

**TOWN OF MALABAR  
PLANNING AND ZONING ADVISORY BOARD  
REGULAR MEETING  
WEDNESDAY JULY 8, 2015  
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 – 6/10/15
    - Planning and Zoning Meeting – 6/24/15
    - 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:**
  
- 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 8, 2015**

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

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**SUBJECT: Approval of Minutes**

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**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 June 10, 2015

Draft minutes of P&Z Board Meeting of June 24, 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**  
**June 10, 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 7:35 P.M. Prayer and Pledge led by Vice-Chair Liz Ritter.

**B. ROLL CALL:**

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

ADDITIONAL ATTENDEES:

**C. ADDITIONS/DELETIONS/CHANGES:**

Ritter said to do "Public" first (2) speaker cards  
Ritter said for the record Alternate Doug Dial will be voting in place of Regular Member George Foster.

**PUBLIC:**

Ty Stockman, 1140 Atz Road, Malabar. Ty asked if Town can put a traffic light at Malabar Road and Corey Road, it is very dangerous to go out at rush hour. Ty said he knew someone's Dad that got in an accident. Ty said also to reduce the speed limit on Malabar Road to 50mph, because of all the accidents that have occurred. Ritter said that a lot of these issues have been discussed, so when people get their driver's license they know what they are doing. Ritter also said hopefully they (FDOT) want to reduce speed limit to 45 mph. Ritter explained that Malabar is a state road and studies have been done, we (Malabar) can request to have a light put there. Council has requested a light be put at Corey Road in the past. Abare explained that they have made recommendation.

Ryan said to Ty that he is right about Corey Road but Weber Road is even worse, there are skid marks on Weber Road. Abare suggested that Ty write a letter to the state (FDOT) with his suggestions.

Gerry Hiebert, 2565 Billie Lane. He explained that he owns 2560 Malabar Road and that he is here tonight (handed out conceptual plan for property). Mr. Hiebert explained the back acre of property is residential (RS-10) zoning, and the front half is commercial (OI) zoning. Mr. Hiebert spoke about ROW for back portion of property for two (2) residential properties and front portion for three (3) offices/stores. Abare asked if he spoke to Building Department and Mr. Hiebert responded yes and said Roger suggested he make an informal appearance to PZ. Abare explained that we have Ordinance's in place and if you meet the requirements of all the Ordinances you can build this

property, if you need a variance you can apply and you may get it or you may not, see what is compliant and what is not before you spend a lot of money.

**D. CONSENT AGENDA:**

**1. Approval of Minutes** Planning and Zoning Meeting – 5/13/15

**Exhibit:** Agenda Report No. 1  
**Recommendation:** Request Approval

**Motion: Abare/Ryan to Recommend Approval of Minutes of 5/13/15 as corrected All Vote: Aye**

Ritter Corrections:  
Page 5/24 1<sup>st</sup> parag. last line and should be an  
Page 5/24 6<sup>th</sup> parag. second line is-should be it

- E. **PUBLIC HEARING: none**
- F. **ACTION: none**
- G. **DISCUSSION**

**2. Continue Discussion re: Future Land Use Maps for R/LC**

**Exhibit:** Agenda Report No. 2  
**Recommendation:** Discussion

Ritter explained that she had done some corrections on maps. Abare had made maps larger in size.

Ryan asked to be excused, left at 8:15PM

Board discussed the FLUM Maps dated July 17, 2013- with corrections by Ritter (red edit 6/10/15):

Ritter discussed page 4 of FLUM maps, Babcock Street was all ok.

Page 5 of FLUM maps (north side of Malabar Road) the property next to Enchanted Lakes make all R/LC back to property line (South side of Malabar Road) "OI" back 660'.

Page 6 of FLUM maps between Weber Road and Alexander Lane to "step" according to lots, go in from Malabar Road two (2) lots.

Page 5 of FLUM-Abare discussed the out-parcel in front of MIMA building.

\*Staff to do research on "out-parcel" in front of MIMA for next meeting.

Page 4 of FLUM maps Abare reviewed map

Page 7 of FLUM maps to step line down along property lines. It will depend on if same property owners own lots.

Ritter explained that property owners can come in and have input on their zoning, in the R/LC zoning it is considered Residential until the property owners come in and ask for it to be Limited Commercial.

Page 8 of FLUM maps on east side of Golf Disc Park "R/LC" and west side of Golf Disc Park is "OI". Ritter asked about leaving "OI" or changing to R/LC.

Page 9 of FLUM maps between Marie Street and RR tracks find out what lots are joined together on Property Appraisers site.

Doug Dial will work on project for overlay on properties between Marie Street and RR tracks and bring back for next meeting.

Ritter said that with the Future Land Use Maps we try to envision what it might become and make it easier for people to change over to that land use.

Page 10 of FLUM maps on Highway 1, only change is "Willkell" at 1300 Highway 1 to "CG" zoning.

Page 11 of FLUM maps on Highway 1- Board discussed no changes

Page 12 of FLUM maps on Highway 1- Board discussed no changes

Page 13 of FLUM maps on Highway 1- Board discussed no changes

Page 14 of FLUM maps on Highway 1- Board discussed no changes

Abare suggested having residents come to meetings and give opinions on FLUM maps.

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

Discussion for next meeting June 24<sup>th</sup>, 2015 all will be in Town.

**K. ADJOURN**

There being no further business to discuss, MOTION: Abare/Dial to adjourn this meeting. Vote: All Ayes. The meeting adjourned 9:23P.M.

BY:

\_\_\_\_\_  
Pat Reilly, Chair

\_\_\_\_\_  
Denine Sherear, P&Z Board Secretary

\_\_\_\_\_  
Date Approved: as corrected

"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  
June 24, 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, EXCUSED  
WAYNE ABARE  
GEORGE FOSTER  
ALTERNATE: DOUG DIAL  
ALTERNATE: VACANT  
BOARD SECRETARY: DENINE SHEREAR

ADDITIONAL ATTENDEES:

**C. ADDITIONS/DELETIONS/CHANGES:**

Reilly said that Doug Dial will be voting in place of Bud Ryan.

**D. CONSENT AGENDA:**

1. **Approval of Minutes** Planning and Zoning Meeting – 6/10/15 (not ready)

**Exhibit:** Agenda Report No. 1  
**Recommendation:** Request Approval

**Motion: Ritter/Abare to Table Minutes of 6/10/15 All Vote: Ayes**

**E. PUBLIC HEARING: none**

**F. ACTION: none**

**G. DISCUSSION**

2. **Continue Discussion re: Future Land Use Maps for R/LC**

**Exhibit:** Agenda Report No. 2  
**Recommendation:** Discussion

Reilly updated the Board on Ritter's edits for FLUM maps from last meeting (6/10/15).

