

“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  
January 13, 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 7:45 P.M. Prayer and Pledge led Chair Pat Reilly.

**B. ROLL CALL:**

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

ADDITIONAL ATTENDEES:

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

Reilly stated that Doug Dial will be a voting Board Member this evening.

Sherear said there is a correction under Agenda Item #3 “Recommendation” should be Discussion not Action.

**D. CONSENT AGENDA:**

- 1. Approval of Minutes** Planning and Zoning Meeting – 12/09/2015  
**Exhibit:** Agenda Report No. 1  
**Recommendation:** Request Approval

**Motion: Ritter/Dial: To Recommend Approval Minutes of 12/09/15 as presented All Vote; Aye**

**E. PUBLIC HEARING: none**

**F. ACTION:**

**G. DISCUSSION:**

- 2. Continue Discussion: The 500 ft. Radius notification for Public Hearings**  
**Exhibit:** Agenda Report No. 2  
**Recommendation:** Discussion

Reilly discussed page 8/10 the verbiage and location of radius notification. The Board discussed and agreed.

Article VI Conditional Uses as noted on page 8/10 in PZ Packet 1/13/2016

Article VII Site Plan Review as noted on page 8&9/10 in PZ Packet 1/13/2016

Reilly said for #4 Public Utilities research were to insert the radius notifications for next meeting. (1/27/16) Reilly believed this could be covered in Article VII Site Plan Review

Add this sentence Article VII A (3) as noted page 9/10 PZ Packet 1/13/2016: If application is related to public utilities, notification must be given to all affected property owners.

Ritter asked about Article XVII Required Improvement & Design Standards. The Board discussed that Utilities are under M page 1002 Code Book.

Reilly said that Article XII does not apply for location of radius notifications, it possibly could be covered in site plan review.

Ritter/Reilly stated under Article XII 1-12 2.E Procedure #8 Public Notices to change 200 ft. radius notification to 500 ft. (ref. page 75/95 PZ Packet 12/09/2015) Board of Adjustment.

The Board discussed Land Use & Zoning Change and where the radius notification is located in the code book and Sherear explained it is on the application that is handed out. A 500 ft. radius packet must be submitted with the application along with other required materials for processing and review.

Action for next meeting 1/27/16

**3. Recommendation to Council: Amending Assisted Living Facilities (ALF) Ordinance 2014-01 ref: to Office/Institutional (OI) Zoning.**

**Exhibit:** Agenda Report No. 3

**Recommendation:** Discussion

Reilly & Board discussed response from Attorney in reference to Not for profit, nonprofit & special assessment. It appears this is too far out there.

**Page 25/95 12/9/15 #10 & #13 on page 27/95 packet Add sentence: the town may defer from Florida Statutes to maintain its rural nature as stated in the town charter.**

Insert above sentence into general statement, #10 under public health & #13 under social welfare facilities

**Next meeting discussion/action 1/27/2016**

**H. ADDITIONAL ITEMS FOR FUTURE MEETING**

- Foster discussed packet 10/28/15 the Tables page14 & 15 /16 in the R/LC Column like to consider more freedom for homeowner's things that are typical on major arteries (Table 1-3.2)

**I. PUBLIC: none**

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

Old Business: none

New Business:

Sherear told Board about Willy Carmine submitted Site Plan Application for Route 1 Motor Sports on January 8, 2016; it will go through the process of staff.

**K. ADJOURN**

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

BY:

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Patrick Reilly, Chair

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Denine Sherear, Board Secretary

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Date Approved: as presented/corrected

