

**AGENDA**  
**Town of Indialantic**  
**Local Planning Agency/Zoning and Planning Board**  
**216 Fifth Avenue, Indialantic, FL 32903, Council Chamber**  
**Tuesday, May 23, 2023 at 5:30 p.m.**

**A. Call to Order:**

Rick Bertel, Chair  
Ed Mackiewicz, Vice Chair  
Dan Sullivan, Member  
Michael Lentini, Member  
Alan King, Member  
Jeanne Allen, 1st Alternate  
Erin Trauger, 2<sup>nd</sup> Alternate  
(Vacant), School Board Representative

**B. Approval of Prior Meeting Minutes:**

February 28, 2023 Regular Meeting Minutes

**C. New Business:**

**1. Site Plan Modification:**

Address: 101 Watson Drive  
Applicant/Authorized representative: Bradley Wyrick, W&J Construction Corp.  
Owner: Hung Nguyen  
Project Description: Adding awning to existing building (Tiffany's Nails & Spa)

**2. Site Plan Modification:**

Address: 400 N. Miramar  
Applicant/Authorized representative: Citi Investments Group Corp. / Emre Uralli  
Owner: Emre Uralli  
Project Description: Exterior renovation adding parapet wall

**D. Reports – Building Official**

**E. Adjourn:**

NOTICE: Pursuant to Section 286.0105, Florida Statutes, the Town hereby advises the public that if a person decides to appeal a decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based, as the Town does not provide one. Americans with Disabilities Act: Persons planning to attend the meeting who require special assistance must notify the Office of the Town Clerk at 321-723-2242 no later than 48 hours prior to the meeting.

**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, 2<sup>nd</sup> 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 Ovakin)

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.**

Attested by:

\_\_\_\_\_  
Rick Bertel, Chairman, or  
Ed Mackiewicz, Vice Chair

\_\_\_\_\_  
Rebekah Raddon, Town Clerk



## APPLICATION FOR SITE PLAN REVIEW

This application must be completed and returned with all enclosures referred to herein to the office of the Building Official of the Town of Indialantic, Florida. This application will be referred to the Zoning and Planning Board for their study and recommendation. You will be advised of the date and time of the meeting before the Zoning and Planning Board. You may appear at the meeting in person or be represented by an authorized agent. If you cannot attend the meeting, you should make arrangements to have an authorized representative appear on your behalf as the application can be acted upon by the Board even in your absence.

1. Applicant: CITI INVESTMENT GROUP CORP  
~~ADDISON CAPITAL FUND LP~~
2. Site Address: 400 N MIRAMAR  
INDIALANTIC FL 32903
3. Contact's Name: EMRE UZALI
4. Contact's Phone: 561-301-2800
5. Contact's Mailing Address: 712 CASS AVE  
DETROIT MI 48226
6. Contact's Email Address: emre@lukeinvestments.com
7. Legal Description Of Property Covered by This Application (Including Subdivision, Block and Lot(s)): INDIALANTIC by the Sea LOTS  
14, 15 BLK 64
8. Zoning District: C
9. Property Owner, If Different Than Applicant (Owner Authorization Required):  
\_\_\_\_\_  
\_\_\_\_\_
10. Property Owner's Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

11. Description of Project: EXTERIOR RENOVATION  
adding parapet wall

New Site Plan / Site Plan Modification (Circle One)

PROCEDURES FOR OBTAINING SITE PLAN APPROVAL SHALL BE AS FOLLOWS:

- (1) **PREAPPLICATION CONFERENCE:** The applicant shall meet with the Building Official to discuss basic site plan requirements, consider preliminary features of the site and the proposed development, and determine if the proposed use conforms to the zoning requirements of the district.
- (2) **SITE PLAN CHECKLIST:** The applicant shall properly fill out a checklist provided by the Building Official. This checklist will summarize the site plan and it will be used as a guide for site plan evaluation.
- (3) **PRELIMINARY SITE PLAN:** Following the pre-application conference, 12 copies of a preliminary site plan prepared by a registered civil engineer or architect showing the proposed general layout, and a vicinity map showing the location of abutting streets, existing and proposed utilities, and storm drainage systems in accordance with the site plan requirements shall be submitted to the Building Department.
- (4) **REVIEW AND RECOMMENDATIONS:** Applications for site plan approval shall be submitted to the Building Official, who shall forward copies of the proposed plans to the Fire Department for its written recommendations regarding health, safety and welfare.

Upon completion of the above four steps and receipt of the recommendation from the Fire Department, the Zoning and Planning Board shall review the site plan and any recommendations at their next regular meeting.

Per Indialantic Code Section 113-27, Site Plan Review:

The zoning board shall not approve such plan unless it finds that such site plan conforms to all applicable provisions of the Town Code of Ordinances, that adequate off-street parking and loading facilities are provided for owners, tenants, visitors, and employees, and that adequate protection and separation are provided for contiguous and nearby residential property.

The zoning board may attach to its approval of a site plan any reasonable conditions, limitations or requirements which are found necessary in its judgment to effectuate the purpose of this section and carry out the spirit and purpose of the zoning ordinance.

