

**TOWN OF MALABAR  
PLANNING AND ZONING ADVISORY BOARD  
REGULAR MEETING  
WEDNESDAY MARCH 26, 2014  
7:30 PM  
MALABAR COUNCIL CHAMBER  
2725 MALABAR ROAD  
MALABAR, FLORIDA**

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**AGENDA**

- A. CALL TO ORDER, PRAYER AND PLEDGE**
- B. ROLL CALL**
- C. ADDITIONS/DELETIONS/CHANGES**
- D. CONSENT AGENDA :**
  - 1. Approval of Minutes**                      Planning and Zoning Meeting – 3/12/14(not ready)  
**Exhibit:**    Agenda Report No. 1  
**Recommendation:**                                Motion to Approve
- E. PRESENTATION:**
- F. ACTION:**
  - 2. Requests by Applicant: Mr. John Waclawski to revise Proposed FLUM Map, vacant property is located on Babcock Street & Osage Street at Parcel I D# 29-37-10-00-00568**  
**Exhibit:**    Agenda Report No. 2  
**Recommendation:**                                Discussion/Action to Council
- G. DISCUSSION:**
  - 3. Continue Discussion on Future Land Use Maps and Defining R/LC**  
**Exhibit:**    Agenda Report No. 3  
**Recommendation:**                                Discussion
- H. ADDITIONAL ITEMS FOR FUTURE MEETING**
- I. PUBLIC:**
- J. OLD BUSINESS/NEW BUSINESS:**
- K. 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: March 26, 2014**

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

**SUBJECT:** Approval of Minutes

**BACKGROUND/HISTORY:**

The minutes must reflect the actions taken by the Board:

- Who made the Motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader the understanding of how the Board came to their vote. It is not verbatim and some editing is done to convey the thought. People do not speak the way they write.

**ATTACHMENTS:**

Draft minutes of P&Z Board Meeting of March12, 2014 (unavailable)

**ACTION OPTIONS:**

Secretary requests approval of the minutes.

TOWN OF MALABAR  
PLANNING AND ZONING  
AGENDA ITEM REPORT

AGENDA ITEM NO: 2  
Meeting Date: March 26, 2014

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

SUBJECT: Mr. Waclawski Request for P&Z to Revise the Proposed FLUM Maps for vacant property located at: Babcock Street & Osage Street aka: Parcel ID#29-37-10-00-00568

**BACKGROUND/HISTORY:**

This item is being brought back after being "tabled" at the last P&Z meeting until further research could be done. This item will need to be "un-tabled" for discussion and provide recommendation to Council for action that is determined. Staff has included in this packet the information requested.

The applicant/property owner Mr. Waclawski would like the P&Z Board to revise the recommendation to Council regarding Parcel Id# 29-37-10-00-00568, which is located on the northeast corner of Babcock Street and Osage Street.

Mr. Waclawski is now asking the P&Z Board to change Parcel 568 from the current/proposed "OI" back to "CG".

