

Meeting Minutes
Town Of Indialantic
Local Planning Agency/Zoning and Planning Board
216 Fifth Avenue, Indialantic, FL, 32903, Council Chamber
Tuesday, April 27, 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 Chair Bertel at 5:31 p.m. with the following members present:

Rick Bertel, Chair
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. March 23, 2021 Regular Meeting Minutes

Motion by Member Bernick, seconded by Member Mullen, and vote unanimous to approve the March 23, 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: Bruce Moia, P.E., MBV Engineering Inc./Hung Nguyen
Project Description: 3,470 sq. ft. building with 2,470 sq. ft. to be used for nail salon and 1,000 sq. ft. to be used for restaurant.

Chair Bertel asked for board comments regarding the site plan. Mr. Stokes noted that the plans include 9 pedicure chairs and 6 manicure stations in the nail salon. The restaurant will employ three workers per shift but he does not know the number of employees that will be utilized in the nail salon. It was noted that the site plan includes only 12 parking spaces total to accommodate both customers and employees.

Bruce Moia, P.E., MBV Engineering, 1250 W. Eau Gallie Blvd., spoke. He explained that he did not know how many employees will be working in the nail salon but the owner has indicated that he will be providing transportation for them by bus.

There was discussion regarding the potential number of workers and customers and the apparent lack of parking spaces to accommodate them. Mr. Stokes noted that the site plan meets the requirements of the Town code. The code doesn't have a specific formula for calculating parking spaces for a nail salon, however. For commercial properties, the code requires 2 parking spaces for the first 400 sq ft, and one additional parking space for every additional 400 sq ft. For restaurants, the code requires one parking space for every three seats. With eight spaces dedicated for the nail salon and three for the restaurant, this meets the code.

A board member confirmed that the Town code's parking requirements for a commercial property are geared toward retail establishments, not nail salons. He inquired if the board has discretion to determine if the parking is sufficient since the code is silent regarding nail salons. Mr. Stokes indicated it is up to the board to determine that.

Discussion ensued; it was noted that the code cannot be written for every conceivable situation, and a one member explained he is not comfortable relying on the statement that employees will be bussed in. Another board member felt that if the business is successful, and every business owner who opens a business intends to be successful, then every nail and pedicure station will be occupied.

Mr. Casey commented that at the previous meeting, the board couldn't vote on the site plan as the Town was waiting for an owner authorization, however, the sale has gone through and an authorization is on file and the board may now vote.

A member noted that the public transportation bussing schedule has been reduced and hours are limited as of April 1. Also, there appears to be massages and waxing available in addition to nail services which will require more employees. A board member noted that employees could purchase an annual parking decal and park across the street. It was noted that patrons will be towed if they park in another businesses' parking lot.

Bruce Moia, P.E., spoke. He explained that he is very familiar with this area as he is a local and was born and raised here. He commented that the site plan meets the Town's code and he is at a loss as to what the Town wants. He feels this plan is workable as many customers travel in pairs, workers are often related and travel together, beachside towns have higher numbers of pedestrians and bicyclists and the town encourages multimodal transportation. In addition, appointments are utilized to stagger customers, and employees often multitask. He noted that customer behavior is such that if parking is not available, they will simply go to another establishment. He commented that they reduced the total number of manicure and pedicure stations to alleviate the Town's concerns about parking.

The board inquired about the hours of operation, it was noted that the peak hours for the restaurant and nail salon won't overlap. Mr. Moia explained that the Town required a dumpster which reduced space for parking.

Board members discussed ways to make more room for parking, notably, by removing one of the businesses. A board member suggested that the town council consider updating the code as it is antiquated.

Mr. Moia commented that the owner has worked out parking agreements with other businesses for other projects even though they weren't required, simply because he is a good business owner. If there is a problem, he will fix it.

Further discussion ensued regarding parking issues in town.

Motion by Member Mullen, seconded by Vice Chair Mackiewicz, and vote unanimous to disapprove the site plan. Motion carried, 5-0.

Site Plan Denied.

Mr. Moia inquired if he could resubmit the site plan and if so, how soon; it was noted there was no restriction on how soon it could be resubmitted. Chair Bertel recommended he talk with the building official and town manager regarding the plans.

D. Reports – Building Official:

Mr. Casey and Mr. Stokes spoke regarding upcoming commercial projects in Town. There was brief discussion regarding updating the Town's code regarding parking requirements and a board member suggested the Town also consider adopting architectural design standards.

E. Adjourn:

Motion by Member Bernick, seconded by Member Mullen, and vote unanimous to adjourn the meeting at 6:18 p.m. Motion carried 5-0.

Edwin Mackiewicz, Vice Chair. Signature on file.

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