
- High quality schools
- Excellent leisure activities and public library
- Good family housing values
- Laid-back atmosphere
- Small town character
- Historic resources
- Landscaping, trees, and natural green spaces
- Stable tax base

Redevelopment Objectives:

- Objective 1:** Protect and enhance the natural environment
- Objective 2:** Improve parking and mobility
- Objective 3:** Improve the physical appearance and ambiance of the public realm and encourage private sector reinvestment in declining properties
- Objective 4:** Increase the supply of affordable housing
- Objective 5:** Recruit targeted businesses, showcase the downtown, and create a more favorable business environment
- Objective 6:** Promote arts, culture, and leisure activities and encourage the preservation of historic structures and Safety Harbor's unique sense of history

Implementation:

A 5-Year Action Strategy was prepared to implement short-term priorities embodied in the community's vision statement. A Trust Fund for the district allocates increases in taxable assessed value within the area to the Trust Fund. Capital projects within the district are funded with a mix of Trust Fund, Penny for Pinellas, and other revenues.

Completed Projects:

- 9th Ave. N.: *Landscaping & Parking Project*
- Alleyway improvements
- Baranoff Oak Tree: *Enhancements & Monitoring*
- Bicycle Racks
- 4th Ave. N.: *Brick Street Restoration*
- Business Directory Brochure
- Decorative Lighting & Banners
- Downtown Partnership Grants
- Historical Marker Program
- Jolley Trolley
- Library Expansion
- Main Street Brick Intersections
- Marina Park Lighting
- Mullet Creek Bridge & Drainage
- Mullet Creek Park
- Mullet Creek Restoration
- Museum & Cultural Center: *Renovation*
- 2nd St. S.: *On Street Parking*
- Public Art Program
- Rigsby Center Playground
- Jefferson St. & N. Bayshore Dr.: *Sidewalks*
- Waterfront Park
- Wayfinding Signage

Framework:

The Community Redevelopment District includes eleven character districts. Land Development regulations for the character districts within the Community Redevelopment District are in Article VI of the City's Comprehensive Zoning and Land Development Code, which can be viewed on the municipal code corporation web site www.municode.com.



Museum & Cultural Center



On Street Parking



Mullet Creek Park

For more information:

City Hall
750 Main Street
Safety Harbor, FL 34695
727-724-1555

