

TOWN OF MALABAR
PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY MAY 13, 2015
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 – 4/22/15
Exhibit: Agenda Report No. 1
Recommendation: Request Approval
- E. **PUBLIC HEARING: none**
- F. **ACTION:**
- G. **DISCUSSION:**
 - 2. **Continue Discussion re: Future Land Use Maps for R/LC**
Exhibit: Agenda Report No. 2
Recommendation: Discussion
- H. **ADDITIONAL ITEMS FOR FUTURE MEETING**
- I. **PUBLIC:**
- J. **OLD BUSINESS/NEW BUSINESS:**

Discuss upcoming meetings for Planning & Zoning
- 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: May 13, 2015

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 April 22, 2015

ACTION OPTIONS:

Secretary requests approval of the minutes.

"The following draft minutes are subject to changes and/or revisions by the Planning and Zoning Board and shall not be considered the official minutes until approved by the P&Z Board."

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
APRIL 22, 2015 7:30 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 7:30 P.M. Prayer and Pledge led by Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	PAT REILLY
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	BUD RYAN
	WAYNE ABARE
	GEORGE FOSTER
ALTERNATE:	DOUG DIAL
ALTERNATE:	VACANT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

C. ADDITIONS/DELETIONS/CHANGES: none

D. CONSENT AGENDA:

- 1. Approval of Minutes** Planning and Zoning Meeting – 4/08/15
Exhibit: Agenda Report No. 1
Recommendation: Request Approval

Motion: Ryan/ Ritter to Recommend Approval of Minutes of 4/08/15 as corrected All Vote: Aye

Reilly Corrections:

Pg 3/33 under "C" 2nd parag. add after Reilly would like to pull Agenda...

Ryan Corrections:

Pg 4/33 4 parag. up from Agenda Item "3" sentence that starts with Ryan, at the end take out nut and put in to extremes.

Pg 5/33 2nd parag 1st sentence problem should be problems & is should be are

Pg 5/33 under "H" 2nd parag starts with Foster... is should be are

E. PUBLIC HEARING: none

F. ACTION: none

G. DISCUSSION

- 2. Direction from Council to Review the Offsite Parking and Clarify**
Exhibit: Agenda Report No. 2
Recommendation: Discussion

Reilly explained about CM Krieger questioning the “non-porous vs non-pervious”. Ritter said that the “porous” would be correct, “pervious” in the dictionary has to do with pervious membranes so the “porous” would be more towards the road way base, where “pervious” would be through an instrument membrane.

The Board discussed under Art IX Off-Street Parking Sec 1-9.5(E) 1 & 2 to keep the word “porous” and add the following enlarged words into #2

2. Porous Surfaces. Part-time or temporary use such as, but not limited to, Church, Park, Fair, and Festival parking. All parking areas must be up to specifications of the Town Engineer, Town Planner, and/or Building Official as to composition, compaction, and drainage/grade.

Reilly asked if anything else needed to be changed. Ritter said in Art XX Definitions & Language definition for: “Recreational and Landscaped Open Space” there is a “.” period on the last line after ...service areas.

Recreational and Landscaped Open Space. Unroofed or screen roofed ornamental landscaped areas and recreational areas which are easily accessible and regularly available to occupants of all dwelling units on the lot wherein the open space is located. **Not calculated as open spaces are** Rooftops, porches, raised decks, parking spaces, driveways, utility and service areas. are not calculated as open space.

Reilly said since this was an “Action Item”, All in favor of changes made, **All Vote: All Ayes by PZ Board** to send back Recommendation to Council.

(Reilly moved to Agenda Item #4 then came back to Agenda Item #3)

3. Continue Discussion re: Future Land Use Maps and Defining R/LC
Exhibit: Agenda Report No. 3
Recommendation: Discussion

Reilly explained to the Board the corrections and changes made to R/LC definition. Ritter added a correction on page 23/33 Infrastructure change to small “i”.

Foster said he is against the Table 1-3.1 and what we are requiring with the table the combination of commercial and residential, it is not fair to property owners. Foster made a point that there has not been any residential homes built on Malabar Road except one house that burned down had been replaced in 10 years. Foster discussed extensively the Table 1-3.1.

Reilly explained that the land presently is RR65 and now we are going to change it to R/LC. So we are giving property owner the opportunity to build Limited Commercial on their property. But it is Residential first.

The Board discussed the Table 1-3.1.

Abare suggested having the public come in to interact with the Board when going over the maps defining the R/LC areas along Malabar Road, Babcock Street, and US Highway 1.

Sherear said to the Board about the newsletter coming out and possibly this would be a good article to include from the PZ Board. Reilly said he delegated Ritter to write an article. It needs to be given to Debby Franklin.

Ritter said this article would explain that the PZ Board is reviewing the lot lines positioning for the R/LC.

Reilly explained that on the maps that have been reviewed they did lot depths of 330 feet, 660 feet, or to include the whole lot if owned by one property owner. Ritter explained that this land use does not change until the property owner comes in to change it.

The Board discussed the 6 units per acre.

Board would like Roger, Building Official to look at Table 1-3.1 and get feedback.

Reilly said for the next meeting the Board will review the maps for the (3) arterial roads, and clean copy of R/LC definition.

Abare said that he asked the Attorney, even when he was on Council that if he owned property on a road and involved in approving Ordinances or involved in generating Ordinances, does he have to withdrawal from voting. Abare said the Attorney said, "no". Reilly also said, no. the only time you have to make it known is when we have a Public Hearing, or going to vote on an item, you declare it at the beginning of the meeting. Ritter said we are an advisory Board only Council makes those decisions.

4. Discussion on "Flag Lots" in Malabar

Exhibit:

Agenda Report No. 4

Recommendation:

Discussion

Reilly said to look at page 31/33 (PZ Agenda 4/22/15) Debby Franklins email to Town Attorney correction made about "flag lots only being in prohibited in subdivisions..." take out the word "in". Reilly suggested corrections to clarify the meaning of the question. The key point Reilly wanted to start with is that "flag lots" are only prohibited in subdivisions.

The Board discussed flag lots in Malabar. Foster said if the fact is that "flag lots" are only prohibited in subdivisions then he is 100% agreement and he will drop the issue. Abare suggested being open to situations concerning flag lots.

Juliana Hirsch 1035 Malabar Road, what happens down the road, I prefer to have an easement rather than a ROW, with the ROW it doesn't affect me, and it is for utilities and Town use. The ROW takes away from the square footage of the property that you own. It will cause problems with an easement, but it does exist with the deed restriction and recorded in County records. The easement would belong to the property owner that I would sell the property to and I am "easing on through". Ms. Hirsch said to leave things as they are and deal with this on an individual basis as needed. She said we do not need to prohibit flag lots or easements at this time. It can be challenged if necessary; it is not for the PZ to decide what monies property owners need to spend.

Foster said that as a committee we are denying people the use of their property. He said that Ritter said that people can put in a proper road.

Reilly said there are no guidelines except in subdivisions. Reilly explained that a flag lot is only a flag lot if it is off of a driveway or an easement, if it is on a roadway the road is there.

Abare said to have a consensus of the PZ Board statement.

Reilly said a conclusion statement is that Flag Lots are only prohibited in subdivisions; Abare said that is the opinion of the Attorney and the consensus of the Board.

- H. ADDITIONAL ITEMS FOR FUTURE MEETING
- I. PUBLIC
- J. OLD BUSINESS/NEW BUSINESS:

The Board discussed about the ALF going in on water in Palm Bay. (700 units)

Foster discussed as they widen Malabar Road, perfect time for water/sewer from City of Palm Bay. He suggested that the Town Administrator or Mayor discuss with City of Palm Bay and see if they would assist Malabar in putting in water/sewer lines at this time that the widening of Malabar Road.

