

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
JULY 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. | <b>Approval of Minutes</b> | Planning and Zoning Meeting – 7/08/15 |
|    | <b>Exhibit:</b>            | Agenda Report No. 1                   |
|    | <b>Recommendation:</b>     | Request Approval                      |

**Motion: Ryan /Ritter to Recommend Approval of Minutes of 7/08/15 as presented All Vote: Aye**

**E. PUBLIC HEARING: none**

**F. ACTION: none**

**G. DISCUSSION**

- |    |   |
|----|---|
| 2. | <b>Review &amp; Discussion: Future Land Use Maps for R/LC</b> |
|    | <b>Exhibit:</b> Agenda Report No. 2                           |
|    | <b>Recommendation:</b> Discussion                             |

Reilly went over each FLUM map and updated to July 12, 2015 all changes proposed. The Board went over each map page by page:

**Page 4 FLUM map:**

No Changes

**Page 5 FLUM map:**

The Board discussed changes that were made and discussed to include the whole large lots for property owners and do away with the 330' & 660' east of Weber Road along Malabar Road.

**Page 6 FLUM map:**

The Board discussed Weber Road to Alexander Lane along Malabar Road. The two large lots along Malabar Road east of Duncil Lane to the south the owner made a request for property to be R/LC.

Connie Adams 2240 Raulerson Lane, Malabar asked about zoning designations. Reilly & the Board explained to the resident the different zoning designation and what the Board is presently proposing to the main corridors of Malabar.

Foster stated to Ms. Adams that these proposed changes will not change the zoning that the present property owners reside on, it only makes these zoning changes available if the property owner would like to come in to the Town and request that zoning for their property.

Reilly explained that the north side of Malabar Road, west of Stillwater Preserve subdivision use to be "medium density", Reilly explained it was part of Brookhollow subdivision and was proposed as three stages that never happened and the EEL's property purchased all the land and now it is "Conservation".

**Page 7 FLUM map:**

Board discussed no changes

**Page 8 FLUM map:**

Board discussed no changes. Reilly pointed out the Conservation land being the "Golf Disc Park" along Malabar Road across from Malabar Fire Dept. & "Fern Creek Park" at the corner of Malabar Road and Corey Road.

**Page 9 FLUM map:**

Board discussed no changes

**Page 10 FLUM map:**

Board discussed no changes

The Board discussed Railroad Ave, north of Malabar Road that it is not an accepted Town road and only the people that use this road are the ones that own property back there, the illegal trucks that come into the Storage area and well company.

Foster suggested property east of railroad tracks on north side of Malabar Road to be "CL" instead of "R/LC" it has great potential.

**Page 11 FLUM map:**

Board discussed no changes

**Page 12 FLUM map:**

Board discussed- Foster suggested to change "OI" that is located on US Highway 1 before Jordan Blvd on west side to "CG" or "CL".

Abare said if someone really wanted to change the property, the property owner could come to the Boards and request changes.

**Page 13 FLUM map:**

Board discussed no change

**Page 14 FLUM map:**

Board discussed no change.

Reilly suggested for the Board to read page 23/32-23/30 (PZ Packet 23/32) and the new designations & Tables of what R/LC is defined as. The next meeting should be the final "go through" meeting.

Reilly explained to the Board his process of how he will present to Council the PZ Boards recommendations, in a power point presentation. Reilly suggested a "Special Council Meeting". - Workshop. Ritter suggested giving complete packet to Council to review and suggest a Special Meeting/workshop. Abare said things are suggestive, if Reilly presents to Council it could come back for review.

Reilly & Board discussed how to present the presentation to Council, to deliver the completed package two weeks before the meeting and have as a discussion item and then a following meeting could be an action item or continued discussion.

**H. ADDITIONAL ITEMS FOR FUTURE MEETING**

Sherear handed out memo from Council that was presented by Town Attorney in reference to our Signage Ordinance. Sherear will email packet tomorrow.

Discussion/Action for next PZ Meeting 8/12/15 Code Amendment re: Signage Article XIX per Town Council & Town Attorney Karl Bohne.

Sherear did remind PZ about vacate on the east end of Johnston Ave for the next meeting.

Jeff McKnight 2005 Flashy Lane, Malabar. Mr. McKnight explained what was discussed at Council Meeting in reference to Signage Amendment. McKnight said the Attorney said the signs cannot be judged by its content, there was a recent supreme court judgment where a sign was compared to another sign that was a religious sign and it was ruled it was prejudice against that sign-basically no matter what kind of sign it is they all have to be treated the same. McKnight said the Town Attorney made some initial changes that he saw was obvious, but he is waiting for other municipalities to go through and change their Sign Ordinances.

**I. PUBLIC**

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

Old Business: none

New Business: none

**K. ADJOURN**

There being no further business to discuss, MOTION: Ryan /Abare to adjourn this meeting. Vote: All Ayes. The meeting adjourned 8:35 P.M.

BY:

Patrick T. Reilly  
Pat Reilly, Chair

Denine Sherear  
Denine Sherear, P&Z Board Secretary

8/12/15  
Date Approved: as presented