

**TOWN OF MALABAR
PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY JULY 23, 2014
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 :**
 - 1. Approval of Minutes** Planning and Zoning Meeting – 7/9/2014
 - Exhibit:** Agenda Report No. 1
 - Recommendation:** Motion to Approve
- E. PRESENTATION:**
- F. ACTION**
- G. DISCUSSION:**
 - 2. Continue Discussion on Off-Street Parking and Contiguous Parking**
 - Exhibit:** Agenda Report No. 2
 - Recommendation:** 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: JULY 23, 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 July 9, 2014 (not ready yet)

ACTION OPTIONS:

Secretary requests approval of the minutes.

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: July 23, 2014

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

SUBJECT: Off-Street Parking and Contiguous Parking

BACKGROUND/HISTORY:

At the 7/9/2014 Chair Pat Reilly suggested reviewing the different Codes provided by staff for the surrounding municipalities, along with "parking" definitions and bring suggestions to the next P & Z meeting of 7/23/14. Reilly also suggested taking the current code **Article IX (9) Off Street parking & Internal Traffic Circulation** in our Code Book (municode .com on line) and copy, cut & paste verbiage that we would like to see in our Town Code.

Board Member Liz Ritter provided definitions (hand out) at the last meeting (7/9/14). I am attaching them to this Agenda for review.

ATTACHMENTS:

- Liz Ritter Definition of "Parking"(7/9/14)

**BRING PACKET FROM 6/25/14 WITH SURROUNDING
MUNCILPALITY INFORMATION**

ACTION OPTIONS:

Discussion

Presented by Liz Ritter
P&Z meeting of 7-9-14

Definitions of Parking:

Contiguous: All parking is in the same location and on the same property as the Business's Building and has the same owner(s).

Off Site: Parking is not on the same location or property as the Business's Building.

Off Street: Parking is not on any Roadway or any Right Of Way.

On Street: Parking is abutting a Roadway.

Roadway: Any path used by vehicles as a way of getting somewhere.
IE: Lane, Road, Street, Trail, etc.

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 3
Meeting Date: July 23, 2014

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

SUBJECT: Future Land Use Map and Defining R/LC

BACKGROUND/HISTORY:

Chair Pat Reilly suggested each Board Member provide their suggestions for Malabar Code, using verbiage from Liz Ritter suggestions submitted on 5/16/14 (attached). Bring back to next meeting on 7/23/2014.

ATTACHMENTS:

- Liz Ritter R/LC Suggestions submitted 5/16/14

ACTION OPTIONS:

Discussion/ Recommendation to Council

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

Liz Ritter
R/LC
Suggestions
Submitted
5/16/2014

Liz



Regular text is original MUNI code
Strike-through text we had wanted to be ~~deleted~~
Underline text is what we had proposed
Bold underlined text is further additions we had suggested (Purple is Liz)
Italic bold underlined text is my possible suggestions

R/LC Residential and Limited Commercial

R/LC "Residential and Limited Commercial." The R/LC district is established to implement comprehensive plan policies for managing development on land specifically designated for mixed use Rural-Residential and Limited Commercial development on the Comprehensive Plan Future Land Use Map (FLUM).

R/LC is intended to encompass progressive land uses including elements of low-density rural and agricultural applications as well as allowing low and moderate commercial applications within a mixed-use framework.

Such development is intended to accommodate limited commercial goods and services together with rural-residential activities on specific sites designated "R/LC" ~~which are situated along the west side of the US 1 corridor as delineated on the FLUM.~~ This residential land use and zoning shall permit moderate density multiple family residential development, limited commercial development separately where current Infrastructure allows or as a combination of these uses as regulated by table 1-3.3A.

For instance, sites within this district are intended to accommodate neighborhood shops with limited inventory or goods as well as single family and multiple family structures with a maximum density up to ~~four (4)~~ six (6) **six (6) residential** units per acre. A building(s) or portions of a building may have residential or commercial use(s) or a combination of both.

Residential / Limited Commercial activities shall generally cater to the following markets:

Local residential markets within the town as opposed to regional markets; or Specialized markets with customized market demands.

A Malabar Vernacular Style is required for all development along arterial roadways.

Residential Dwelling unit(s) shall not exceed commercial use(s) by more than one

Commercial use(s) shall not exceed residential dwelling unit(s) by more than one as described in the following table

Permitted Combinations of Uses

Total Units/ uses	Residential	Limited commercial
1	<u>1</u>	<u>0</u>
1	<u>0</u>	<u>1</u>
2	1	1
3	2	1
3	1	2
4	2	2
<u>5</u>	<u>3</u>	<u>2</u>
<u>5</u>	<u>2</u>	<u>3</u>
<u>6</u>	<u>3</u>	<u>3</u>

Building or portions of building may have residential or commercial use(s) or both as regulated by table 1-3.3A.

Areas designated for mixed use Residential and Limited Commercial development are not intended to accommodate commercial activities with a floor area in excess of four thousand (4,000) square feet, such as large-scale retail sales and/or service facilities or trade activities. These types of commercial activities generally serve regional markets and the intensity of such commercial activities is not generally compatible with residential activities located within the same structure or located at an adjacent or nearby site. Such stores would usually differ from limited commercial shops since the former would usually require a floor area larger than four thousand (4,000) square feet; would generally carry a relatively larger inventory; and require substantially greater parking area.

Uses, which are not intended to be accommodated within the limited commercial area, include the following: large-scale discount stores; health spas; supermarket; department stores; large scale wholesaling and warehousing activities; general sales, services or repair of motor vehicles, heavy equipment, machinery or accessory parts, including tire and battery shops and automotive service centers; commercial amusements; and fast food establishments primarily serving in disposal containers and/or providing drive-in facilities.

Liz changes: in purple Original in red

Single family or multiple family residential uses with a density no greater than six (6) units per acre may also be located in the R/LC district. Such residential uses may be located either within a freestanding structure or within a structure housing both Residential and Limited Commercial activities. The R/LC district is intended and shall be interpreted to be a "~~commercial~~" "residential" district, until such time as application is made and accepted for a Limited Commercial activity, and shall then comply with ~~respect to~~ required setbacks and other size and dimension provisions referenced by zoning district in this Code.