**ATTACHMENTS:**

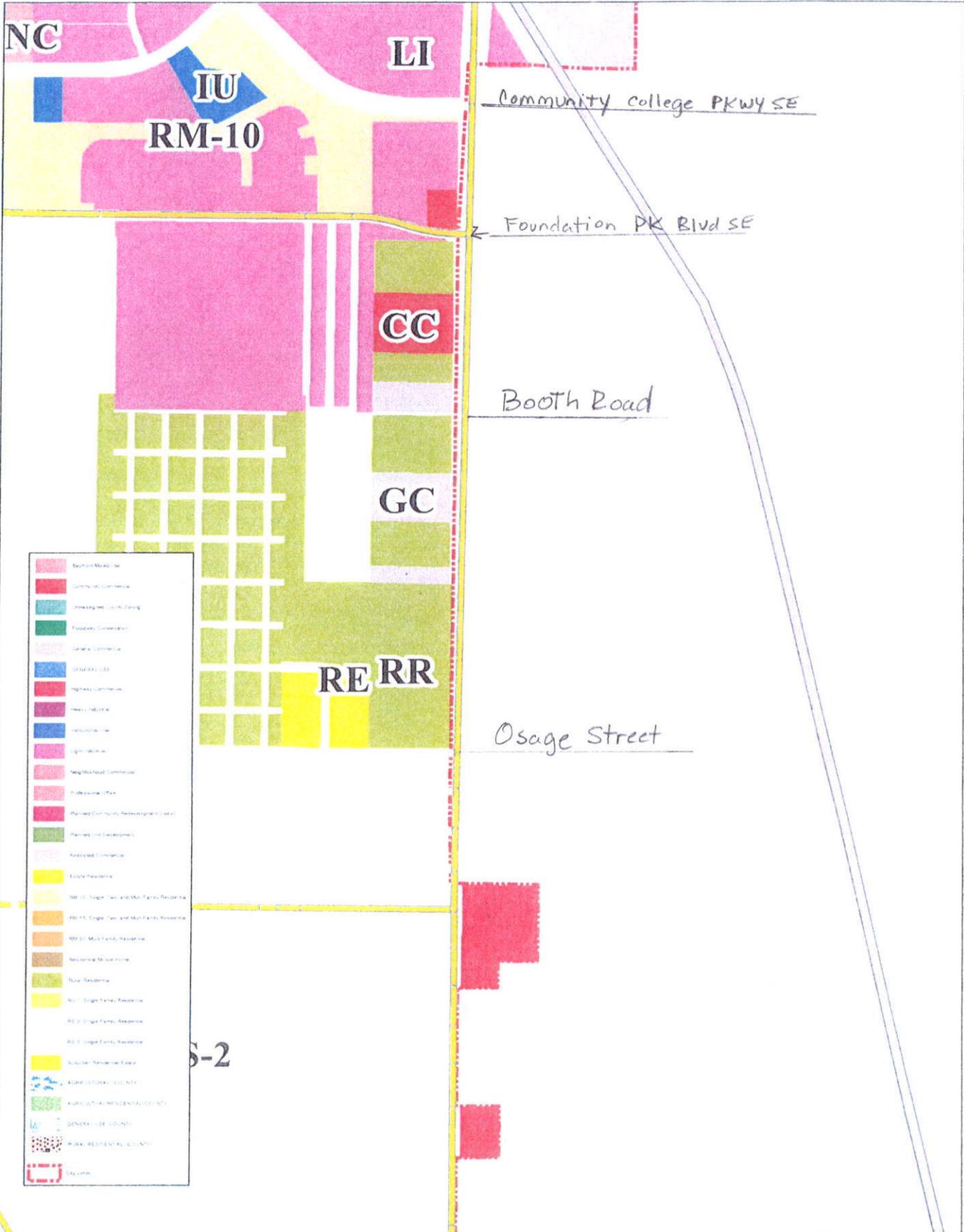
- Zoning Information for property west of Babcock Street & Osage Street
- Zoning Information for south side of Osage Street (will be provided prior to meeting)
- Town of Malabar Zoning Map 1985-1991 w/ District Legend

**PLEASE BRING AGENDA  
PACKET FROM P&Z MEETING  
MARCH 12, 2014 CONTAINING  
INFORMATION PERTAINING  
TO THIS AGENDA ITEM**

# ZONING MAP



*Palm Bay* ↘



[Pink]	Neighborhood Commercial
[Red]	Community Center
[Blue]	Institutional
[Yellow]	Light Industrial
[Pink]	Residential Medium Density
[Green]	General Commercial
[Red]	Professional Office
[Blue]	Neighborhood Office
[Yellow]	Residential Edge
[Green]	Neighborhood Office
[Pink]	Professional Office
[Red]	Planned Community Redevelopment District
[Green]	Planned Office Development
[Pink]	Advanced Commercial
[Yellow]	Edge Residential
[Light Yellow]	RM-10 Single-Family and Multi-Family Residential
[Orange]	RM-11 Single-Family and Multi-Family Residential
[Light Orange]	RM-12 Multi-Family Residential
[Brown]	Neighborhood Medium Density
[Light Green]	Rural Residential
[Yellow]	RE-1 Single-Family Residential
[Light Yellow]	RE-2 Single-Family Residential
[Light Green]	RE-3 Single-Family Residential
[Yellow]	Residential Medium Density
[Green]	COMMERCIAL COUNTY
[Light Green]	AGRICULTURAL RESIDENTIAL COUNTY
[Light Blue]	GENERAL USE COUNTY
[Light Blue]	RURAL RESIDENTIAL COUNTY
[Red Dashed Box]	City Limit

Map for illustrative purposes only. Not to be construed as binding or as a survey.

Map created by the Land Development Division  
March 19, 2013

4/10  
0.1 0.05 0

PALM BAY

**Dana Blickley, CFA**  
 Brevard County Property Appraiser - MAP SEARCH



Zoom To	×	Account	Owner	Property Address	Parcel Identifier
1	Aerial	2931109	PRUSINSKI FAMILY LIMITED PTNRSH		29-37-09-00-00753.0-0000.0

**Dana Blickley, CFA**  
**Property Appraiser**  
**Brevard County, FL**



**Property  
 Details**

**General Parcel Information**

<b>Parcel ID:</b>	29-37-09-00-00753.0 -0000.00	<b>Millage Code:</b>	34U0	<b>Exemption:</b>		<b>Use Code:</b>	9909
<b>Site Address:</b>						<b>Tax ID:</b>	2931109

Site Address is assigned by Brevard County Address Assignment for E-911 purposes and may not reflect the postal community name.

