

**Minutes  
Town of Indialantic  
Local Planning Agency / Zoning and Planning Board  
216 Fifth Avenue, Indialantic, FL 32903  
January 28, 2020 at 5:30 p.m.**

Call to Order:

A meeting of the Zoning and Planning Board / Local Planning Agency was called to order at 5:30 p.m. by Chairman Bertel with the following members present:

Rick Bertel, Chairman  
Ann Bernick, Member  
Christopher Mullen, Member  
Michael Lentini, 1st Alternate

Also attending:

Rebekah Raddon, Town Clerk  
Cliff Stokes, Building Official

**Approval of Prior Meeting Minutes:**

**MOTION by Member Bernick, seconded by Member Mullen, and vote unanimous to approve the December 17, 2019 meeting minutes. Motion carried 4-0.**

**New Business**

1. Site Plan Modification: 249 Fifth Avenue  
Description of Project: New Concept Gourmet Market

Mr. Stokes briefly summarized the changes to the site plan.

Djon Pepaj, 1505 S. Miramar Ave., owner and applicant, briefly described the proposed trellis, vegetation, walkway and location of the dumpster. He answered questions about the vegetation, and indicated the palms would be maintained regularly.

**MOTION by Member Mullen, second by Member Lentini, and vote unanimous to approve the site plan modification. Motion carried 4-0.**

- a. Interpretation of Sign Code Sec.17-106.4 regarding parallel walls and sign placement

Mr. Stokes asked the Board to determine if the building face, which is on an angle, can be considered parallel to the roadway for purposes of hanging signage.

**MOTION by Member Mullen, seconded by Member Bernick, and vote unanimous to allow signage on the diagonal-facing wall. Motion carried 4-0.**

- b. Interpretation of Sign Code Sec. 17-106.4 authorization for additional signage

Mr. Stokes asked the applicant to describe their request. Bert Castrejon, 104 E. Arlington St., Satellite Beach, spoke on behalf of the applicant explaining that they are within the require square footage limit but would like to space the wording “Shop – Dine - Lounge” apart into three individual signs for better visibility.

Mr. Stokes confirmed the signs do not exceed the 5% maximum allowed by the code. Mr. Pepaj further described the signs, and said he anticipated opening in March 2020.

**MOTION by Member Lentini, seconded by Mullen, and vote unanimous to approve the additional signage. Motion carried 4-0.**

2. Resolution 01-2020: Building Department Fee Schedule

Mr. Stokes explained that the current fees do not cover the costs incurred by the Town. The permit fees currently do not include a fee for plan review for single-family and multi-family homes. The Town has used a third party to do plan review, and this updated fee schedule will allow the Town to collect payment to cover that cost. Other fees related to land use and development were increased to cover the additional costs for advertizing, legal review, and planning. Some fees and permit requirements were removed, such as pool resurfacing and satellite dishes.

**MOTION by Member Bernick, seconded by Member Mullen, and vote unanimous to approve Res. 01-2020. Motion carried 4-0.**

3. Ordinance 2020-01: Relating to Buildings or Structures and Unsafe or Dangerous Structure Abatement

Mr. Stokes described the ordinance and discussion followed regarding the cost to demolish a property and how the Town would recoup those costs.

**MOTION by Member Mullen, seconded by Member Lentini, and vote unanimous to declare Ordinance 2020-01 consistent with the Town Comprehensive Plan and recommend its approval. Motion passed 4-0.**

**Reports – Building Official:**

Mr. Stokes gave a brief update on the construction of the Publix store; flooring will be installed and the lot will be paved next week. He anticipates the project will be completed in April.

**Adjourn:**

**Motion by Member Bernick, seconded by Member Mullen, and vote unanimous to adjourn the meeting at 6:13 p.m. Motion carried 4-0.**

Rick Bertel, Chairman. Signature on file.

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