Reilly explained that we, (Town of Malabar) is not in the business of water anymore and they, (City of Palm Bay) would want someone to pay for it. It would have to be a developer to put in the water/sewer.

K. ADJOURN

There being no further business to discuss, MOTION: Ryan/ Abare to adjourn this meeting. Vote: All Ayes. The meeting adjourned 8:55 P.M.

BY:

Pat Reilly, Chair

Denine Sherear, P&Z Board Secretary

Date Approved: as corrected

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: May 13, 2015

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

SUBJECT: Future Land Use Map for R/LC

BACKGROUND/HISTORY:

The PZ Board has completed the defining and verbiage for the R/LC. Chair Reilly & Board requested to review the R/LC maps designated for the (3) arterial roads: Malabar Road, Babcock Street, and US Highway 1. The maps are included in this package but will be in color on the overhead at the PZ Meeting on 5/13/15.

ATTACHMENTS:

- Revised R/LC (Article III District Provisions) from Reilly 04/22/2015 *clean copy*
- Revised Table 1-3.3(A). Size and Dimension Regulations (Article III District Provisions)
- Table 1-3.2 Land Use by District (Article III District Provisions)
- Future Land Use Change Maps (Dated July 7, 2013 by Chair Reilly)

ACTION OPTIONS:

Discussion/ Recommendation to Council

O.

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 for flexible land uses including elements of rural and agricultural applications as well as allowing limited commercial applications within a mixed-use district(s). A Malabar Vernacular Style is required for all development along arterial roadways. (see Article V General Provisions Section 1-5.29)

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(s) housing both Residential and Limited Commercial activities. The R/LC district is intended and shall be interpreted to be a "residential" district, until such time as application is made and accepted for a Limited Commercial activity, and shall then comply with the required setbacks and other size and dimension provisions referenced by zoning district as shown in Table 1-3.3(A).

Such development is intended to accommodate Rural Residential activities together with Limited Commercial goods and services on specific sites designated "R/LC". This residential land use shall permit multiple family residential development, limited commercial development separately where current infrastructure allows, or as a combination of these uses as regulated by Table 1-3.1 and Table 1-3.3(A).

Residential and Limited Commercial activities shall generally cater to the local residential markets within the town as opposed to regional markets or specialized markets with customized market demands.

Residential Dwelling unit(s) shall not exceed commercial use(s) by more than one as regulated by Table 1-3.1.

Limited Commercial use(s) shall not exceed residential dwelling unit(s) by more than one as regulated by Table 1-3.1.

Table 1-3.1. Permitted Combinations of R/LC Land Uses

Total Units/ Uses	Residential	Limited Commercial
1	1	0
1	0	1
2	1	1
3	2	1
3	1	2
4	2	2
5	3	2
5	2	3
6	3	3

(Ord. No. 94-4, § 2, 4-3-95; Ord. No. 07-02, §§ 1-4, 4-2-07; Ord. No. 14-01, § 2, 2-3-14)

TABLE 1-3.3(A)

DISTRICT PROVISIONS

§ 1-3.3

TABLE 1-3.3(A). SIZE AND DIMENSION REGULATIONS

Zoning District	Minimum Lot (1)				Minimum Living Area (sq. ft.)	Setback (ft.)(2)				Maximum Impervious Surface Ratio (%)	Maximum Building Coverage	Minimum Open Space (%)	Maximum Density (units per acre) with Central Water and Wastewater
	Size (sq. ft.)	Width (ft.)	Depth (ft.)	Maximum Height (ft./ stories)		Front	Rear	Side (I)	Side (C)				
Rural Residential Development													
RR-65	65,340	150	250	35/3	1,500	40	30	30	30	20	N/A	80	0.86
Traditional Single Family Residential Development													
RS-21	21,780	120	150	35/3	1,800	35	20	15	15	35	N/A	65	2.00
RS-15	15,000	100	120	35/3	1,500	30	20	15	15	45	N/A	55	2.904
RS-10	10,000	75	100	35/3	1,200	25	20	10	10	50	N/A	50	4.00
Multiple Family Residential Development													
RM-4	5 Acres Minimum Site	200	200	35/3	1 Bedroom: 900 2 Bedroom: 1100 3 Bedroom: 1300 Each Additional Bedroom: 120	60	40	40	40	50	N/A	50	4.00
RM-6	5 acres Minimum Site	200	200	35/3	Single Family:	25	20	10	10	50	n/a	50	6
					Multiple Family: 1 Bedroom: 500 2 Bedroom: 700 3 Bedroom: 900 Each Additional Bedroom: 120	60	40	40	40	50	n/a	50	6
Mixed Use Development													
R/LC	20,000	100	150	35/3	Single Family:	25	20	10	10	50	n/a	50	4
					Multiple Family: 1 Bedroom: 500 2 Bedroom: 700 3 Bedroom: 900 Each Additional Bedroom: 120	60	25	10*	20	65	n/a	35	6
					Commercial: Min. Area: 900 Min. Area: 1000					0.20			
Mobile Home Residential Development													
R-MH	Site: 5 Acres Lot: 7000					10	8	8	10	50	N/A	50	6.00
Office Development													

Supp. No. 18

123

Zoning District	Minimum Lot (1)			Maximum Height (ft./ stories)	Minimum Living Area (sq. ft.)	Setback (ft.)(2)				Maximum Impervious Surface Ratio (%)	Maximum Building Coverage	Minimum Open Space (%)	Maximum Density (units per acre) with Central Water and Wastewater
	Size (sq. ft.)	Width (ft.)	Depth (ft.)			Front	Rear	Side (B)	Side (C)				
Ol	20,000	100	150	35/3	Minimum Floor Area: 1000	35/60	25	20	25	65	20	35	N/A
Commercial Development													
CL	20,000	100	150	35/3	Minimum Floor Area: 900	50	25	10 ⁴ 15 ³	20	65	0.20	35	N/A
					Min. Area: 900 Max. Area 4,000								
CG	20,000	100	160	35/3	Minimum Floor Area: 1200 Minimum Hotel/ Motel Area: 300 Each Unit	50	25	20 ⁴ 15 ³	30	65	0.20	35	N/A
Industrial Development													
IND	20,000	100	150	35/3	Minimum Floor Area: 1200	50 100 ⁵	25 100 ⁵	20 100 ⁶	30 100 ⁶	70	0.42	30	N/A
Institutional Development													
INS	20,000	100	150	35/3	Minimum Floor Area: 1200	50	25	20	30	60	0.20 0.10 ⁶	40	N/A
Coastal Preservation													
CP	No Size or Dimension Standards Adopted												

¹Minimum size sites and lots include one-half of adjacent public right-of-way.

²Minimum setbacks determined from the existing right-of-way line where the yard abuts a public street pursuant to the above cited standards or from the center of the right-of-way pursuant to Table 1-3.3(E) whichever is most restrictive.

³Setback where rear lot line abuts an alley.

⁴Setback shall be greater where side property line abuts a district requiring a larger setback on the abutting yard. In such case the more restrictive abutting setback shall apply.

⁵Where any yard of industrial zoned property abuts a residential district, the building setback for such yard shall be 100 feet.

⁶Recreation activities maximum FAR shall be .10.