Abare discussed the "out-parcel" in front of the MIMA building. The out-parcel is "OI".

Reilly went over each FLUM maps by page:

Page 5 FLUM map:

- The R/LC is 1,320 feet on north side of Malabar Road next to Enchanted lakes
- The OI on the south side of Malabar Road, just east of Weber Road (3) lots in 660 feet, then 1,320 feet to Duncil Lane to encompass the larger lots.

\*\* check corner lots on Weber Road (first three (3) lots)

Page 6 FLUM map:

- From Duncil Lane to Alexander Lane (R/LC), the two (2) lots east of Duncil Lane are 1,320 feet deep.
- Step down two (2) lots all the way to Alexander Lane. (660 feet approx.)

Page 7 FLUM map: Board discussed no change

Page 8 FLUM map:

- The Board discussed property around Golf Disc Park and leaving it R/LC around Golf Disc Park per property lines.
- Check how much the First Baptist Church owns.
- Step area, just east of Church area (Scott McLaughlin property)

Reilly explained to the Board why the area by Malabar Community Park is considered "OI" for use if the property ever changes from EEL's it has a zoned use.

Page 9 FLUM map:

The Board discussed the area east of Marie Street on both sides of Malabar Road  
Dial explained the map he submitted showing the area east of Marie Street, he used the step method to keep property parcels together for R/LC

- Board discussed encompassing on the south side the full parcel depths all the way to Pine Street to be R/LC
- Board discussed on the north side to step the properties according to land owners all the way to AAA Malabar Storage
- Board discussed to change "CL" along railroad area to RR- 65.

Page 10 FLUM map: Board discussed no change

Page 11 FLUM map: Board discussed no change

Page 12 FLUM map: Board discussed no change

Page 13 FLUM map: Board discussed no change

Page 14 FLUM map: Board discussed no change

**H. ADDITIONAL ITEMS FOR FUTURE MEETING**

**I. PUBLIC**

**J. OLD BUSINESS/NEW BUSINESS:**

- 3. Off-Street Parking Article IX of Land Development Code (Discussion)**  
**Exhibit: Agenda Report No. 3**

Reilly explained to the Board the attorney's comments/email dated 6/14/15. The Board extensively discussed the suggestions and changes for the Off-Street Parking.

The PZ Board took each paragraph that Karl Bohne sent (email dated 6/14/15) and responded individually as shown below:

- 1.) Regarding paragraph one, the consensus of the PZ Board is to use the Attorney's wording for Section 1-9.1 in the Applicability Section.
- 2.) Section 1-9.3 Computation of Parking Spaces #7 Non-Contiguous & Off-Site Parking Spaces are not permitted unless engineer and safety standards are implemented as approved by Building Official.
- 3.) Section 1-9.4 Design & Specification for Parking and Loading Areas 5(C) ...and are not intended for sales, (sales is added to this sentences)
- 4.) Section 1-9.4 Design & Specification for Parking and Loading Areas E (2) after *Porous Surface* Porous surface means any surface, material or technique which allows for the movement of water through it. (Then continue on with present definition).
- 5.) PZ Board approves with suggestions, adding the word "which" to Parking definitions.

The Consensus of the PZ Board is to approve the following as stated above.

Foster discussed at an earlier PZ Meeting about security cameras around Town Hall for protection of criminal activity that occur while Board meetings are in session. It is a community public building that needs to have security for several reasons. Reilly said to Foster that this is a Council item that needs to be addressed at a Council Meeting under "Public".

Sherear reported some potential building to come before this Board:

- Old Day Care facility by Pine Street, possible storage facility. Land Use & Zoning change required- only inquiring phase no activity.
- Vacate on Johnston Ave about 195 feet at dead end (near Huggins Park). Possible coming before PZ Board on July 8.

Next meeting is July 8<sup>th</sup>

**K. ADJOURN**

There being no further business to discuss, MOTION: Abare /Ritter to adjourn this meeting. Vote: All Ayes. The meeting adjourned 9:30P.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: July 8, 2015

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

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SUBJECT: Future Land Use Map for R/LC

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**BACKGROUND/HISTORY:**

The PZ Board edited the Future Land Use Maps at the 6/24/15 meeting. The Board went over each corridor Babcock Street, Malabar Road, and US Highway 1 discussing and making suggestions to incorporate the R/LC zoning into these areas. Chair Pat Reilly went over edits from the 6/24/15 PZ Meeting to make revisions to Draft maps to bring back to this meeting for review.

**ATTACHMENTS:**

- Pat Reilly revised FLUM maps dated July 2, 2015
- **PLEASE BRING PZ PACKET FROM 5/13/15 & 6/10/15 & 7/10/15,7/24/15 (handouts of colored maps & revisions)**

**ACTION OPTIONS:**

Discussion

For Agenda Item #2  
PZ Meeting 7/8/15

Please note pages 10/22-thru-pages  
22/22 (AKA pages 1 thru 14) are colored  
Future Land Use Maps.

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# TOWN OF MALABAR PROPOSED FUTURE LAND USE CHANGES

PRESENTED BY THE PLANNING AND ZONING BOARD

July 2 2015

# Present Land Use Designations

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- 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)

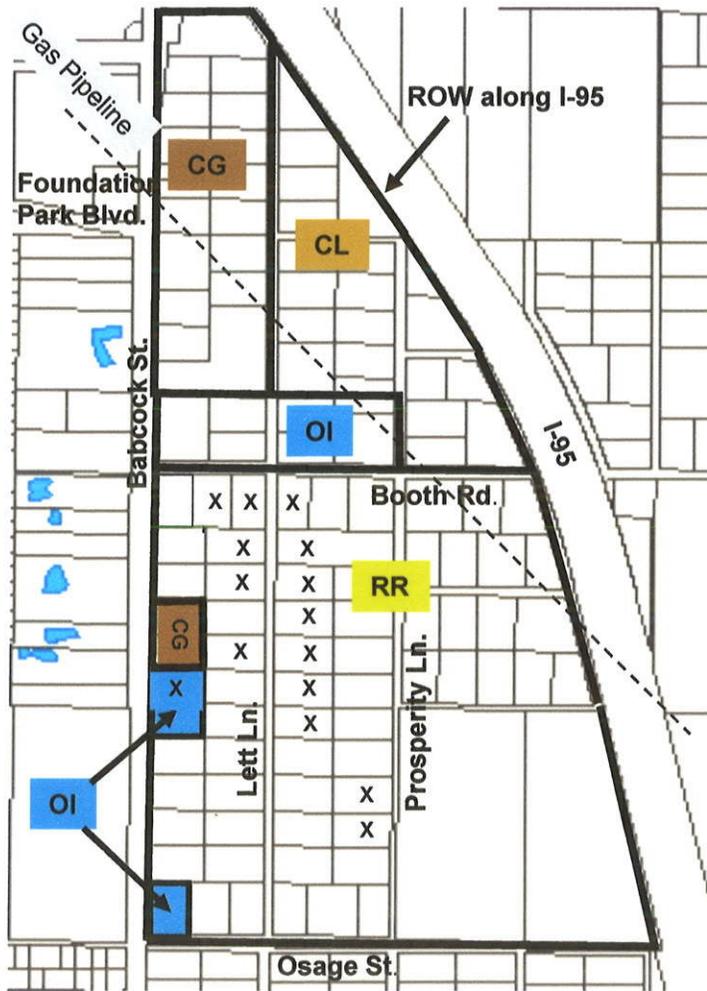
# Related Data

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- 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

