

TOWN OF MALABAR

PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY DECEMBER 9, 2009
7:30 PM
MALABAR COUNCIL CHAMBER
2725 MALABAR ROAD
MALABAR, FLORIDA

AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE
- B. ROLL CALL
- C. ADDITIONS/DELETIONS/CHANGES
- D. CONSENT AGENDA : none
- E. PUBLIC HEARING: none
- F. ACTION: none
- G. DISCUSSION:
 - 1. **Future Land Use Designation on Malabar Road**
Exhibit: Agenda Reports No. 1
Recommendation: Discussion/Review
 - 2. **Future Land Use Designation along Babcock Street**
Exhibit: Agenda Reports No. 2
Recommendation: Discussion
 - 3. **East Coast Recovery- (Robert N. Jenkins) Storage of Towed Vehicles at:
1450 W. Railroad Avenue, CG Zoning, Jonan Railroad Avenue Storage**
Exhibit: Agenda Reports No. 3
Recommendation: Discussion
- H. PUBLIC:
- I. OLD BUSINESS/NEW BUSINESS:
- J. ADJOURN

NOTE: THERE MAY BE ONE OR MORE MALABAR ELECTED OFFICIALS ATTENDING THIS MEETING.

If an individual decides to appeal any decision made by this board with respect to any matter considered at this meeting, a verbatim transcript may be required, and the individual may need to insure that a verbatim transcript of the proceedings is made (Florida Statute 286.0105). The Town does not provide this service in compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the Town's ADA Coordinator at 321-727-7764 at least 48 hours in advance of this meeting.

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 1
Meeting Date: December 9, 2009

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Review Land Use Along Malabar Road

BACKGROUND/HISTORY:

At our last P & Z Meeting on October 28, 2009, both the north and south sides of Malabar Road from approximately Marie Street east to US Highway 1 was reviewed for Land Use recommendations.

It was consensus that the recommendations be noted on the maps during the meetings and leave the narrative legal description to the planner and the attorney.

This meeting will complete the review of Malabar Road, east to US1.

We will review the map recommendations for Land Use Along Malabar Road starting from west Town boundaries all along Malabar Road to US Highway 1.

The discussion of land use changes along the east side of Babcock Street within Malabar will be the next item.

ATTACHMENTS:

Malabar Road Map of Boundaries and Zoning recommendations discussed to date. (Bring from last scheduled meeting, November 10, 2009)

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: December 9, 2009

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Review Land Use Along Babcock Street

BACKGROUND/HISTORY:

At the P & Z Meeting on October 28, 2009 we did not get to this Item No. #2 of the Land usage along Babcock. We need to Discussion and make Recommendation for possible Land Use changes for the Malabar side of Babcock Street

ATTACHMENTS:

Map of Town Boundaries along Babcock Street **(Bring from last scheduled meeting November 10, 2009)**

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 3
Meeting Date: December 9, 2009

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: 1450 W. Railroad Avenue- East Coast Recovery (Robert N. Jenkins)

BACKGROUND/HISTORY:

Malabar Code allows persons to use a storage facility for a business address, if they are renting a storage unit. Mr. Robert N. Jenkins owner of East Coast Recovery has a rental unit at Jonan Railroad Avenue Storage, 1450 West Railroad Avenue.

Mr. Jenkins has discussed having the Code changed to allow him to store his towed vehicles on the storage site. Staff has directed him to this Board to discuss this possibility.

Jonan Railroad Avenue Storage was permitted as mini-warehouse storage and grandfathered for outside storage of recreational vehicles only.

ATTACHMENTS:

Mr. Jenkins phone message
Letter dated September 18, 2006
Page 16 of Malabar Ord 87-5

IMPORTANT MESSAGE

FOR	Denine	DATE	12/1	TIME	10:20	A.M. P.M.
M.	Robert N Jenkins					
OF	East Coast Recovery					<input checked="" type="checkbox"/> PHONED
PHONE	<input type="checkbox"/> FAX	951-3771				<input type="checkbox"/> RETURNED YOUR CALL
	<input type="checkbox"/> MOBILE	AREA CODE	NUMBER	EXTENSION		<input checked="" type="checkbox"/> PLEASE CALL
MESSAGE	557-6543					<input type="checkbox"/> WILL CALL AGAIN
	Re. Storage for towing vehicles					<input type="checkbox"/> CAME TO SEE YOU
	What happened @ Pt 2 meeting					<input type="checkbox"/> WANTS TO SEE YOU
SIGNED	Chelley					

Jim Ford, CFA Brevard County Property Appraiser - Map Search

[\[Home\]](#) [\[Meet Jim Ford\]](#) [\[Budget History\]](#) [\[Appraiser's Job\]](#) [\[General Info\]](#) [\[Amendment 1\]](#) [\[Save Our Homes\]](#) [\[Exemptions\]](#) [\[Tangible Property\]](#) [\[Locations\]](#) [\[Forms\]](#) [\[Appeals\]](#) [\[Property Research\]](#) [\[Map Search\]](#) [\[Maps & Data\]](#) [\[Unusable Property\]](#) [\[Tax Authorities\]](#) [\[Tax Facts\]](#) [\[FAQ\]](#) [\[Links\]](#) [\[In The News\]](#) [\[Tax Estimator\]](#) [\[Contact Us\]](#)

