

Meeting Minutes
Town Of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL, 32903, Council Chamber
Tuesday, Jan. 26, 2021 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
Ann Bernick, Member
Dan Sullivan, Member
Michael Lentini, 1st Alternate
Alan King, 2nd Alternate

Also present:

Michael Casey, Town Manager
Cliff Stokes, Building Official
Rebekah Raddon, Town Clerk
Paul Gougelman, Town Attorney, via Teleconference
Jim LaRue, Town Planner, via Teleconference

B. Approval of Prior Meeting Minutes:

1. December 9, 2020 Regular Meeting Minutes

Motion by Member Bernick, seconded by Member Sullivan, and vote unanimous to approve the minutes as written. Motion carried 5-0.

C. New Business:

1. Updating The Five-Year Schedule Of Capital Improvements Of The Town's Comprehensive Plan As Mandated By Florida Statutes Sections 163.3177(3)(B) (Ordinance 2021-04).

Mr. LaRue indicated that this ordinance updates the five-year schedule of capital improvements is internally consistent with the comprehensive plan. Mr. Casey briefly summarized the changes, noting that he included a grant for playground equipment at Nance Park, several road paving projects, bond jobs and miscellaneous pipe repairs.

Motion by Member Bernick, seconded by Member Lentini, and vote unanimous to find Ordinance 2021-04 internally consistent with the comprehensive plan and recommend its approval. Motion carried 5-0.

2. Site Plan Modification – Casuarina Club

Address: 1101 S Miramar Ave

Applicant: David Cable, HOA President

Project Description: 13' x 9' Pavilion in pool area

Mr. Stokes described the project and explained that it meets all the requirements of the Town code and the building code. He recommends the Board approve the site plan modification.

Motion by Member Lentini, seconded by Member Sullivan and vote unanimous to approve the site plan modification. Motion carried 5-0.

3. (Discussion) Residential Building Height

Mr. Stokes spoke in favor of updating the Town's code regarding residential building heights. He explained that to accommodate the current trend for 10' high ceilings, contractors are putting in mansard-style roofs and shed roofs that don't aesthetically fit the structure. He recommended the board discuss their views on allowing builders to construct single family homes limited to "two habitable stories" which would allow a pitched roof. He commented that steeper roofs get rid of water better than flat roofs and are favored by insurance companies.

Mr. Gougelman commented that this is a timely issue and it would be good to look at the trends. He noted that the Town discussed residential building heights in the 1990's and reached a compromise on limiting structures to 30 feet but that doesn't accommodate today's desire for high ceilings. Mr. LaRue offered to provide data from other municipalities. After some discussion, it was the consensus of the Board to look into this further.

4. (Discussion) Swimming Pool Barrier Height

Mr. Stokes explained that the Town requires a 6' pool fence whereas state statute only requires a 4' pool fence. He commented that a 6' pool fence isn't attractive on oceanfront properties and causes confusion among contractors who are accustomed to following the state's requirements, and often results in the incorrect size fence being installed and subsequently replaced. Mr. Stokes recommended the Board consider amending the code to mirror the state statute.

After some discussion, it was the consensus of the Board to consider a code amendment to allow a 4' pool barrier in accordance with state statute.

D. Reports – Building Official:

Mr. Stokes spoke briefly about an upcoming site plan that will likely be on next month's agenda.

Mr. Casey commented on parking capacity in several areas of town. He provided a brief update on a vacant parcel near Wendy's.

E. Adjourn:

There being no further discussion, a motion was made by Member Bernick, seconded by Member Sullivan, and vote unanimous to adjourn the meeting at 6:05 p.m.

Rick Bertel, Chair. Signature on file.

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