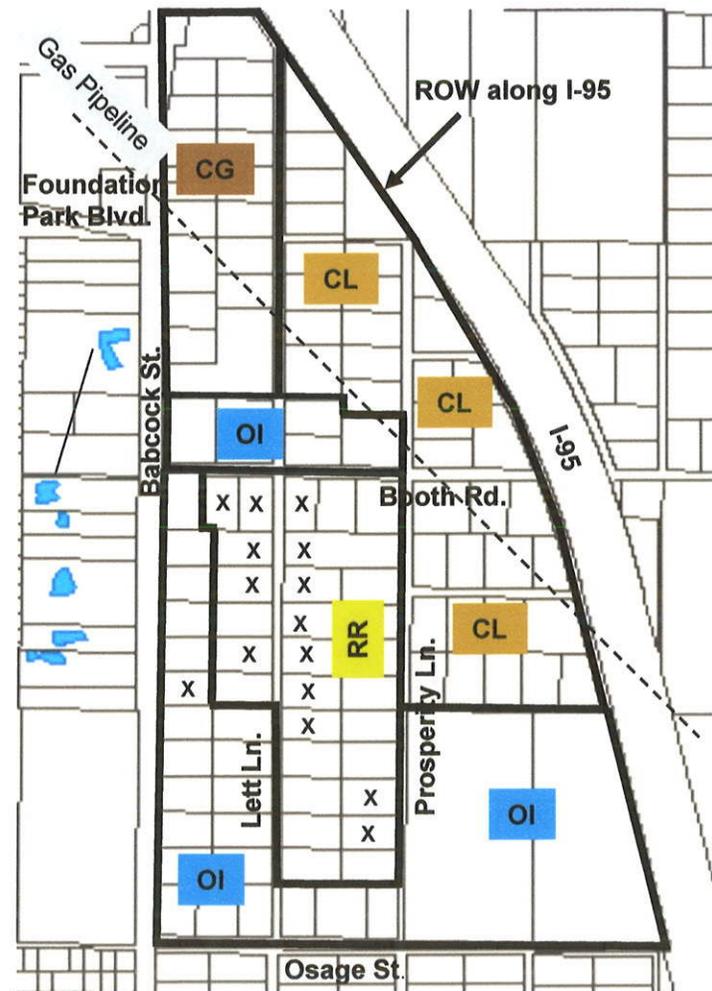
# Land Use Along Babcock Street

## Present Land Use



X = Homes

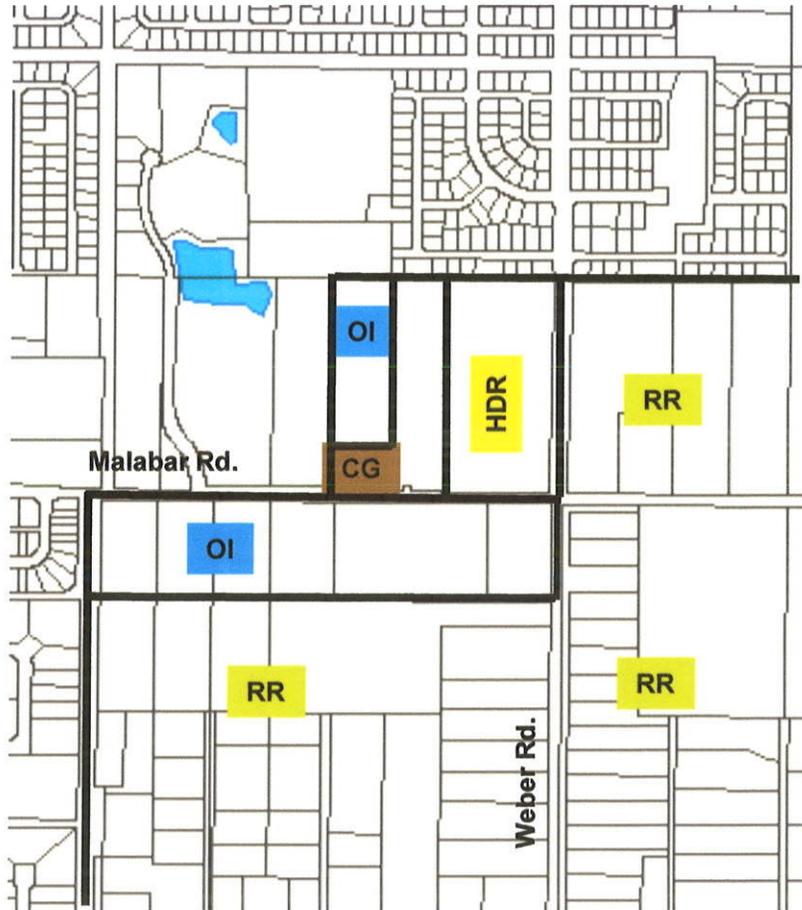
## Proposed Land Use



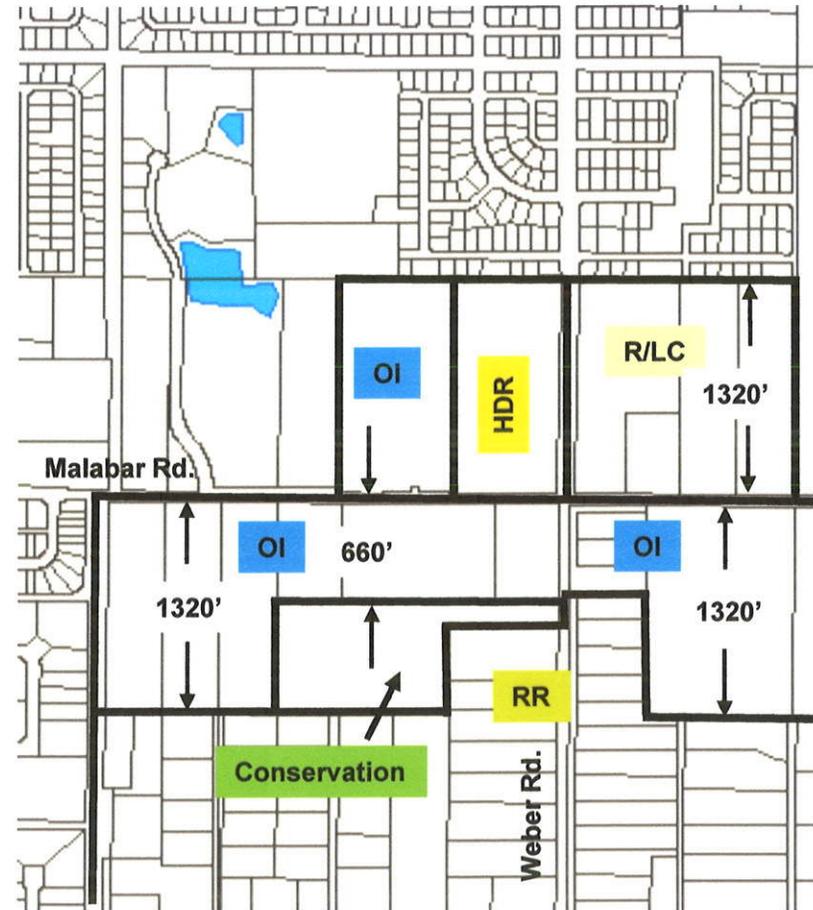
July 2 2015

# Land Use Along Malabar Rd. (West end)

## Present Land Use

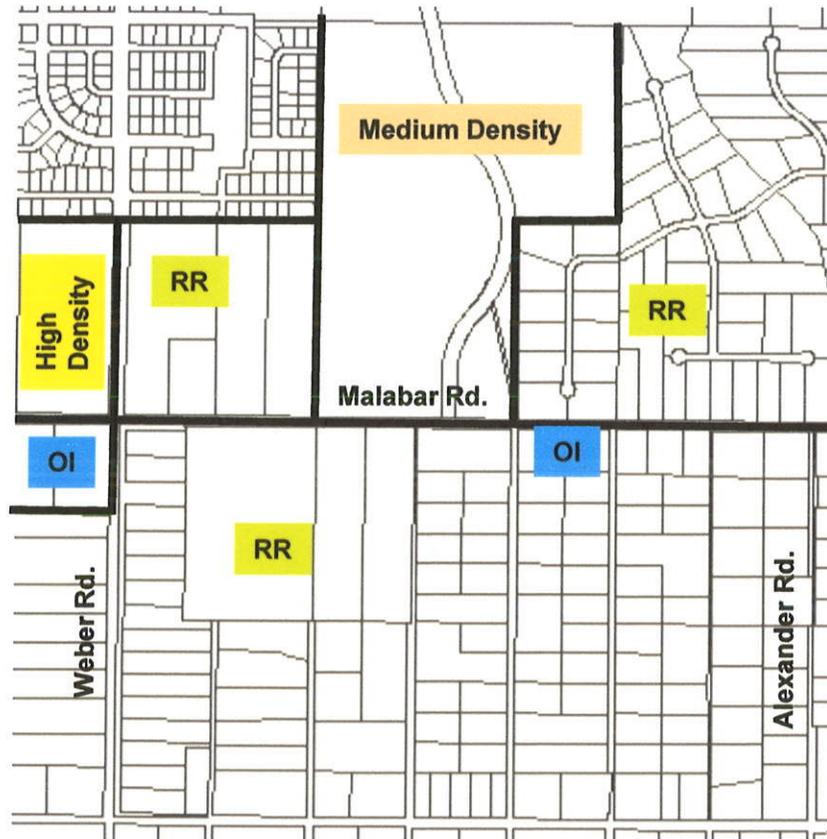