**Owner Information**

<b>Owner Name:</b>	PRUSINSKI FAMILY LIMITED PTNRSHIP
<b>Second Name:</b>	
<b>Mailing Address:</b>	119 LANSING ISLAND DR
<b>City, State, Zipcode:</b>	INDIAN HBR BCH, FL 32937

**Abbreviated Description**

<b>Sub Name:</b>	LOT 1 OF FLORIDA INDIAN RIVER LAND CO PB 1 PG 165 EX R/W
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**Value Summary**

Roll Year:	2011	2012	2013
<b>Market Value Total:</b> <sup>1</sup>	\$152,920	\$134,930	\$134,930
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$152,920	\$134,930	\$134,930
<b>Assessed Value School:</b>	\$152,920	\$134,930	\$134,930
<b>Homestead Exemption:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Additional Homestead:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Other Exemptions:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Taxable Value Non-School:</b> <sup>3</sup>	\$152,920	\$134,930	\$134,930
<b>Taxable Value School:</b> <sup>3</sup>	\$152,920	\$134,930	\$134,930

**Land Information**

<b>Acres:</b>	17.99
<b>Site Code:</b>	320
<b>Land Value:</b>	\$134,930

1: Market value is established for ad valorem purposes in accordance with s.193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

2: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

3: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.

**Sale Information**

Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Sale Screening Code	Sale Screening Source	Physical Change Code	Vacant/Improved
3709/0632	8/1/1997	\$125,000		01	01		V
3614/2550	10/30/1996	\$125,000	WD				V

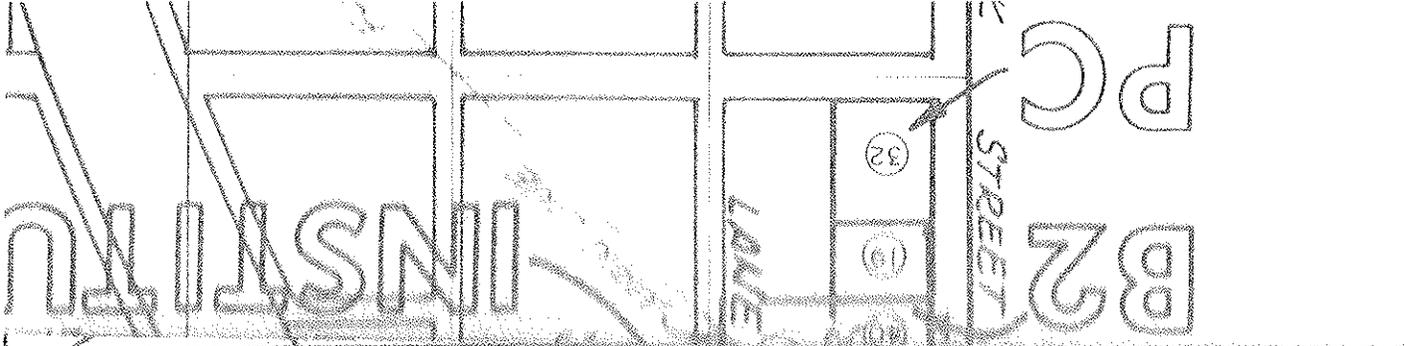
Sale screening and sale screening source codes are for assessment purposes only and have no bearing on potential marketability of the property.

**Proposed Taxes 2013**

Taxing Authorities	Ad Valorem Taxes Billed
<b>County:</b>	\$784.26
<b>School:</b>	\$1,026.28

**Rollback Taxes 2013**

Taxing Authorities	Ad Valorem Taxes Billed
<b>County:</b>	\$763.19
<b>School:</b>	\$1,051.86



