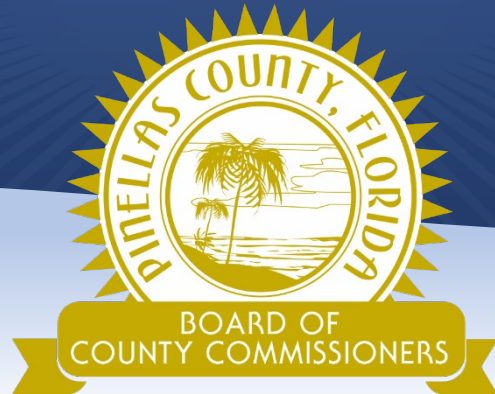


Joey K's, LLC

Case #ZON-22-07

December 13, 2022



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property

- **Approximately 0.45 acre at 530 US Alt 19 in Palm Harbor**

Zoning Atlas

From: C-1 (Neighborhood Commercial)

To: C-2-CO (General Commercial & Services – Conditional Overlay)

Future Land Use (no change)

Commercial Neighborhood

Existing Use: 1-story retail building

Proposed Use: Golf cart sales, no building expansion

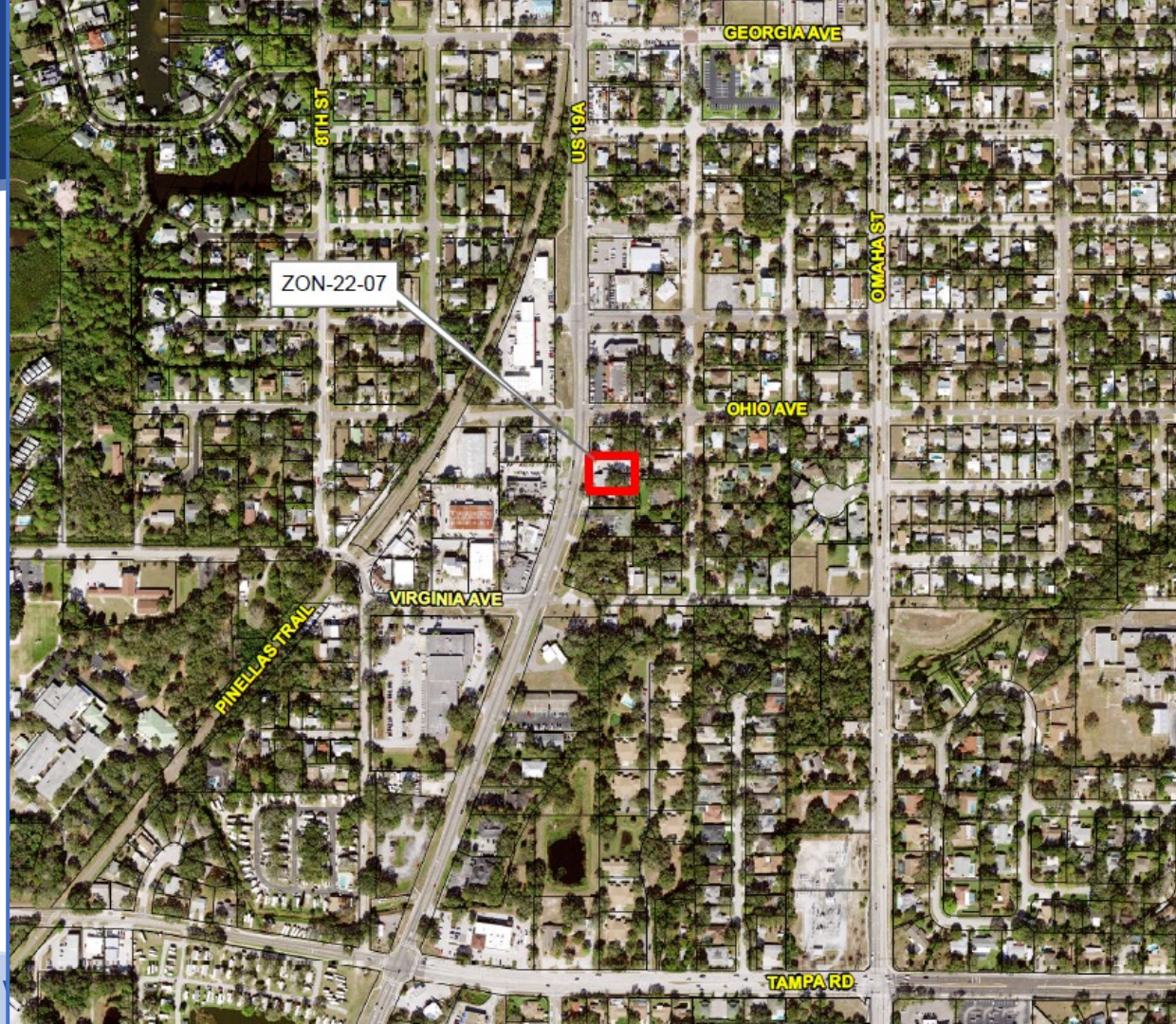


Conditional Overlay

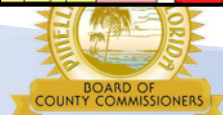
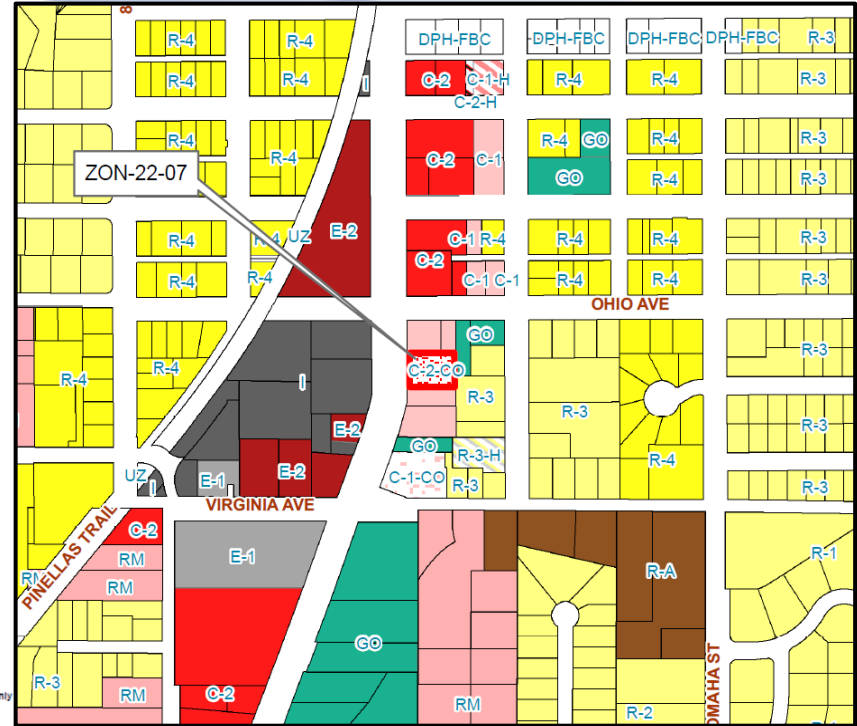
Limits the potential uses on the subject property

- **Motor vehicle sales (golf cart sales proposed)**
- **Those uses already allowed under the existing C-1 zoning district**

Location



Zoning: From C-1 to C-2-CO



Site Photos



Looking at subject property
from US ALT 19

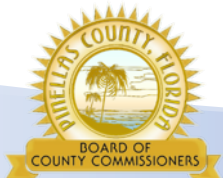
Site Photos



View of US Alt 19 and surrounding businesses

Past and Potential Future Uses

- **Most recently an antiques store with a bar/restaurant**
- **Proposed C-2-CO zoning would allow the same uses that are allowed today, plus vehicle sales**
- **Residential not allowed by the CN FLUM category**
- **Future Land Use would remain the same, Commercial Neighborhood (CN)**
 - **Allows office, retail, and service uses**
 - **Max floor area ratio (FAR) is 0.30, one of the lowest nonresidential categories**



Recommendation

Proposed Zoning Atlas change

- **Surrounding area has a wide range of zoning designations and uses**
 - Mixture of commercial, office, employment, industrial, and residential
- **CN FLUM category supports the proposed use**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval
Local Planning Agency – Recommended Approval (4-1 vote)