TABLE 1-3.2. LAND USE BY DISTRICTS

	RR-65	RS-21	RS-15	RS-10	RM-4	RM-6	R-MH	OI	CL	CG	R/LC	IND	INS	CP
RESIDENTIAL USES														
Duplex					P	P					P			
Mobile Homes							P							
Multiple Family Dwelling					P	P								
Single Family Dwellings	P	P	P	P	P	P	P				P			
COMMUNITY FACILITIES														
Administrative Services (Public and Not-for-Profit)								P	P	P	P		P	
Child Care Facilities								C					C	
Churches, Synagogues and Other Places of Worship	C	C	C	C	C	C		P, A ¹	P	P	P		P	
Clubs and Lodges (Not-for-Profit)									P	P				
Cultural or Civic Activities								P	P	P	P		P	
Educational Institutions								C, A ¹						C
Golf Course Facilities	C													
Hospital and other Licensed Fa- cilities								C						C
Nursing Homes and Related Health Care Facilities					C	C		C						C
Protective Services					C	C	C	C	C	C	C	C	C	C
Public Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public and Private Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C
COMMUNITY RESIDENTIAL HOME														
Level 1 (1 to 6 residents/beds)	C ³				C	C								
Level 2 (7 to 14 residents/beds)					C	C							C	
ASSISTED CARE COMMUNITIES														
I Assisted Living Facility														
Level 1 (1 to 5 residents/beds)		C	C	C	C ⁴	C ⁴					C			
Level 2 (6 to 15 residents/beds)					C ⁴	C ⁴								
Level 3 (16 or more residents/ beds)					C ⁴	C ⁴								
II Adult Family-Care Homes (1 to 5 residents/beds)														
	C ³	C	C	C	C	C					C			
III Adult Day Care Centers														
					C	C		C			C		C	
AGRICULTURAL ACTIVITIES														

DISTRICT PROVISIONS

TABLE 1-3.2

§ 1-3.2

TABLE 1-3.2. LAND USE BY DISTRICTS

	RR-65	RS-21	RS-15	RS-10	RM-4	RM-6	R-MH	OI	CL	CG	R/LC	IND	INS	CP
Noncommercial Agricultural Operations	P													
Wholesale Agricultural Activities	P													
Commercial Stables	C													
COMMERCIAL ACTIVITIES														
Adult Activities														
Bars and Lounges										C				
Bed and Breakfast										C				
Business and Professional Offices											P ¹			
Enclosed Commercial Amusement								P	P	P	P	P	P	
Arcade Amusement Center/ Electronic Gaming Establishment										P				
Funeral Homes										C ²				
General Retail Sales and Services									P	P	C			
Hotels and Motels										P				
Limited Commercial Activities										P				
Marine Commercial Activities									P	P	P			
Medical Services										C*				
Mini Warehouse/Storage								P	P	P	P			
Parking Lots and Facilities									C	P		P		
Retail Plant Nurseries								P	P	P	P		P	
Restaurants (Except Drive-Ins and fast food service)									P	P	P			
Restaurants (Drive-ins)										P				
Service Station, Including Gasoline Sales										P				
Trades and Skilled Services										C*		C*		
Veterinary Medical Services								P	P	C*		P		
Vehicular Sales and Services										P	C	P		
Vehicular Services and Maintenance										C*		P		
Wholesale Trades and Services										C*		P		
INDUSTRIAL ACTIVITIES														
Kennels												C		
Manufacturing Activities												P		

TABLE 1-3.2. LAND USE BY DISTRICTS

	RR-65	RS-21	RS-15	RS-10	RM-4	RM-6	R-MH	OI	CL	CG	R/LC	IND	INS	CP
Manufacturing Service Establishments														
Vehicle and Other Mechanical Repair and Services												P		
Warehouse, Storage and Distribution Activities										C*		P		
WATER DEVELOPMENT NONCOMMERCIAL ACTIVITIES														
Noncommercial piers, boat slips, and docks														C

C = Conditional Use

P = Permitted Uses

A = Accessory Use

* = These uses are permitted only on sites abutting Babcock Street, US 1, and West Railroad Avenue.

1 = Allowing up to 1,000 square feet of a church or educational institution for the housing of a caretaker or security guard serving the church or educational institution. No such use shall be allowed unless administrative approval is granted by the Town.

¹ Any Bed and Breakfast which is proposed to have more than five (5) living quarters shall only be approved as a conditional use in accordance with Article VI of the Land Development Regulations.

² Any Arcade Amusement Center and Electronic Gaming Establishment as defined herein shall only be approved as a conditional use in accordance with Article VI of the Malabar Land Development Code.

³ Allowed in RR-65, (1 to 2 residents/beds) as defined in FS Title XXX Chapters 419 & 429

⁴ ALF Factor of "3" (see section 1-2.6.B.13.B, Part I) only applies to RM-4 & RM-6 for ALF's

(Ord. No. 94-4, § 3, 4-3-95; Ord. No. 97-3, § 2, 3-17-97; Ord. No. 05-01, § 1, 3-7-05; Ord. No. 06-19, § 1, 1-11-07; Ord. No. 12-48, § 2, 1-23-12; Ord. No. 14-01, § 3, 2-3-14)

Section 1-3.3. Size and dimension criteria.

A. *Minimum Lot or Site Requirements for All Uses.* Table 1-3.3(A) incorporates required size and dimension regulations which shall be applicable within each respective zoning district. All developments shall have a total land area sufficient to satisfy all standards stipulated within the land development code, including but not limited to:

- Setback requirements;
- Open space, buffers, and landscaping;
- Surface water management;
- Water and wastewater services;
- Access, internal circulation and off-street parking;
- Wetland protection; and
- Soil erosion and sedimentation control standards.

Conventional single family lots shall be required pursuant to square footage requirements stipulated in Table 1-3.3(A). Similarly, more intense development within multiple family residential districts and other specified nonresidential districts shall maintain sites having minimum acreage requirements stipulated in Table 1-3.3(A).

TOWN OF MALABAR PROPOSED FUTURE LAND USE CHANGES

PRESENTED BY THE PLANNING AND ZONING BOARD

July 17, 2013

Present Land Use Designations

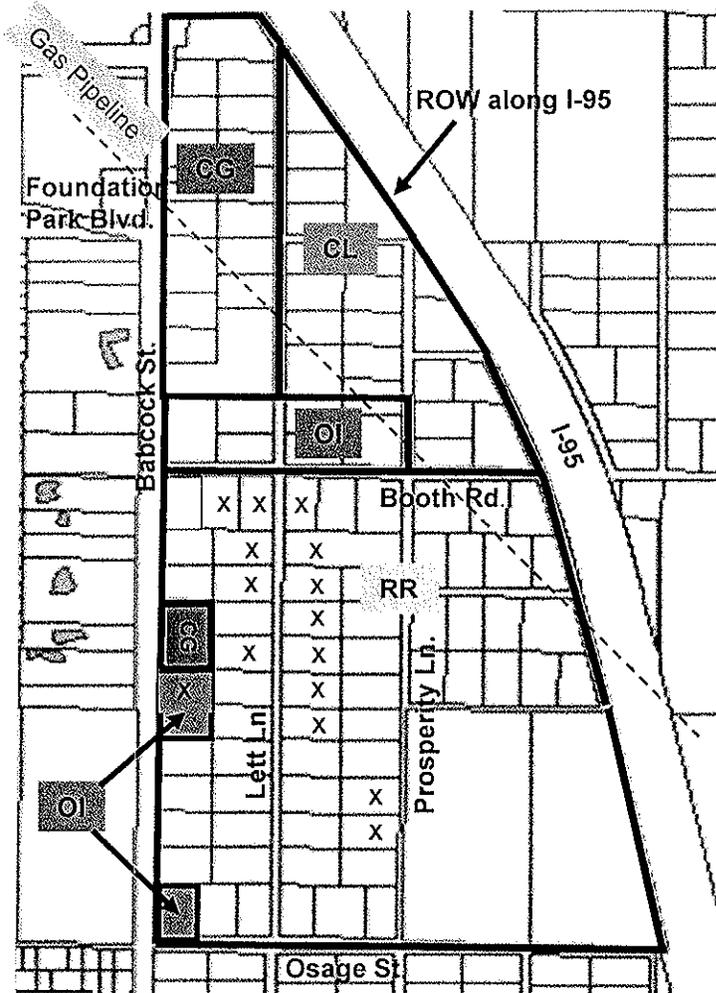
- Residential/Limited Commercial (R/LC)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Rural Residential (RR)
- Commercial General (CG)
- Commercial Limited (CL)
- Industrial (IND)
- Office Institutional (OI)
- Institutional (INS)
- Open Space and Recreation (OSR)
- Multiple-family Residential or Office Space (MRO)
- Conservation (CON)
- Recreational Services (RS)
- PUD (Residential or Commercial)