## Proposed Land Use

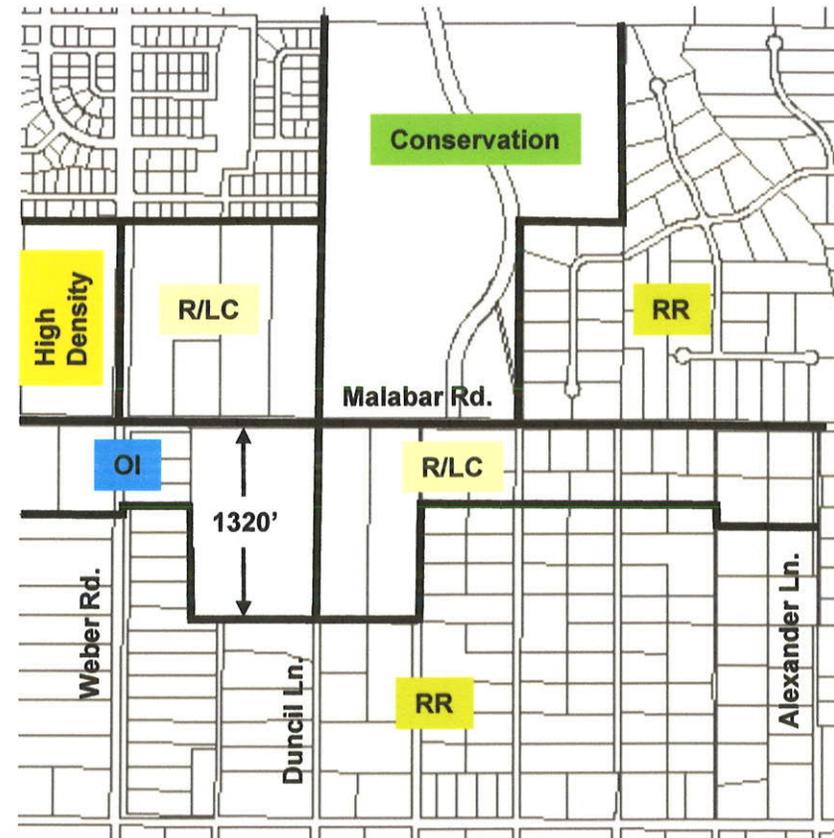


# Land Use Along Malabar Rd. (Weber Rd. to Alexander Ln.)

## Present Land Use

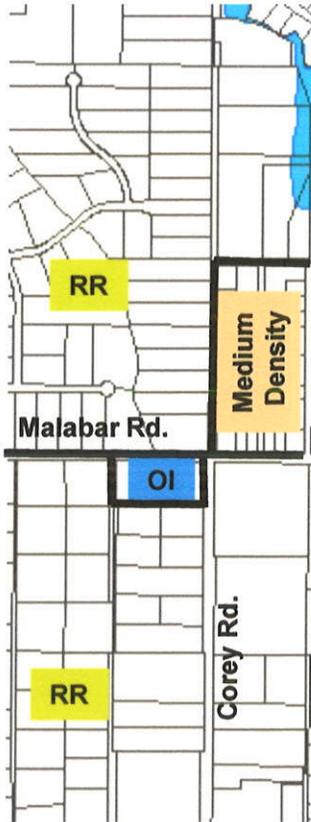


## Proposed Land Use

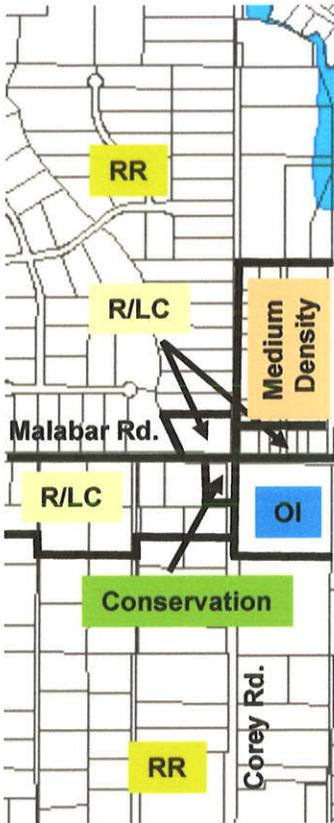


Land Use Along Malabar Rd. (Alexander Ln. to Corey Rd.)

