

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 Road 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 1st parag. last line ~~and~~ should be an

Page 5/24 6th 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

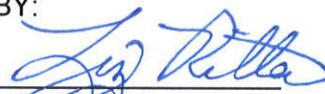
Abare suggested having residents come to meetings and give opinions on FLUM maps.

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

Discussion for next meeting June 24th, 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: 
Liz Ritter, Vice-Chair


Denine Sherear, P&Z Board Secretary

7/8/2015
Date Approved: as corrected