Related Data

- Use FLU-1 Map for Present Land Use
 - It was 2009's Future Land Use, now it is Malabar's Present Land Use Map
- Definitions of Malabar's Land Use Districts
 - Malabar Land Development Code, Article III, District Provisions handout
 - Board is presently looking at the R/LC densities in the Land Development Codes
- Satellite Aerial Maps

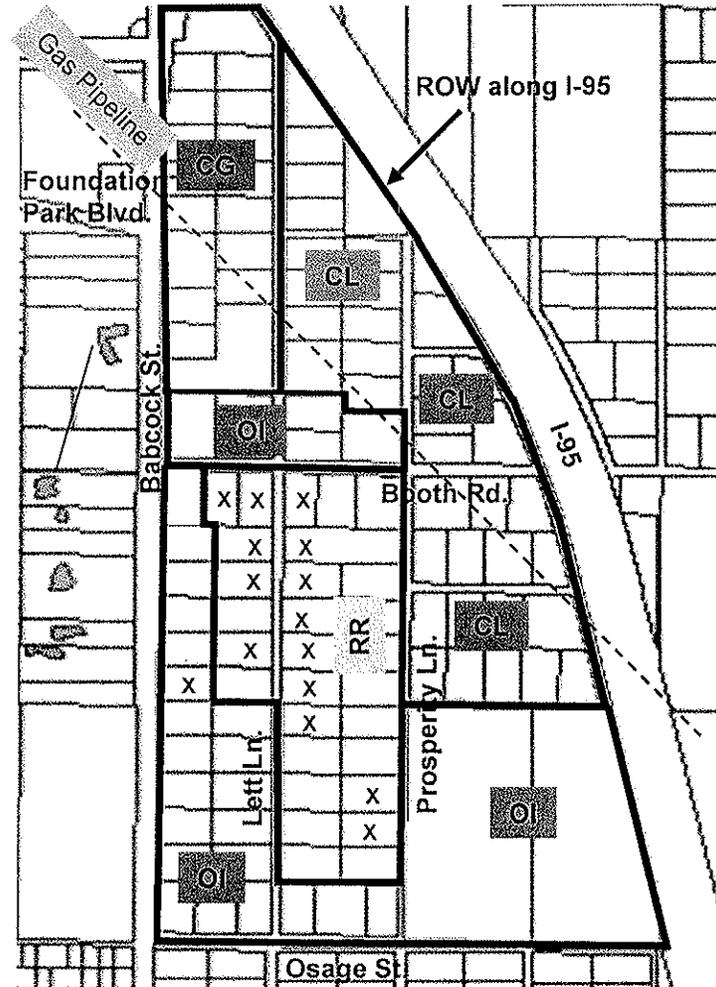
Land Use Along Babcock Street

Present Land Use



X = Homes

Proposed Land Use

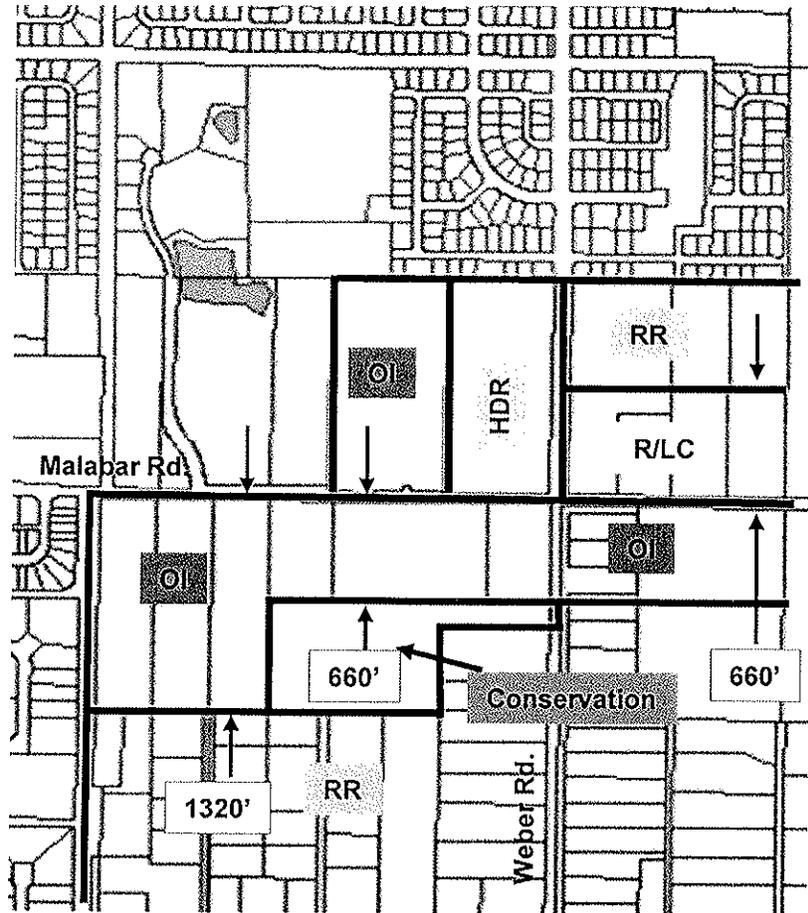
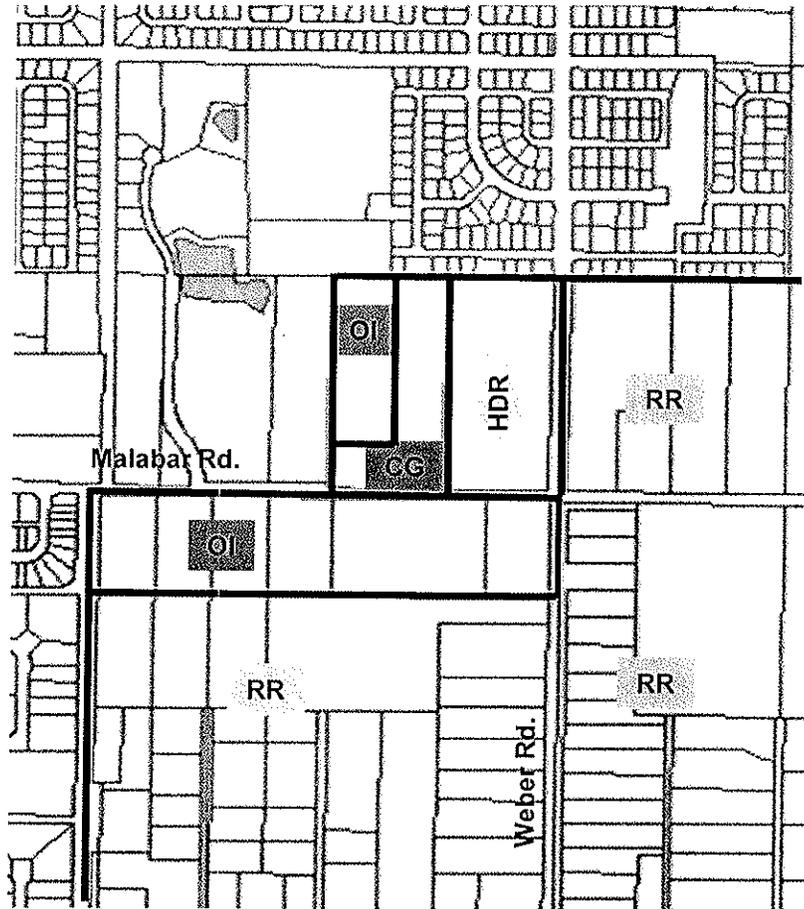