Click Action: Parcel Info Distance 0

Decrease Zoom Bar | Aerial View Range Increase

View

Map Aerial (Ortho)

Change

Locate

Parcel ID Locate

Zoom to

Brevard County Go

Printable Version

Both Preview

Check below then Update

Parcels GolfCourses

Schools Libraries

RoadNames Sections

Water

Update

[Help](#) [Legend](#)

Zoom To	New!	Account	Owner	Property Address	Parcel Identifier
1	Aerial	2851086	RAILROAD AVENUE LLC	1450 WEST RAILROAD AVE	28-38-31-54-0000B.0-0036.0

ORD 87-5

(164) <u>Shoe Shine Parlor</u>	20
(165) <u>Sign Painters:</u>	
(a) Resident	50
(b) Itinerant	100
(166) <u>Solicitors and Canvassers, per year</u>	130
(167) <u>Sports Places and Arenas</u>	500
(168) <u>Sprinkler System, selling and/or installing</u>	150
(169) <u>Stenographer, Public and Court Reporter</u>	30
↙ (170) <u>Storage and Warehouse, public, with no business</u>	
(a) conducted on premises	100
(b) per unit, additional	100
(171) <u>Subcontractors, including, but not limited to:</u>	50
Carpentry, painting, roofing, sheet metal,	
electrical, concrete construction, masonry and	
plastering, lathing, clearing, grading, etc.	
(172) <u>Surveyor (must have valid certificate of</u>	
registration issued by the State of Florida)	70
-T-	
(173) <u>Tailors</u>	30
(174) <u>Taxi or Limo Service</u>	200
Each vehicle	30
(175) <u>Taxidermists</u>	80
(176) <u>Telegraph Systems and Companies</u>	200
(177) <u>Telephone Systems and Companies</u>	500
(178) <u>Television Cable Systems and Companies</u>	225
(179) <u>Theatre, Movie (See Item (8)(j) and (k))</u>	
(180) <u>Tire and Recapping Service:</u>	
(a) Resident	50
(b) Itinerant	100
(181) <u>Tourist Camps or Courts, each guest room</u>	5
(182) <u>Towel and Linen Supply</u>	100
(183) <u>Trading Stamps</u>	200
To engage in the business of selling or furnishing	
to merchants or others, checks, tickets or stamps,	
commonly known as trading stamps, on the terms of	
agreement to redeem them by exchange of goods, wares	
or merchandise for them or otherwise.	
(184) <u>Trailer, U-Haul and similiar operations</u>	70

BUILDING AND ZONING DEPARTMENT
PHONE: (321) 723-3261 x 14
FAX: (321) 727-9997



TOWN HALL
2725 MALABAR ROAD
MALABAR, FLORIDA 32950-4427

September 18, 2006

Railroad Avenue LLC
PO Box 500928
Malabar, FL 32950

RE: Business Tax Certificate # 1246, located @ 1450 W. Railroad Ave.,
Malabar "Jonan Railroad Avenue Storage"

Dear License Holder:

Recent changes in State law changed the term "occupational license" to "Business Tax Certificate" as indicated on your renewal.

As a commercial business in Malabar, this notice is to inform you that Malabar has resumed performing annual fire inspections. Due to this, careful review of all commercial licenses has been occurring during this renewal period. I have enclosed information regarding the fire inspection process from our new Fire Marshal David Abernathy. I have also enclosed a contact sheet in order for you to update your information. This will be kept on file at Town Hall in case of an emergency. Evidence of a current status of your fictitious name and LLC should also be submitted with your renewal.

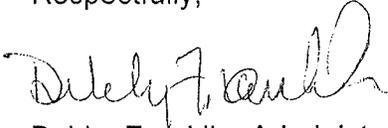
Your location is zoned for mini-warehouse storage and grandfathered for outside storage of recreational vehicles only. The fire inspection for your business will be for your storage facility issued under OL 1246. Business owners that use your storage units to apply for an occupational license will not be subject to a fire inspection. Their rental agreement with you becomes part of their OL application/renewal. If they no longer have an active status with you, their OL will be revoked. These units cannot be used to set up occupied business offices, as was discussed with you earlier. Renewal notices sent to businesses that have been using your location to park their commercial vehicles have been told that the current zoning does not permit this and they must cease or their license will be revoked.

We appreciate your choosing Malabar to establish your business and apologize for any inconvenience this late notice causes.

Due to the late mailing of this renewal notice, there will be no late fee assessed for renewal during October. Please include this notice with your renewal to ensure the late fee is waived.

If you have any questions regarding this notice, please call 727-7764 x 16.

Respectfully,

A handwritten signature in cursive script, appearing to read "Debby Franklin".

Debby Franklin, Administrative Assistant to the Building Official

cc: OL file

ENC.