

Meeting Minutes
Town of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903, Council Chamber
Tuesday, February 28, 2023 at 5:30 p.m.

A. Call to Order:

A regular meeting of the Indialantic Local Planning Agency / Zoning and Planning Board was called to order at 5:38 p.m. by Chair Bertel with the following members present:

Rick Bertel, Chair
Michael Lentini, Member
Alan King, Member
Jeanne Allen, 1st Alternate
Erin Trauger, 2nd Alternate

Absent:

Ed Mackiewicz, Vice Chair
Dan Sullivan, Member

Also attending:

Michael Casey, Town Manager
Cliff Stokes, Building Official
Rebekah Raddon, Town Clerk
Paul Gougelman, Town Attorney
Sgt. Dovel, Police Dept.
Sgt. Holstine, Police Dept.

B. Election of Chair and Vice Chair:

Motion by Member Lentini, seconded by Member King to elect Rick Bertel as Chairman and Ed Mackiewicz as Vice Chair [for a term of one year]. Motion carried unanimously, 5-0.

C. Approval of Prior Meeting Minutes:

January 24, 2023 Regular Meeting Minutes

Motion by Member Allen, seconded by Member Trauger to approve the meeting minutes. Motion carried unanimously, 5-0.

D. New Business:

1. Site Plan

Address: 101 S. Miramar Ave. also known as Indialantic by the Sea Lots 1 - 3, & 24 - 28, Block 38

Applicant: 101 S. Miramar, LLC (Gilad Ovaknin)

Owner: 101 S. Miramar, LLC

Authorized representative: Zev Cohen & Assoc., Inc.

Project Description: 13, 612 sq. ft. building with associated parking, utilities, and storm water management

Chair Bertel read the site plan description and asked for comments from the building official. Mr. Stokes advised that the applicant received a Coastal Construction Control Line variance and the site plan conforms to the town's code. As such, he recommends the site plan be approved.

Luk Kilic, P.E., Zev Cohen & Associates, Inc., shared copies of a colored rendering and answered the board members' questions. In summary, he advised that the new building will be larger than the previous one by approximately 9,000 square feet and will have colors similar to the Surf Style store in Ormond Beach. The existing building will be demolished and all new plants and parking will be put in.

Public Comments:

Carrie Foye, 235 Wayne Avenue, spoke in favor of the proposed site plan, noting that the adjacent lot is dilapidated and this will be a big improvement.

Further discussion ensued, and Mr. Kilic agreed to upsize the proposed ground coverings from one gallon to three gallon and the three gallon shrubs to five or seven gallons. It was noted that the new store will have two fewer entrances than the existing one. Board Member Lentini inquired if resident Greg Harrigan was present as he had submitted written public comments; Mr. Harrigan was not present.

Mr. Kilic described the stormwater management system, noting that it will be a significant improvement. Member Allen suggested a natural ground covering be installed at the proposed 8' by 20' play area.

Motion by Member Trauger, seconded by Member Lentini to approve the site plan with one change: the ground covering shall be increased from one-gallon to three-gallon sized plantings, and the three-gallon shrubs shall be increased to seven-gallon sized plantings; and signage will be handled through permitting. Motion carried unanimously, 5-0.

E. Reports – Building Official

Mr. Stokes provided a brief verbal report regarding projects that are underway.

F. Adjourn:

Motion by Member King, seconded by Member Trauger, and vote unanimous to adjourn the meeting at 6:01 p.m. Motion carried unanimously, 5-0.

Alan King, Member. Signature on file.

Attested by: Rebekah Raddon, Town Clerk. Signature on file.