

Meeting Minutes
Town of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL 32903, Council Chamber
Tuesday, Jan. 25, 2022 at 5:30 P.M.

A. Call to Order:

A meeting of the Local Planning Agency/Zoning and Planning Board was called to order by Vice Chair Mackiewicz at 5:31 p.m. with the following members present:

Ed Mackiewicz, Vice Chair
Dan Sullivan, Member
Christopher Mullen, Member
Michael Lentini, Member
Alan King, 1st Alternate

B. Approval of Prior Meeting Minutes:

December 14, 2021 Regular Meeting Minutes

Motion by Member Mullen, seconded by Member Sullivan, and vote unanimous to approve the meeting minutes. Motion carried 5-0.

C. Election of Chair and Vice Chair:

Motion by Vice Chair Mackiewicz, seconded by Member Sullivan, to elect Rick Bertel as Chairman. Motion carried 5-0.

Motion by Member Mullen, seconded by Member Sullivan, and vote unanimous to elect Ed Mackiewicz as Vice Chair. Motion carried 5-0.

D. New Business:

1. Site Plan – 8th Avenue Townhomes

Address: 30, 40, & 50 Eighth Ave., also described as lots 13 & 14, Block 38

Applicant/Owner: Clayton Bennett, P.E., Bennett Engineering & Consulting, LLC / MJS Development, LLC

Project Description: Construction of a 3-unit Triplex multi-family development with associated site improvements

Vice Chair Mackiewicz read the project description. He commented that he received an email from property owner Robert Finlayson of 312 Wave Crest Avenue. Paper copies were distributed and made part of the record¹.

Building Official Stokes explained that the project meets all the code requirements and the drainage was reviewed and approved by the town's contracted engineer. A Coastal Construction Control Line variance was applied for and approved by the Board of Adjustment earlier this month. Staff recommends approval of the site plan.

Clayton Bennett, P.E., 4940 Ranchland Road, Melbourne, engineer of record for the project, answered the board members' questions. There was discussion regarding the applicability of a note on the plans regarding vegetation preservation.

There was discussion regarding a waterline on Eighth Avenue; Mr. Bennett explained that they will bore underground to avoid disturbing vegetation in the right-of-way on Eighth Avenue.

Town Attorney Gougelman inquired if the owner would be willing to replat the property; Mr. Bennett advised it could be replatted if necessary. Mr. Gougelman suggested it be a stipulation for the site plan approval.

Public Comments:

Rob Finlayson, 312 Wave Crest Avenue, spoke regarding a 30+ year old sea grape removed from the property. He is concerned that sod won't provide erosion control or privacy. Even if the code doesn't require landscaping, he hopes the owner will consider planting green buttonwood or a similar plant. He feels it is a quality of life issue and with the rapid growth of the town, he suggested the town consider updating its code to preserve the flavor of the town.

Mr. Bennett agreed to put the developer in touch with Mr. Finlayson to discuss landscaping. It was noted that the site plan meets all the town's requirements but the developer and neighbor can discuss landscaping on their own if they wish. Town Manager Casey asked to have a stormwater maintenance agreement added as a condition for site plan approval.

Motion by Member Mullen, seconded by Member Sullivan, to approve the site plan with two conditions: the owner agrees to replat the property and enter into a stormwater maintenance agreement with the town. Motion carried 5-0.

Discussion ensued regarding updating the code; Mr. Gougelman said the board can put together recommendations to send to the town council. Changes to the code are addressed first by the Zoning and Planning Board. It was noted that with the majority of the town being

built out, there hasn't been much push to update the code, but, with redevelopment occurring it may be something to consider.

E. Reports – Building Official

Building Official Stokes spoke briefly about current projects underway and new ones that will be under review in coming months.

F. Adjourn:

Motion by Member Mullen, seconded by Member Sullivan, and vote unanimous to adjourn the meeting at 6:09 p.m.

Motion carried 5-0.

Ed Mackiewicz, Vice Chair. Signature on file.

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

¹ - Letter, Rob Finlayson, 312 Wave Crest Avenue, on file.