July 17, 2013

Land Use Along Malabar Rd. (West end)

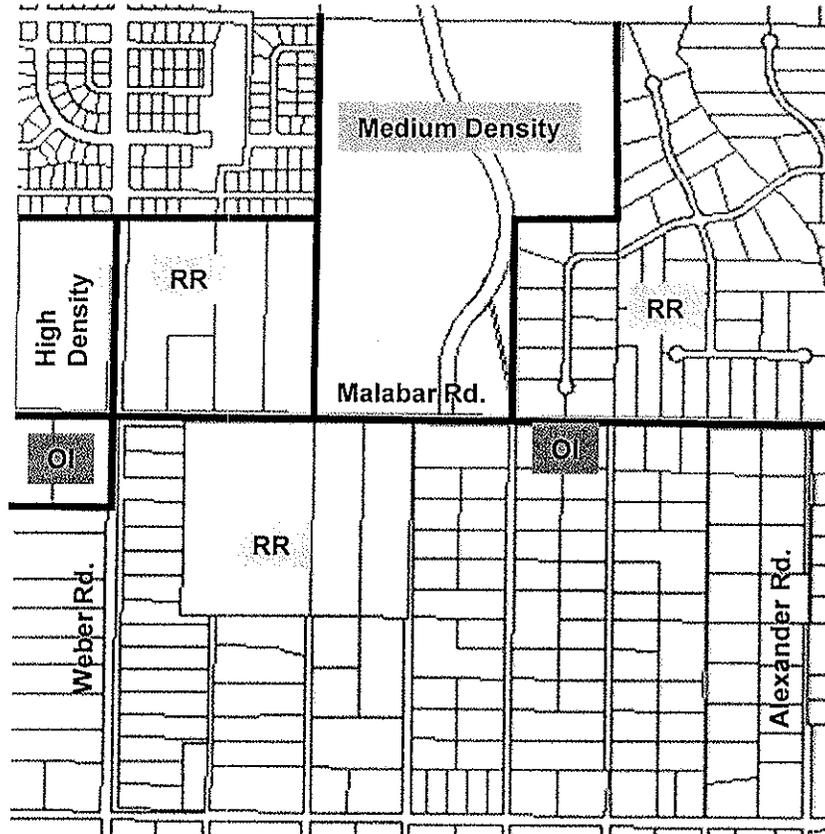
Present Land Use

Proposed Land Use

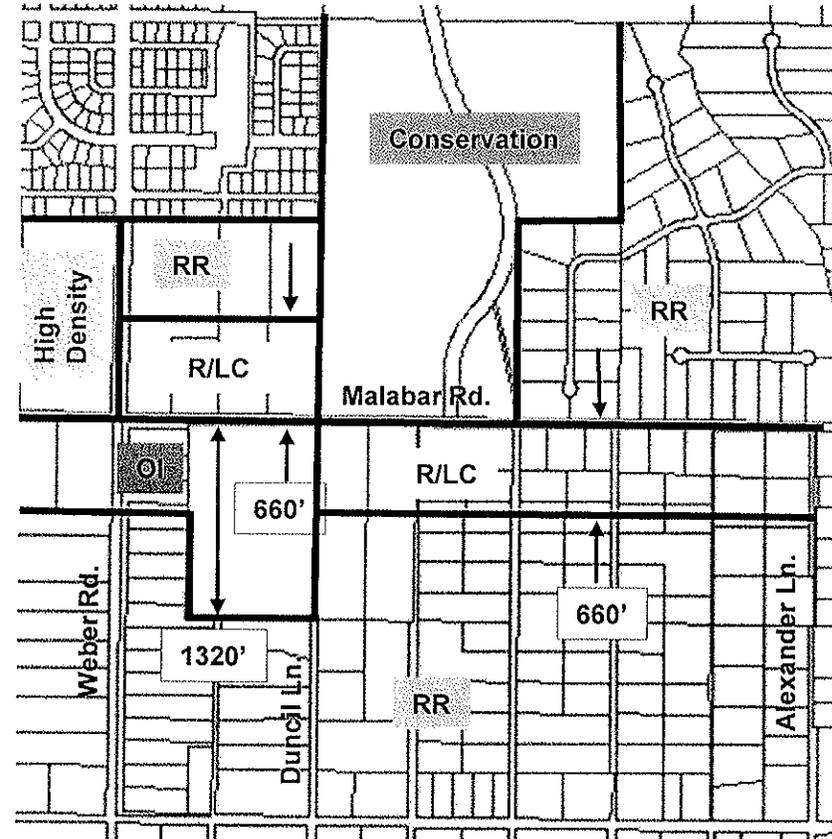


Land Use Along Malabar Rd. (Weber Rd. to Alexander Ln.)

Present Land Use

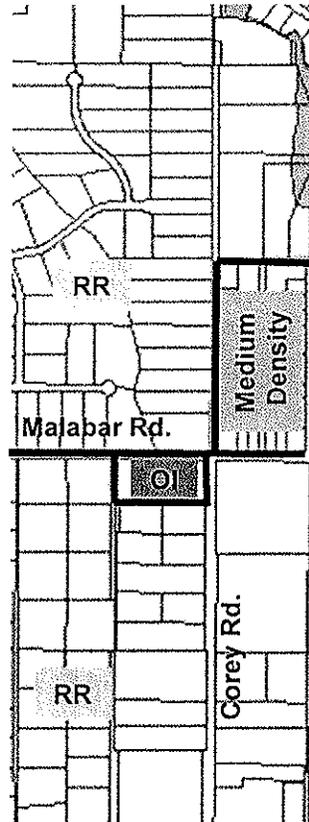


Proposed Land Use

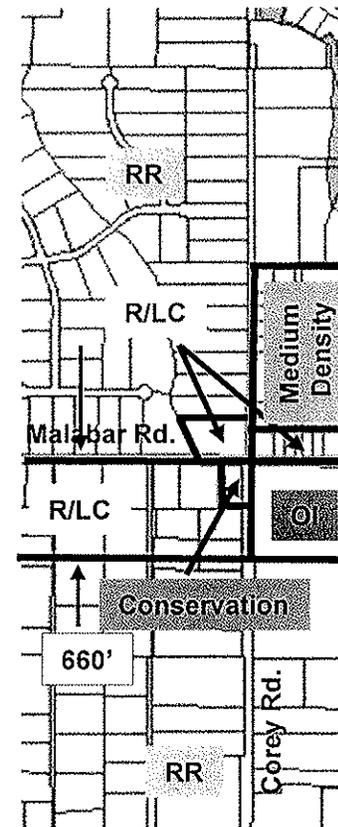


Land Use Along Malabar Rd. (Alexander Ln. to Corey Rd.)