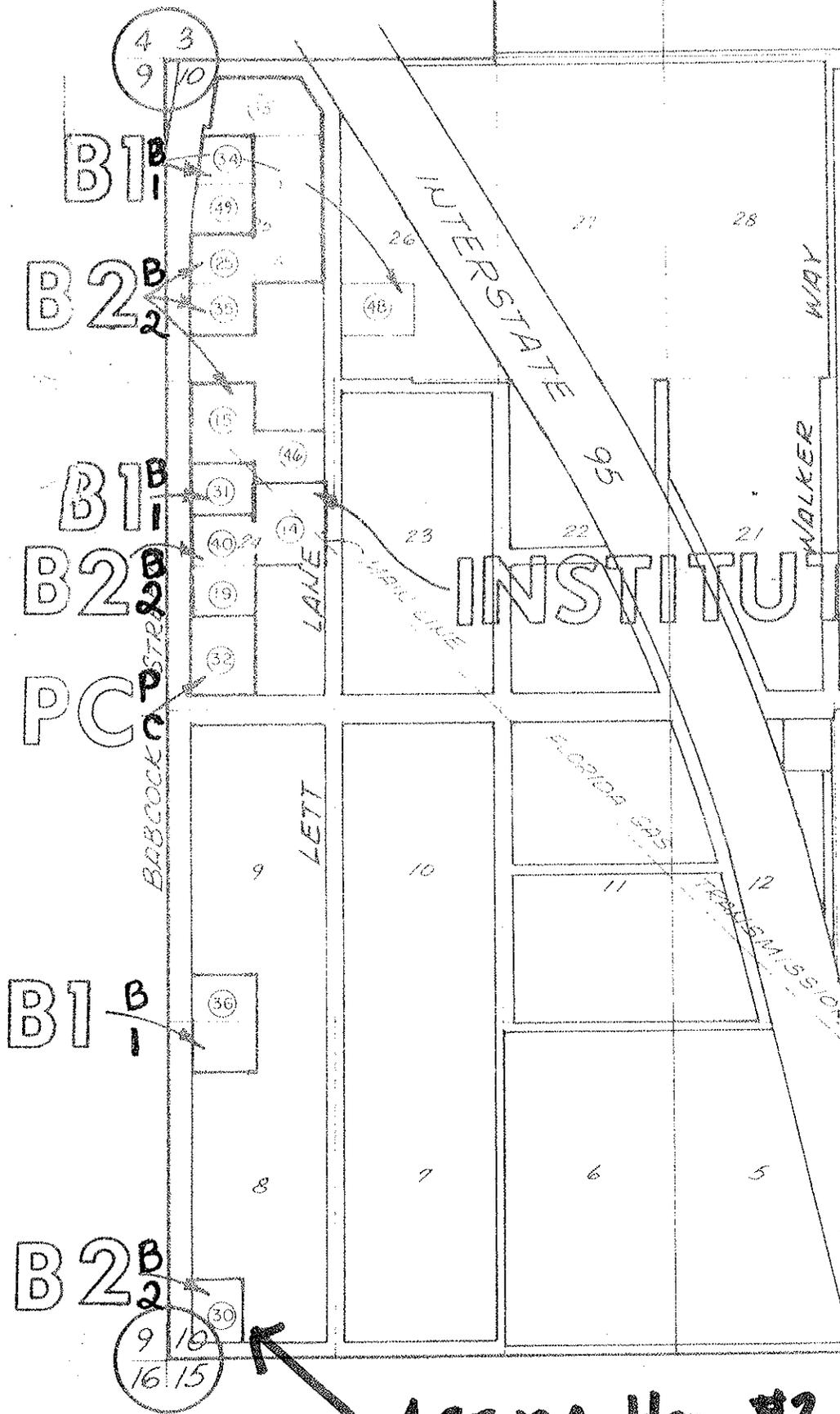
**VICINITY MAP**

SCALE: 1 inch = 1 mile  
 0 1/2 1

**DISTRICTS LEGEND**

- R-R RURAL RESIDENTIAL (26)
- R-1 SINGLE FAMILY RESIDENTIAL (15,000 SF) (1 ACRE)
- R-2 SINGLE FAMILY RESIDENTIAL (10,000 SF) (1 ACRE)
- R-3 SINGLE FAMILY RESIDENTIAL (7,500) (1 ACRE)
- RM-1 MULTI-FAMILY RESIDENTIAL (6 DU/AC)
- RM-2 MULTI-FAMILY RESIDENTIAL (12 DU/AC)
- MH MOBILE HOME
- B-1 LOW DENSITY GENERAL COMMERCIAL
- B-2 COMMERCIAL
- LI-1 LIGHT INDUSTRIAL
- CP-1 COASTAL PRESERVATION
- PC PROFESSIONAL/COMMERCIAL OFFICE
- I INSTITUTIONAL