Present Land Use



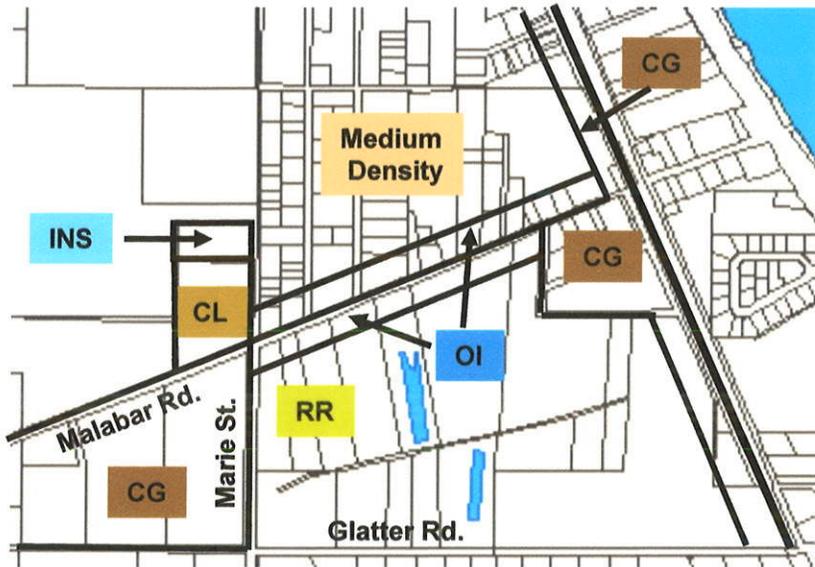
Proposed Land Use



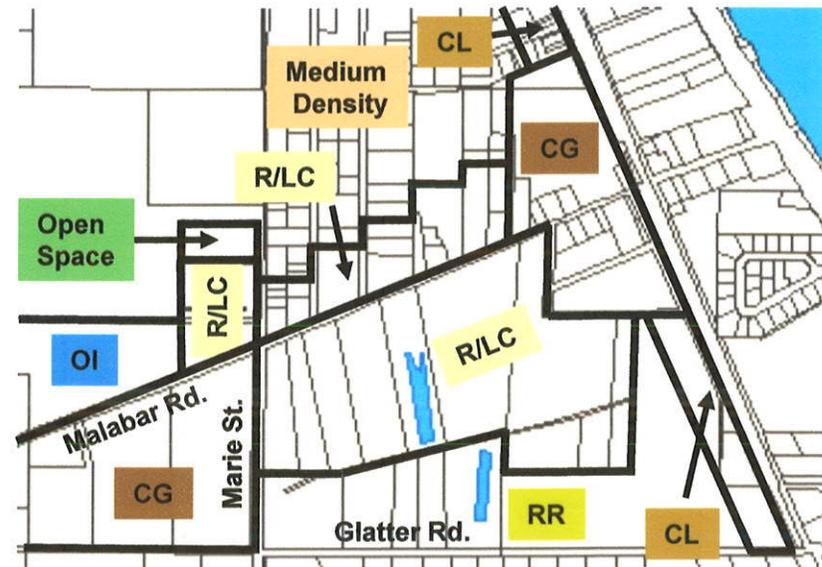


# Land Use Along Malabar Rd. (Marie St. to RR Tracks)

## Present Land Use

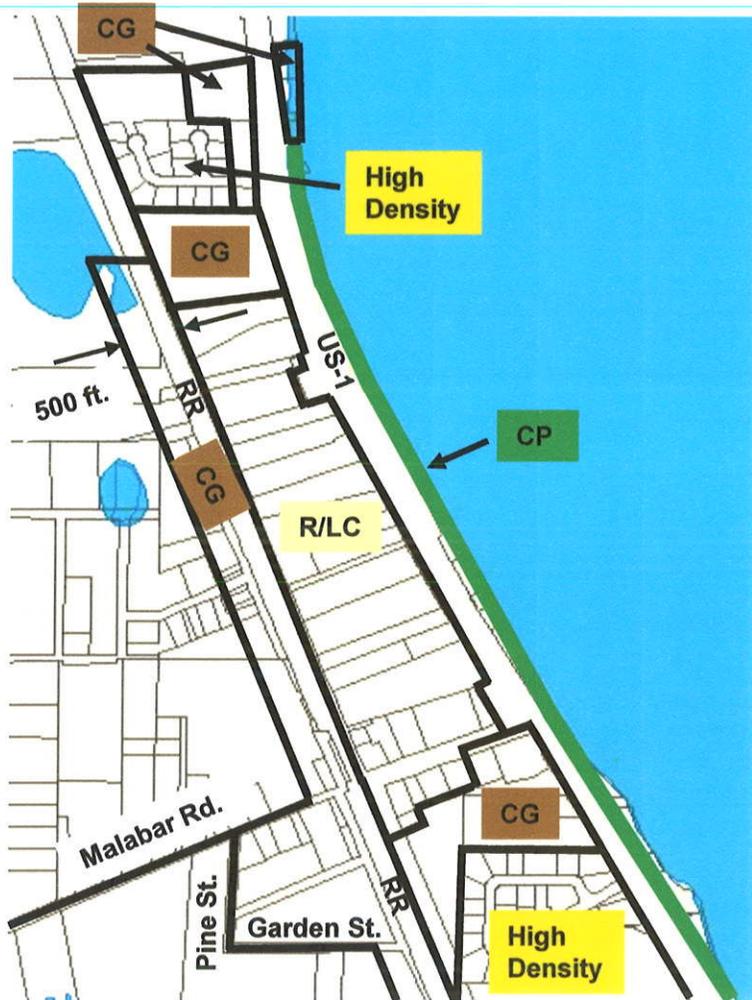