Present Land Use



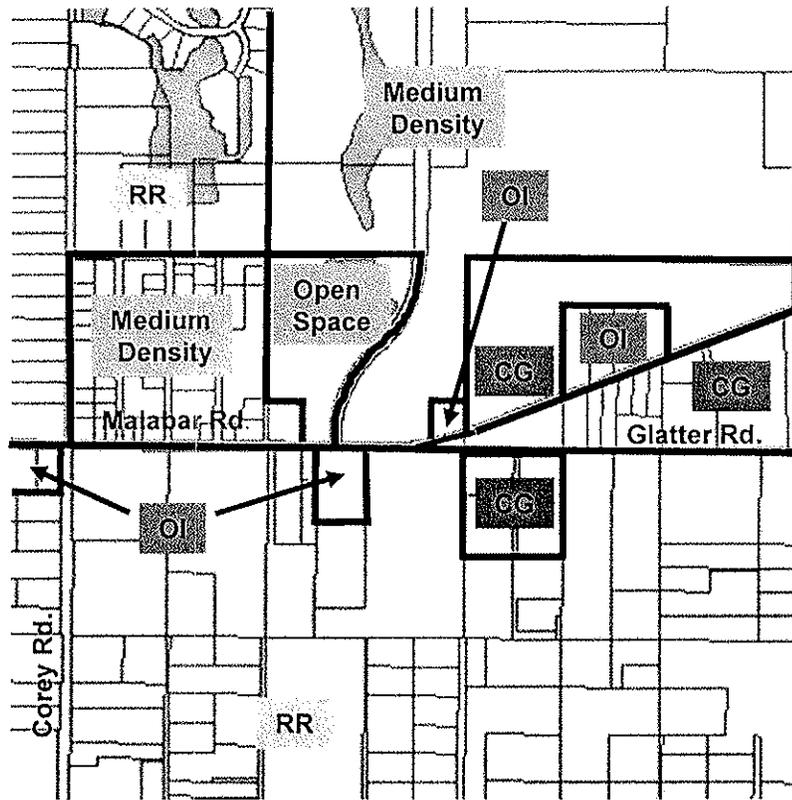
Proposed Land Use



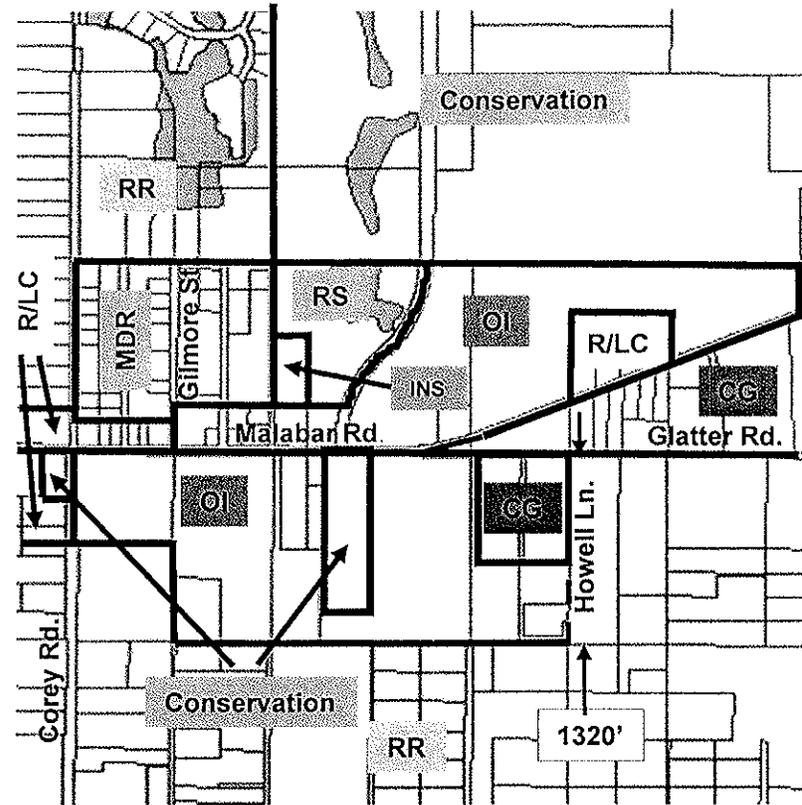
July 17, 2013

Land Use Along Malabar Rd. (Corey Rd. to Marie St.)

Present Land Use

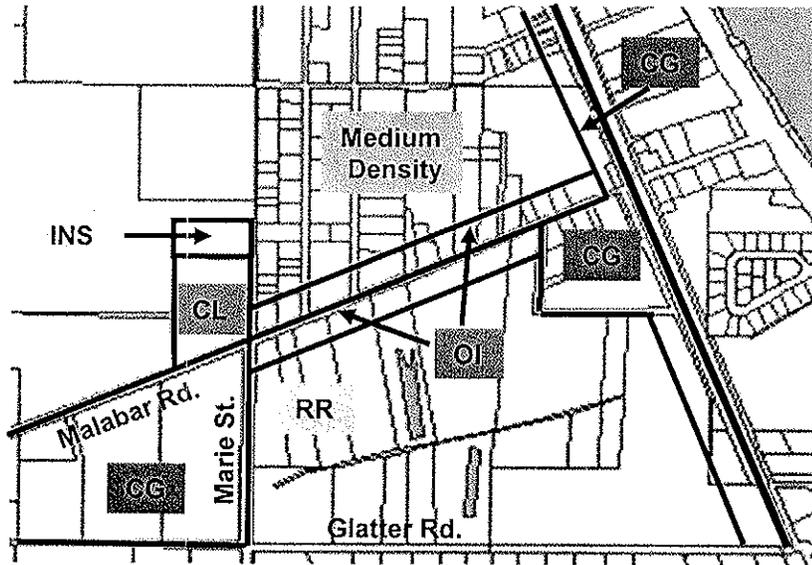


Proposed Land Use

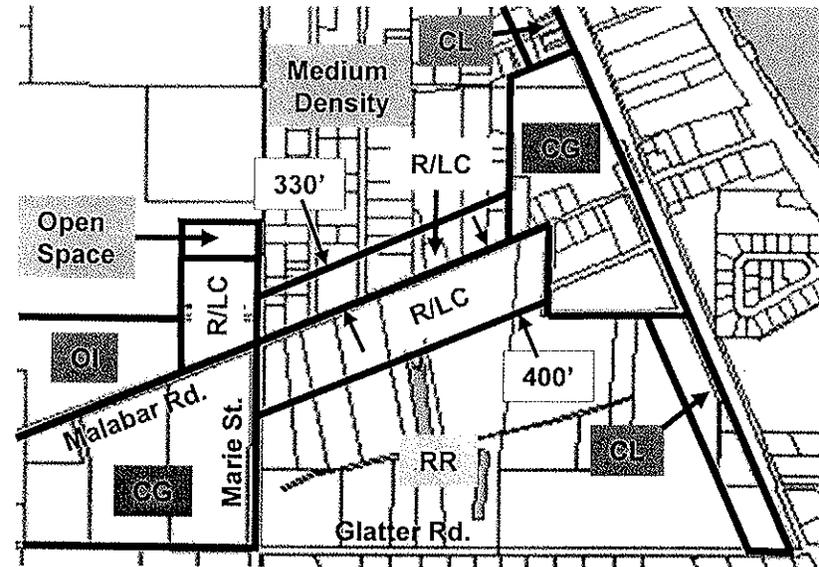


Land Use Along Malabar Rd. (Marie St. to RR Tracks)

