

Meeting: Commercial Pre-Application Meeting

Date: April 17, 2019

The following items came before the Pre-Application Committee:

1. Coronado United Methodist Church located at 201 S. Peninsula also owns several parcels on Cedar Avenue and Columbus Avenue. They are planning to demolish two buildings on these properties and then build a 6,000 square foot multipurpose building to be primarily used for youth activities. Zoning in this neighborhood is R2. There didn't seem to be many staff issues with the proposal. They were advised that a fire hydrant and a sprinkler system for the building would probably be required. Jeff Gove recommended that the church combine all of their contiguous parcels into one for simplification going forward. They were also advised that the Planning and Zoning Board and the City Commission must approve the project before the site plan is approved.
2. The Sea Horse Inn Motel located at 423 Flagler Avenue is now under new management and the owner wanted to meet with the City to discuss various questions about the property as follows:
 - The motel is currently 21 units and that is the most he can have on that parcel. He indicated that in the future he might want to add a second floor to convert each room into a suite.
 - He is planning to put a new roof on the building with a bit more style (peaks, angles, etc)
 - If he changes the air conditioning plan (currently wall units) he would have to upgrade the electrical system. Since the building is so close to the property line there is not a lot of room to work with to put in a central air system.
 - The Economic Development Director inquired about what would be needed if the owner wanted to convert one or more units into retail shops and was told there would be many more requirements that would be very expensive.
3. 658 N. Dixie Highway is located at the corner of US 1 and Wayne Avenue. The building on the property has been vacant for many years. A chiropractor signed a lease with an option to purchase the property and has already made improvements to the interior and exterior. A problem arose when he removed four palm trees from the buffer, which is a violation of city code, therefore he is now going to appear before the Code Enforcement Board. He was previously told by staff that he has to replace the trees somewhere in that buffer as required by US 1 beautification rules. He is concerned that the trees will block the freestanding sign he wants to put up on that side of the building however staff told him that a landscape architect would be able to give him a plan that would satisfy all rules and not block the sign. The Economic Development Director was advocating for the property owner to be given an exception to plant just low growing hedges but was told by staff that is not allowed.