## Proposed Land Use

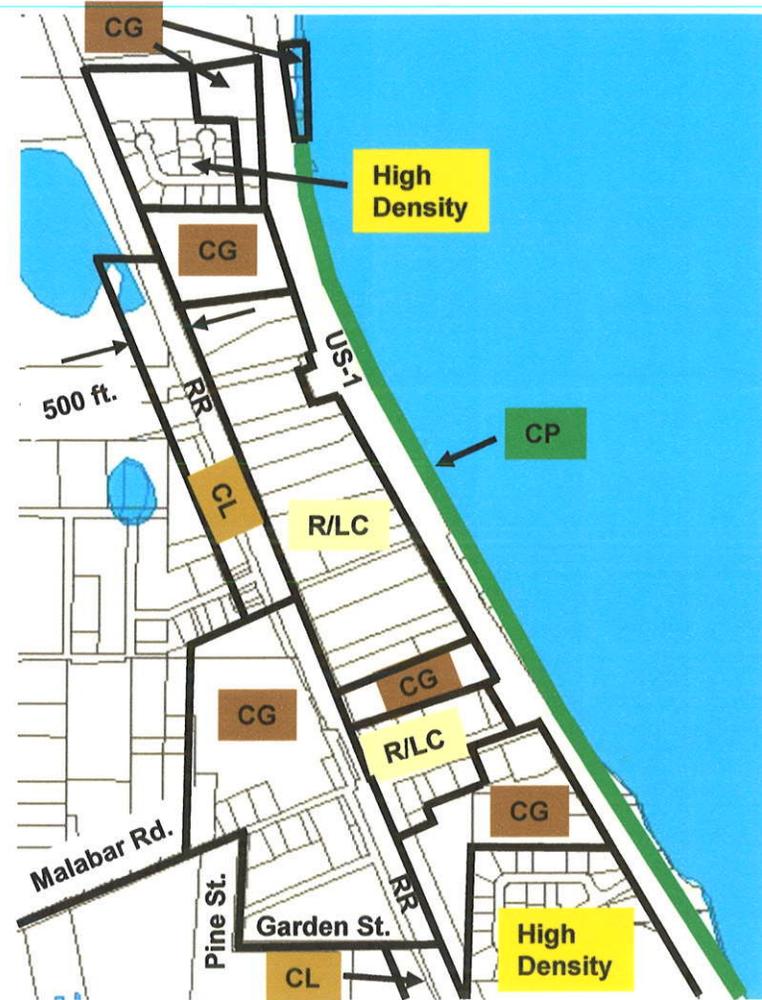


## Land Use Along US-1 (North end of Malabar)

### Present Land Use

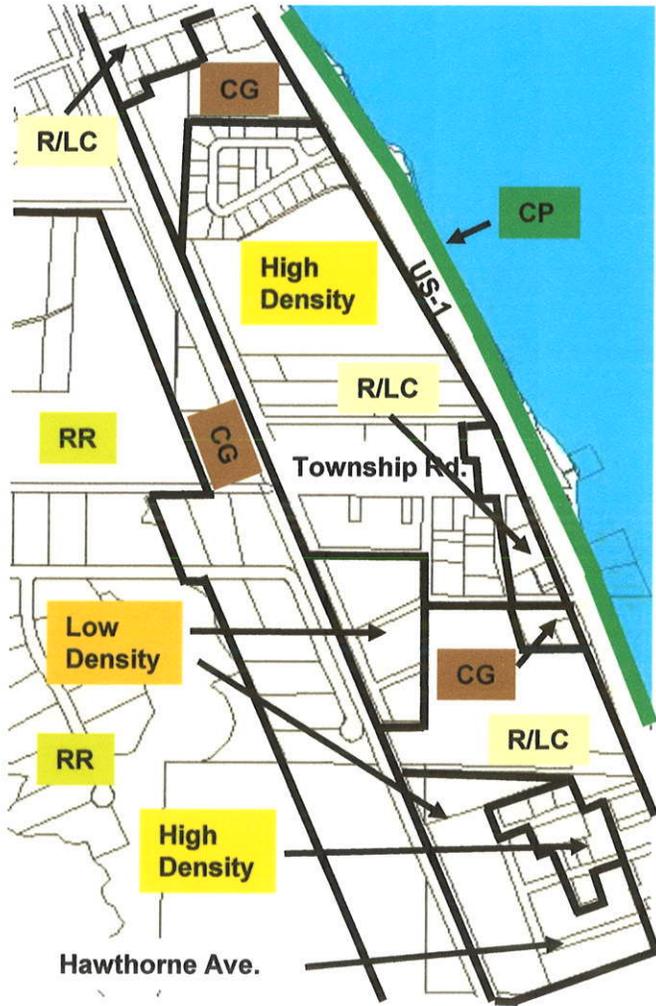