Present Land Use

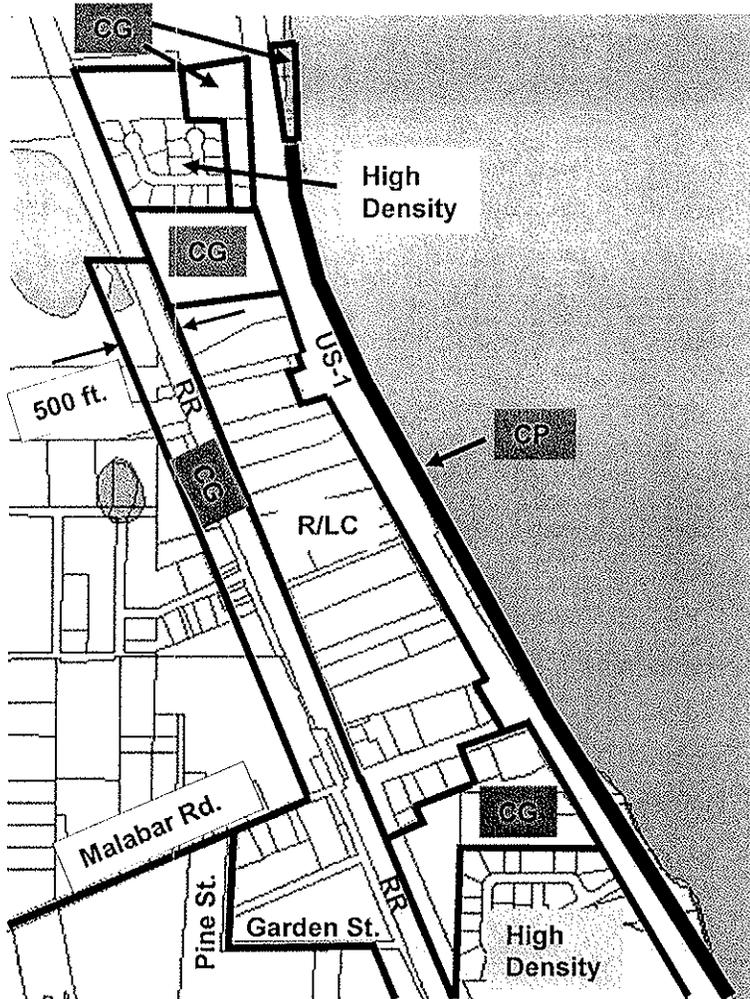


Proposed Land Use

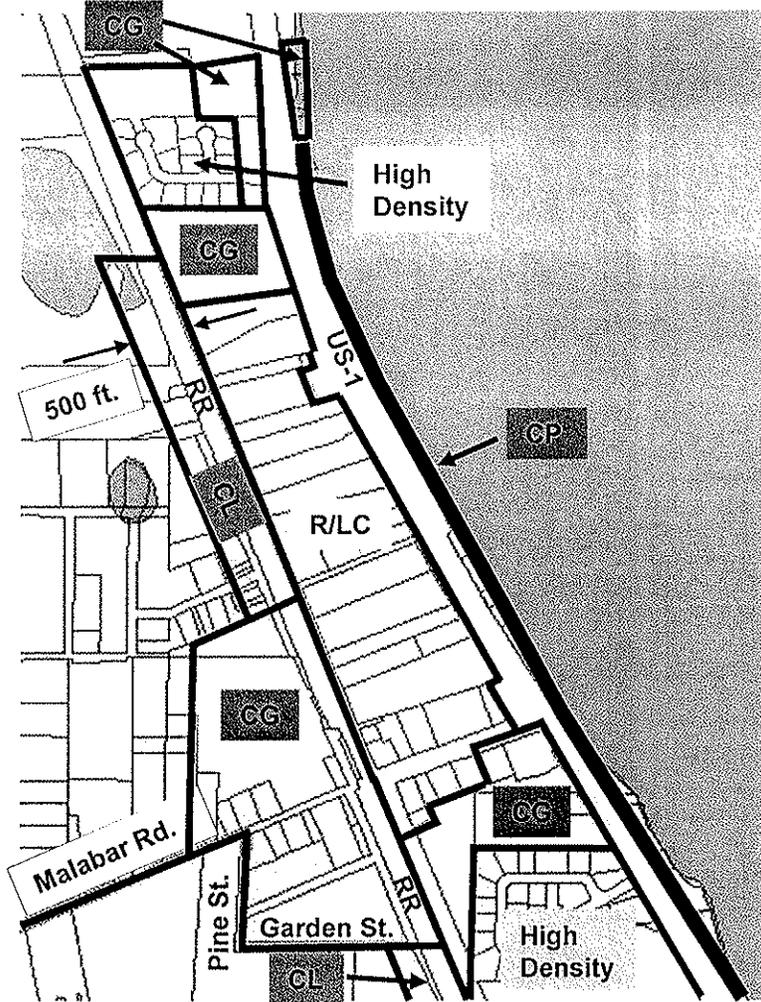


Land Use Along US-1 (North end of Malabar)

Present Land Use



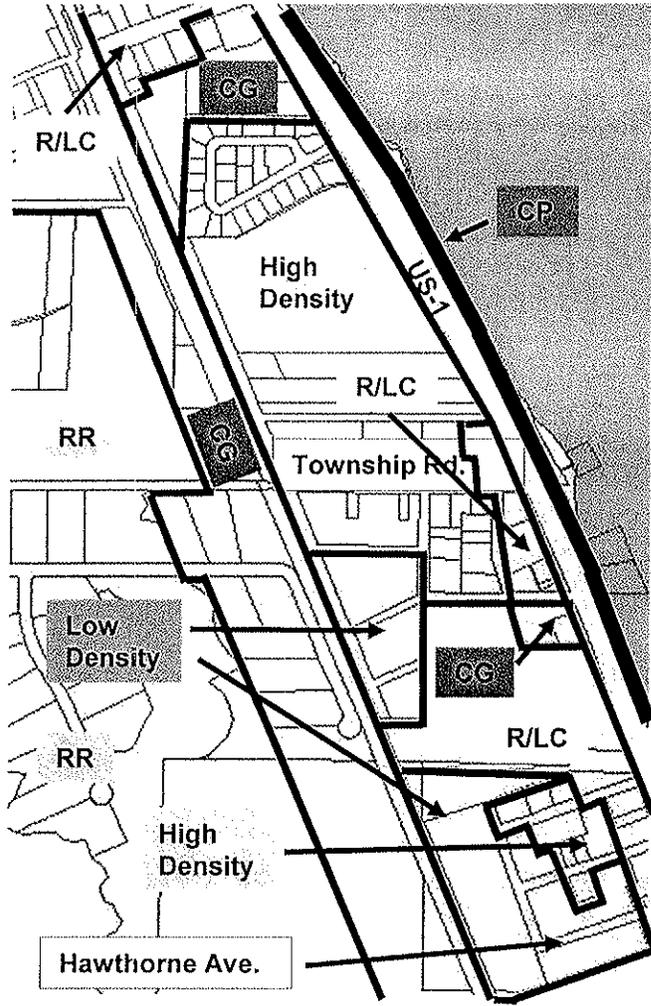
Proposed Land Use



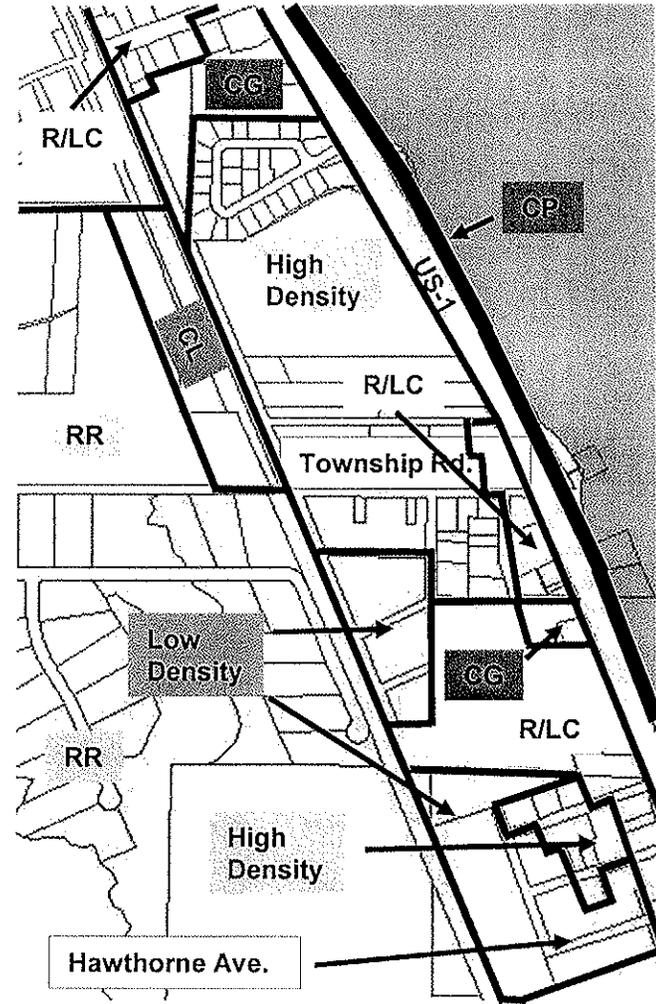
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Land Use Along US-1 (Malabar Rd. to Hawthorn Ave.)

