<table>
<thead>
<tr>
<th>* = DENOTES PRIVATE STREET</th>
<th>Grid No</th>
<th>Street Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>15</td>
<td>CAYER AVENUE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CAMBRIDGE AVENUE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CAMERON STREET</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CANDY COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CANTERBURY CIRCLE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CANTERBURY COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CANTERBURY DRIVE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CANADA AVENUE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CANADA DRIVE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARIBBEAN DRIVE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARIBBEAN CIRCLE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARIBBEAN COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARRIAGE COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARRIAGE COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARRIAGE DRIVE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CAPE COD AVENUE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CAPE COD COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARROLL CIRCLE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARROLL COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARMEL COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARMEL DRIVE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARMEL AVENUE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARMEL SHORES DRIVE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARMEL SHORES COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARMEL SHORES AVENUE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARMEL SHORES CIRCLE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARSON AVENUE</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARSON COURT</td>
</tr>
<tr>
<td>17</td>
<td>15</td>
<td>CARRIAGE CT - SHORES CT</td>
</tr>
</tbody>
</table>
MAP LEGEND

ZONING LEGEND

R-3

Grid #20

CITY OF SAFETY HARBOR, FLORIDA
ZONING ATLAS

Updated: February 2020

Community Development Department
Planning and Zoning Division

Safety Harbor Planning Area
Community Redevelopment District (CRD) Boundary

CSX Railroad Line

Roads

Water

Transitional Accommodation

Zoning Category

Estate Residential (E-1)
Single Family Residential (R-1)
Single Family Residential (R-2)
Single Family Residential (RS-50)
One and Two Family Residential (R-2B)
Conditional Mix Residential (R-3)
Residential Medium (RM)

Mobile Home (R-6)

Mobile Home Development District (PDD)

General Office (GO)

Neighborhood Commercial (C-1)

Restricted Commercial (C-1A)

Flex Business/Industrial (FBI)

Light Industrial (M-1)

General Industrial (M-3)

Hospital Facilities (HF)

Public & Conservation (P)

Community Redevelopment District

Traditional Neighborhood Development 1 (TND-1)

Traditional Neighborhood Development 2 (TND-2)

Local Historic Landmark (LHL)

Creekside Conservation (CC)

Destination Resort (DR)

Public (P)

Community Town Center (CTC)

Main Street Marketplace (MSM)

Waterfront Village (WV)

Service Corridor 1 (SC-1)

Service Corridor 2 (SC-2)

Other

Unincorporated Pinellas County (UN)
FIGURE 2: MASTER DEVELOPMENT PLAN FRAMEWORK

- **TND-1**: Traditional Neighborhood Development - 1 (Mixed Residential)
- **TND-2**: Traditional Neighborhood Development - 2 (Single-Family Residential)
- **LHL**: Local Historic Landmark
- **CC**: Creekside Conservation
- **WV**: Waterfront Village (Transition)
- **SC-1**: Service Corridor - 1
- **SC-2**: Service Corridor - 2
- **TA**: Transient Accommodation
- **SCC**: Service Corridor - Central
- **MSM**: Main Street Marketplace
- **CTC**: Community Town Center
- **DR**: Destination Resort
- **WV**: Waterfront Village
- **CRD Boundary**: City of Safety Harbor, Florida

Legend:
- **CRD Boundary**: Community Development Department Planning and Zoning Division

Old Tampa Bay
Figure 3: Building Height Maximums

The Downtown Master Plan is implemented by the Comprehensive Zoning and Land Development Code Article VI. Section 98.03 of the Comprehensive Zoning and Land Development Code adopts maximum heights by reference to Figure 3 in the Downtown Master Plan.

Note: Height waiver granted by City Commission to allow 65 ft. tall condominium building as part of approved Harbour Pointe Site Plan.
Figure 4: Density/Intensity Maximums

- **Maximum Overall Density of 15 DU/A on Safety Harbor Resort and Spa Property**

### Maximum Density ( Dwelling Units/Acre )
- 7.5 DU/A
- 10.0 DU/A
- 15.0 DU/A

### Maximum Intensity (Floor Area Ratio)
- 0.35 FAR
- 0.55 FAR
- 1.0 FAR
- 1.25 FAR