### Proposed Land Use

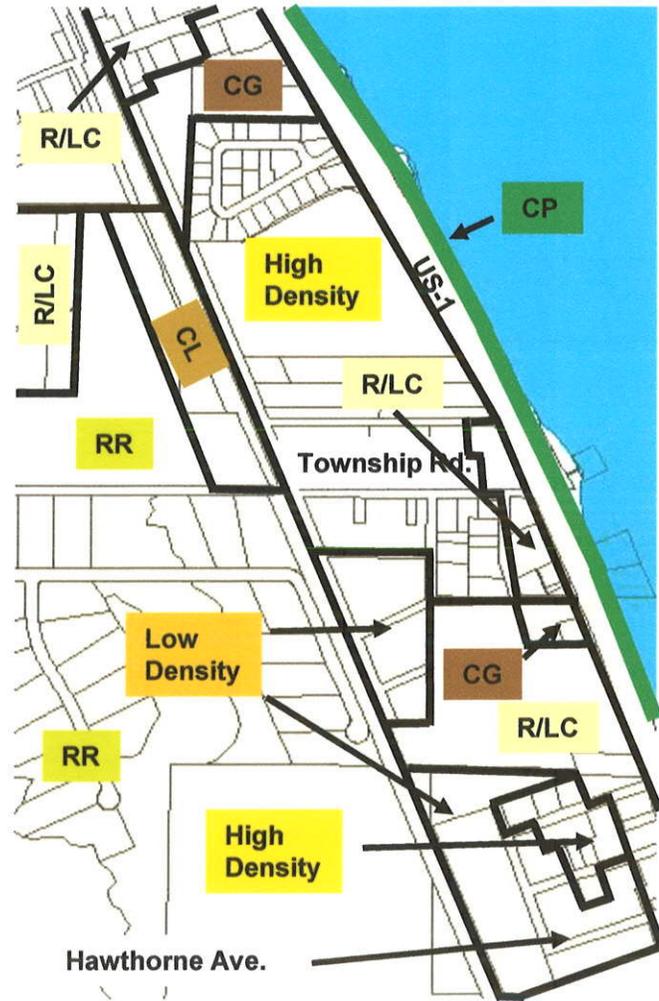


# Land Use Along US-1 (Malabar Rd. to Hawthorn Ave.)

## Present Land Use



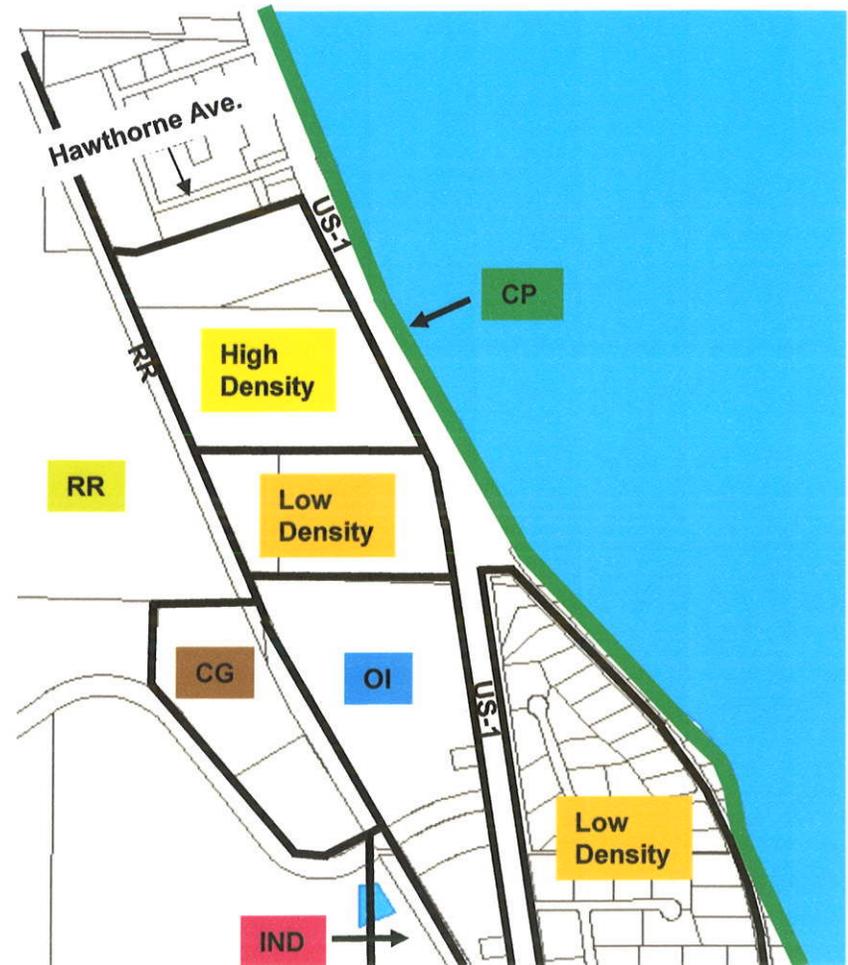
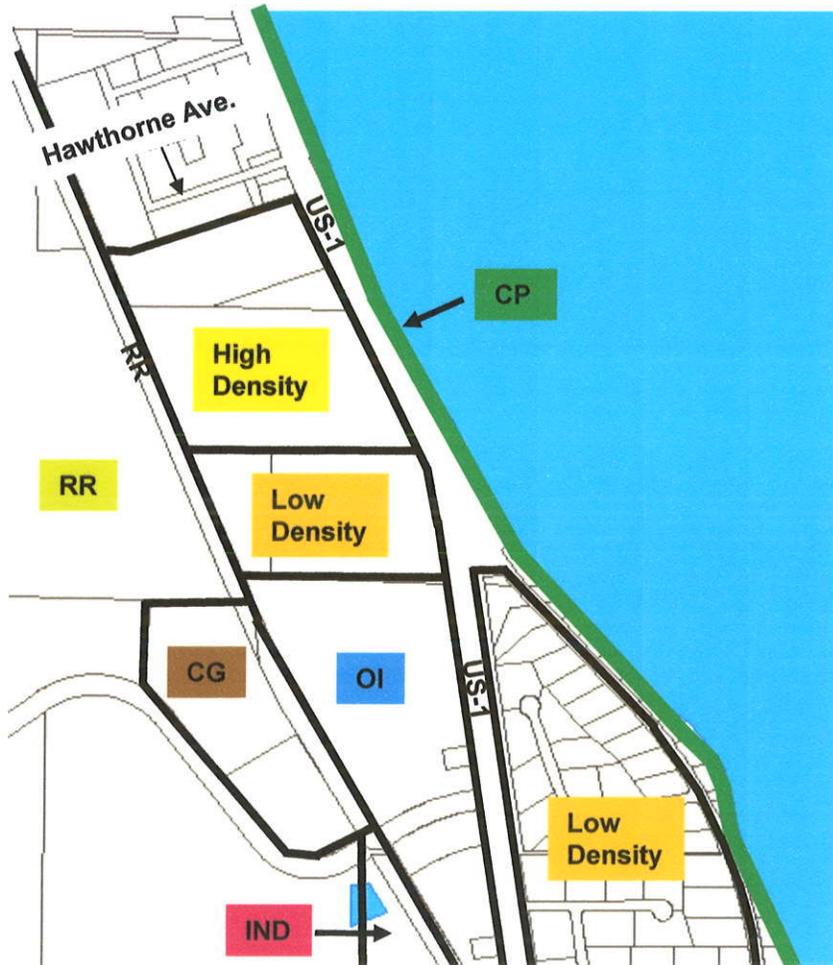
## Proposed Land Use



