

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:

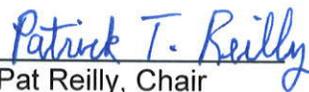
- Old Day Care facility by Pine Street, possible storage facility Land Use & Zoning change required- only inquiring phase no activity.
- Vacate on Johnston Ave about 195 feet at dead end (near Huggins Park). Possible coming before PZ Board on July 8.

Next meeting is July 8th.

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

7/8/2015
Date Approved: as corrected