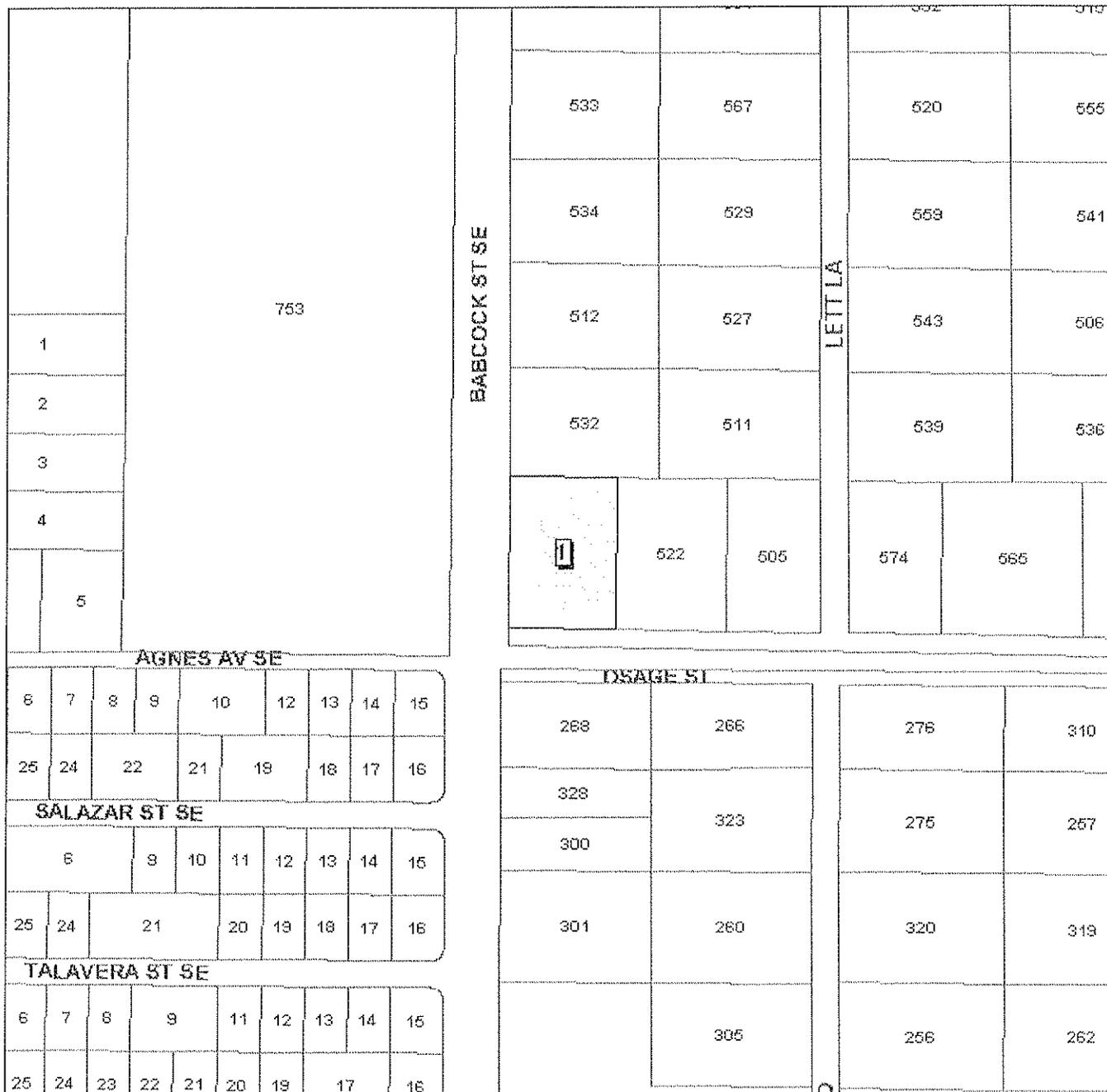
SINCE 1985-  
 7991



**AGENDA Item #2**

## Dana Blickley, CFA

### Brevard County Property Appraiser - MAP SEARCH



X	Parcel Identifier	Address	Millage Code	Exemption Code	Use Code	Tax Account
1	Aerial 29-37-10-00-00568.0-0000.0		34Z0		1000	2931433

**TOWN OF MALABAR**

**PLANNING AND ZONING**

**AGENDA ITEM REPORT**

**AGENDA ITEM NO: 3**  
**Meeting Date: March 26, 2014**

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

**SUBJECT: Future Land Use Map and Defining R/LC**

**BACKGROUND/HISTORY:**

This Board is clarifying R/LC with definitions and Land Use/Zoning. The request was for staff to provide information that went for approval and provide Articles II& III to continue work on clarification.

**ATTACHMENTS:**

**ACTION OPTIONS:**

Discussion/ Recommendation to Council

**BRING 3 RING BINDER FROM  
FEBRUARY 12, 2014 MEETING  
& AGENDA (3) FROM  
FEBRUARY 26, 2014**