# Land Use Along US-1 (North Rocky Point)

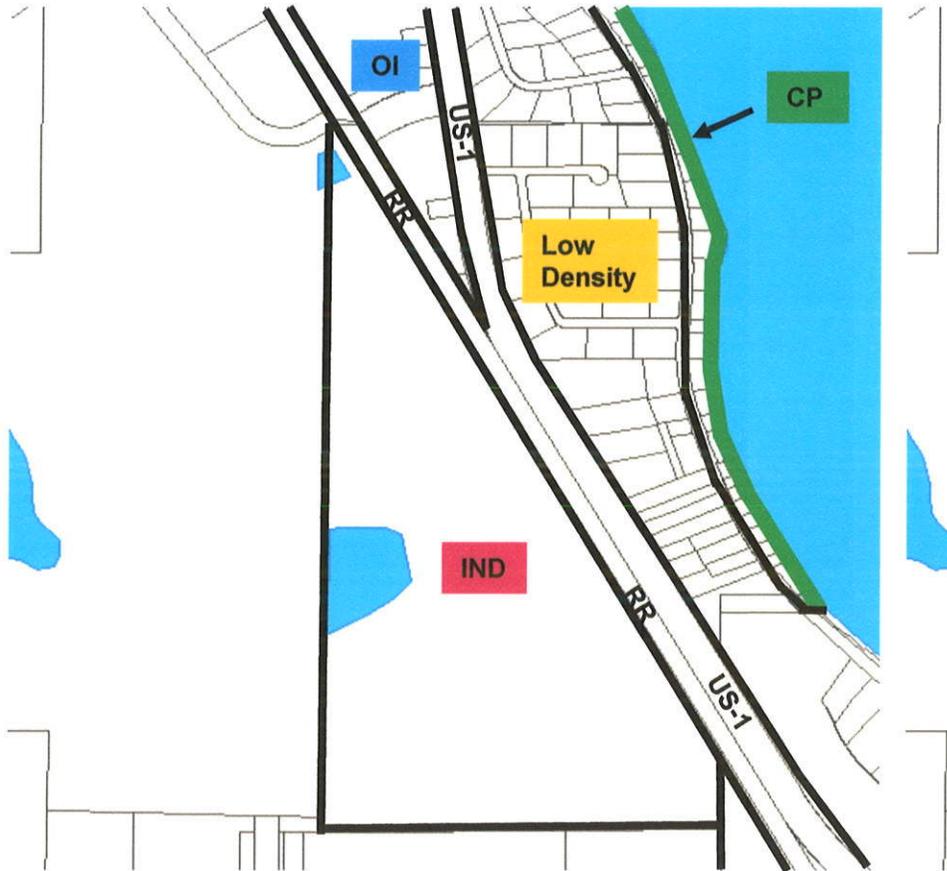
## Present Land Use

## Proposed Land Use

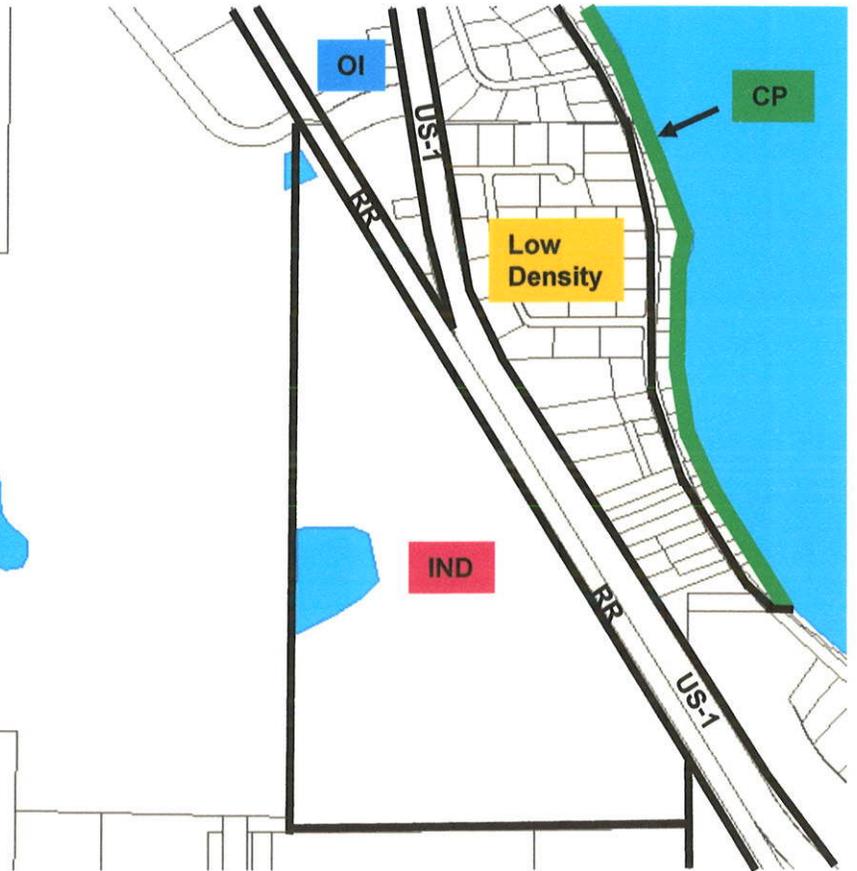


# Land Use Along US-1 (Rocky Point)

## Present Land Use

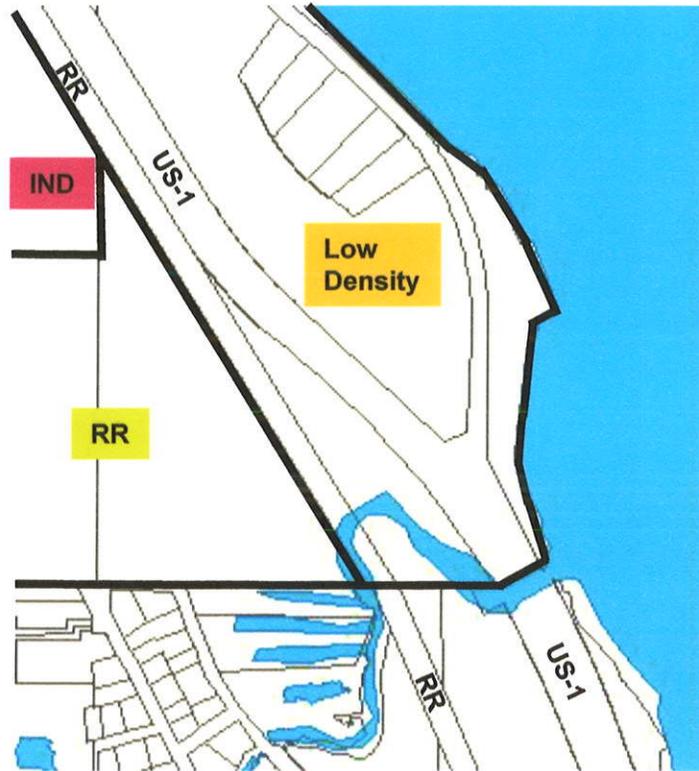


## Proposed Land Use



## Land Use Along US-1 (South Rocky Point)

Present Land Use



Proposed Land Use