Present Land Use

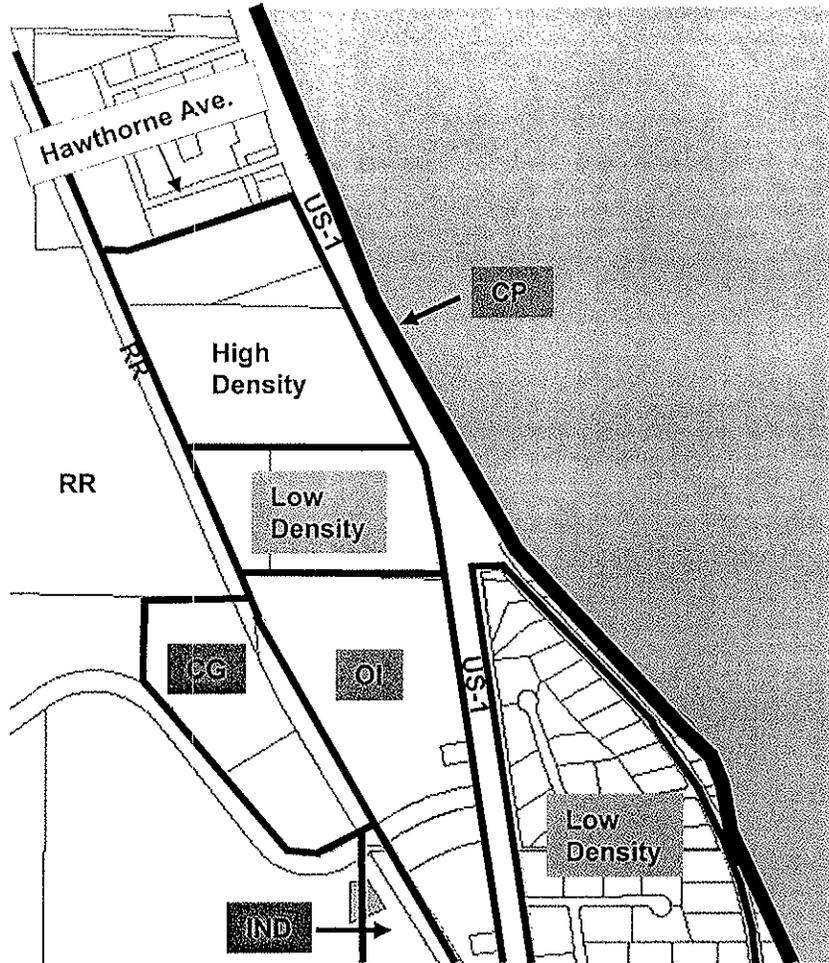


Proposed Land Use

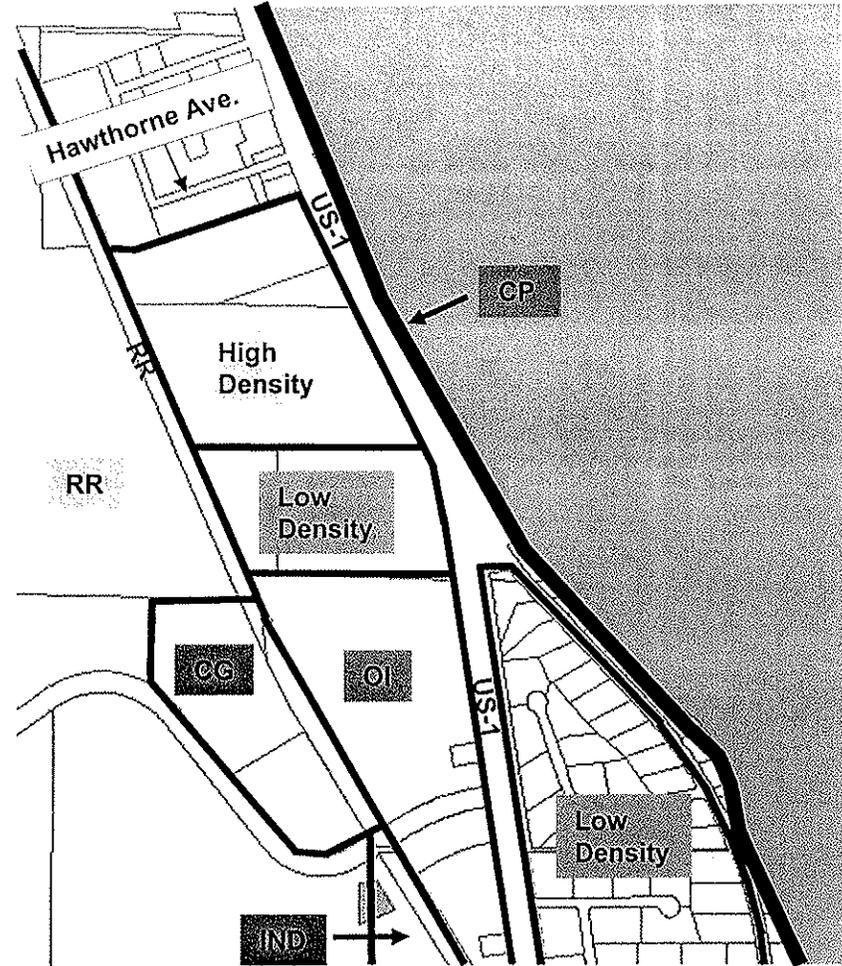


Land Use Along US-1 (North Rocky Point)

Present Land Use



Proposed Land Use



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Land Use Along US-1 (Rocky Point)

Present Land Use



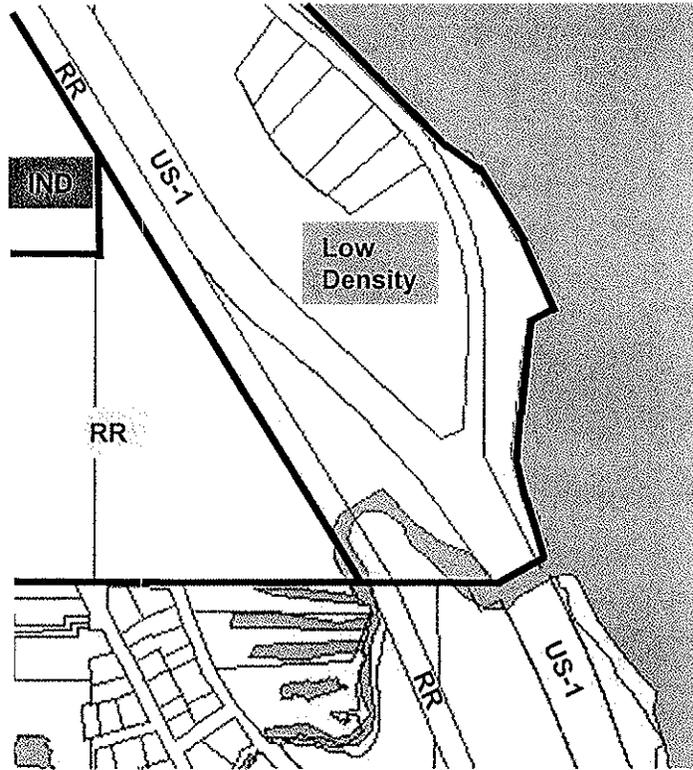
Proposed Land Use



July 17, 2013

Land Use Along US-1 (South Rocky Point)

Present Land Use



Proposed Land Use