*Modification of site plan.* Any change in use of buildings, structures, land or water, or institution of new uses, or alteration of or addition to buildings or structures shall be in accordance with a new or modified site plan conforming and approved pursuant to this section.

*Approval time limit.* The site plan approval shall terminate 540 days (18 months) thereafter if construction has not been started. Two extensions of up to 180 days (6 months) may be made by the zoning and planning board at its discretion for good cause shown, such as but not limited to delays in obtaining development permits from other governmental agencies or project financing delays.

(Code 1962, 28-98A; Ord. No. 217, 1, 10-18-77; Ord. No. 89-11 2, 4-18-89, Ord. No. 2019-12, 11-13-19)

### **SITE PLAN CHECK LIST**

In reviewing such site plan the zoning board shall consider the location, size, height, spacing, appearance, character and utilization of any building, structure or use and their appurtenances, access and circulation of vehicles and pedestrians, streets, parking area, yards and open spaces, landscaping, and relationship to adjacent property.

A site plan shall include, but not necessarily be limited to the following:

- \_\_\_\_\_ (a) Site plan with grades or contours.
- \_\_\_\_\_ (b) Elevations, floor plans and uses of all buildings and structures.
- \_\_\_\_\_ (c) Location and character of all outside utilities.
- \_\_\_\_\_ (d) All curb cuts, driveways, parking areas, loading areas, and surfacing materials of same.
- \_\_\_\_\_ (e) All pedestrian walks, malls, yards, and open spaces.
- \_\_\_\_\_ (f) Location, size, character, height and orientation of all signs.
- \_\_\_\_\_ (g) Location, height and general character of walls and fences.
- \_\_\_\_\_ (h) Location and general character of landscaped areas and the common and botanical name of all trees, shrubs, and plants, with the number and size of each category or individual item, and the proposed watering and continued care in order to maintain the landscaping in accordance with approved site plan.
- \_\_\_\_\_ (i) All buildings constructed in those areas designated as special hazard areas on the current flood hazard boundary maps published by the Department of Housing and Urban Development, Federal Insurance Administration, shall have all finished floor elevations related to Coast and Geodetic Survey mean sea level datum.
- \_\_\_\_\_ (j) Storm Drainage System.

OWNER AUTHORIZATION  
Site Plan Submittal

I, EMRE URAVLI, owner of the following property:

Lot(s) 14, 15 Block 64

Street Address: 400 N MIRAMAR, Indialantic, Florida, 32903

do hereby authorize \_\_\_\_\_ to submit a site plan application on my behalf.

[Signature]  
Signature (Owner)

EMRE URAVLI  
Printed Name (Owner)

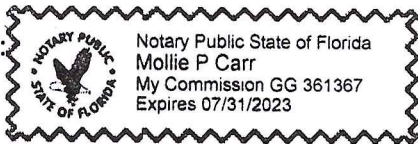
State of Florida

Brevard County

The foregoing Owner Authorization was acknowledged before me by means of:

physical presence or  online notarization, this 2 day of May, 20 23, by Emre Urali (owner).

Notary Seal:



[Signature]  
(Signature of Notary Public – State of Florida)

Personally Known \_\_\_\_\_ OR Produced Identification: FL DL

R. P. RYAN

ARCHITECTURE & DESIGN

149 Broadway

Mt Clemens, MI

(586)-231-142

Ron0Rryan1@gmail.com

ISSUED FOR:

Owner Review

Citi Investments

Group Corp.

712 Cass Ave.

Detroit, MI, 48226

(561)-301-2800

PROJECT:

Bleu Beach

102 2nd Ave.

Indianapolis, FL.

DRAWING TITLE:

