

Meeting Minutes
Town Of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL, 32903, Council Chamber
Tuesday, March 23, 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 5:35 p.m. with the following members present:

Ed Mackiewicz, Vice Chair
Ann Bernick, Member
Dan Sullivan, Member
Christopher Mullen, Member
Michael Lentini, 1st Alternate

Also present:

Michael Casey, Town Manager
Cliff Stokes, Building Official
Rebekah Raddon, Town Clerk

B. Approval of Prior Meeting Minutes:

1. January 26, ~~2020~~ 2021 Regular Meeting Minutes

Motion by Member Bernick, seconded by Member Sullivan, and vote unanimous to approve the Jan. 26, 2021 meeting minutes. Motion carried 5-0.

C. New Business:

1. Site Plan: Tiffany's Spa and Nail Inc.
Address: Parcel ID 27-38-31-EO-62-12 corner of Watson Drive/SR A1A
Applicant/Owner: Hung Nguyen
Project Description: 2,400 sq. ft. nail salon and 1,000 sq. ft. restaurant

Mr. Casey noted that Hung Nguyen is not the current owner of the property and the Town is waiting receipt of an owner authorization. As such, the board cannot vote regarding the site plan at this meeting. The engineer for the project, Bruce Moia with MBV Engineering Inc., is present however and may answer questions about the plans.

Mr. Stokes indicated that the plans appear to meet the Town's requirements, however, he has concerns regarding parking, which he feels may not accommodate employee and customer parking based on the number of nail stations shown on the plans. Mr. Stokes cautioned that employees and patrons will not be allowed to utilize the parking spaces in the Publix parking lot or the realty parking lot and will be towed if that occurs. He would like to know the number of employees that will be working at one time and the number of manicure

and pedicure stations. He noted that the Town's code doesn't specifically address nail salon parking; parking is based on the square footage of the building. The board can put a condition on the site plan approval. Mr. Casey noted that the plans include an adjoining restaurant, and one parking space is required for every 3 seats in the restaurant. The plans meet the Town's requirements for restaurant parking. He commented that the seats in the waiting area aren't included in calculations for restaurant parking.

Bruce Moia, MBV Engineers, INC., answered questions from the board. He noted that there will be a firewall between the nail shop and restaurant and no access between the two businesses. The restaurant will see more patrons in the evening hours whereas the nail shop will be mostly utilized during the day. He noted that the plans meet all code requirements, however, he will resubmit them and include the number of stations. Mr. Stokes inquired about the hours of operation for the businesses.

Chair Rick Bertel entered the meeting at 5:45 p.m.

Mr. Casey commented that a stormwater maintenance agreement will be needed. Mr. Stokes requested the signage not be shown on the plans as signs are done separately by permit. There was further discussion regarding potential traffic and parking issues; a board member inquired about traffic information on sheet C-09.

2. Ordinance 2021-05 relating to zoning requirements for mobile food dispensing vehicles:

Mr. Casey provided background information regarding the legislative changes that prompted the drafting of this ordinance, and answered numerous questions asked by the board.

Chair Bertel asked for public comments; Candice Galleon, 1390 Stewart Ave, Melbourne, spoke. In summary, she explained that as a food truck owner she feels the ordinance is putting up barriers. The state treats food trucks like restaurants with regard to permitting, inspections, and licensing, which is very costly. To be successful, a food truck needs to have a following and limiting the number of days makes it hard to create a following.

Lengthy discussion followed; a board member noted that food truck operators could consider opening a brick and mortar restaurant if they want to sell food more frequently than what is allowed in the ordinance.

Motion by Member Sullivan, seconded by Member Mullen to find Ordinance 2021-05 consistent with the Town's Comprehensive Plan.

Several board members indicated they would like to see other cities' rules for food trucks. It was the consensus of the board that the ordinance could be amended in the future if it was found to be too restrictive.

Motion carried unanimously, 5-0.

D. Reports – Building Official: None.

E. Adjourn:

Motion by Vice Chair Mackiewicz, seconded by Member Mullen, and vote unanimous to adjourn the meeting at 6:51 p.m.

Rick Bertel, Chair. Signature on file.

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