BUILDING

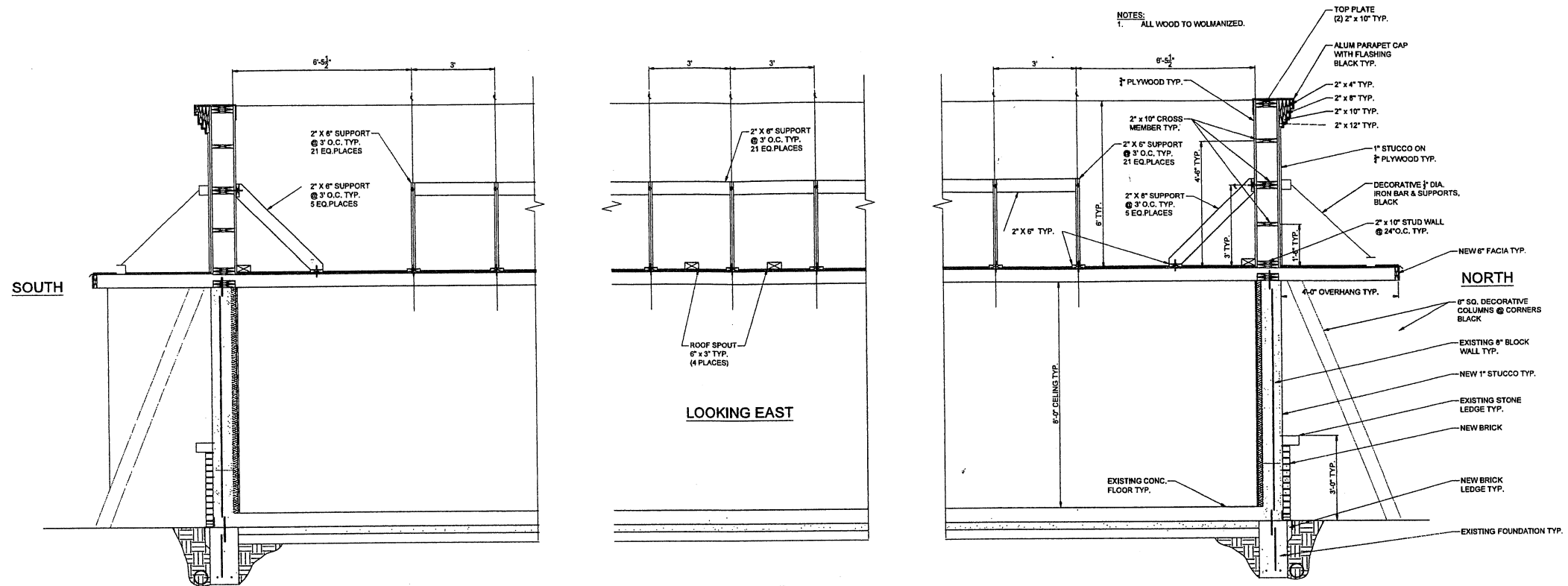
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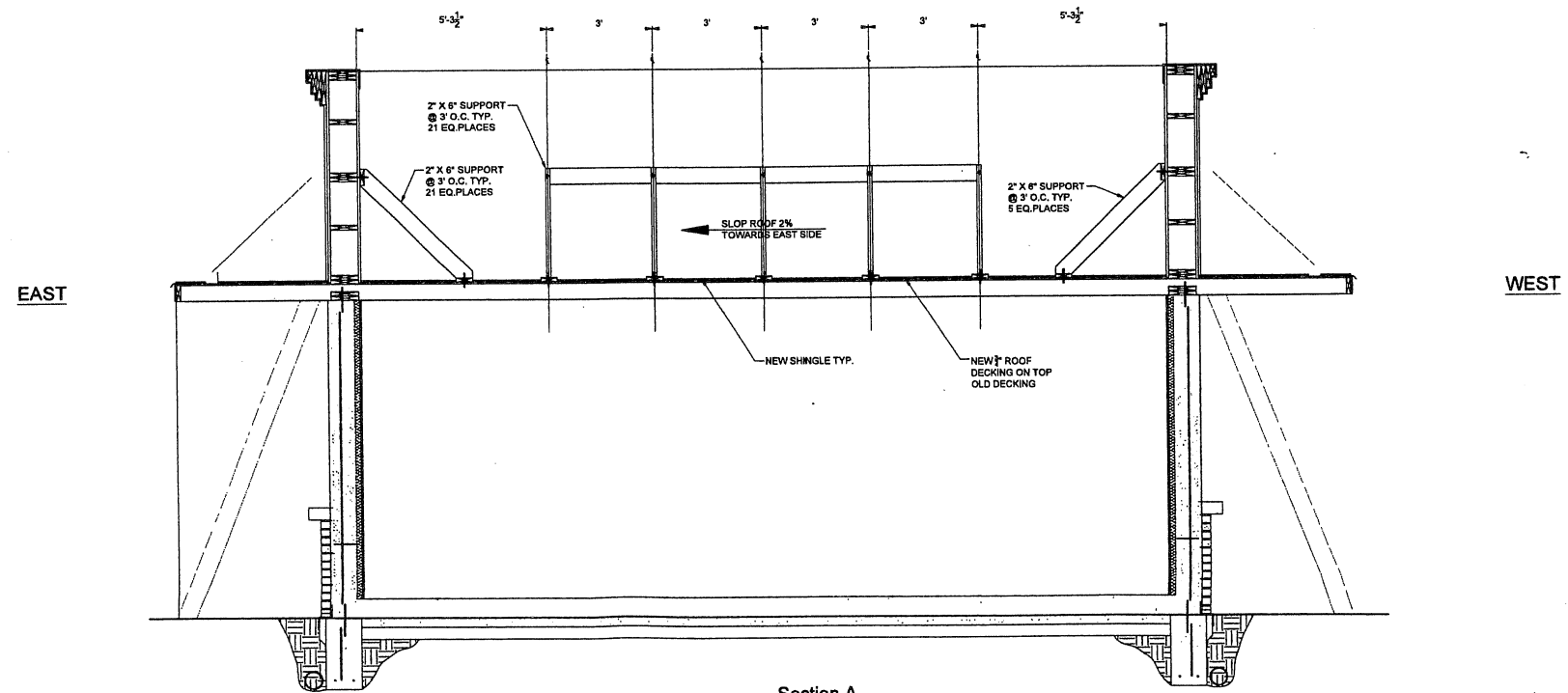
CHECKED: EU

SHEET No.

A4



Section B  
SCALE: 1/2"=1'-0"



Section A  
SCALE: 1/2"=1'-0"