



Joint Town Council and Planning and Zoning Board Workshop

Monday, November 20, 2023 at 6:30 pm

1. CALL TO ORDER, PRAYER AND PLEDGE
2. ROLL CALL
3. WORKSHOP ACTION
 - a. **Comprehensive Plan and Land Use Changes Along Malabar Road**

Presented by Mayor Patrick T. Reilly

Exhibit: Agenda Report Number 3.a.

Attachments:

- **Agenda Report Number 3.a.** (Joint_Meeting_11_20_2023_Final.pdf)

4. ADJOURNMENT

Town of Malabar Joint Planning and Zoning Board And Town Council Meeting

Comprehensive Plan and Land Use Changes Along Malabar Rd

Patrick T. Reilly
Town of Malabar Mayor
November 20, 2023



Agenda

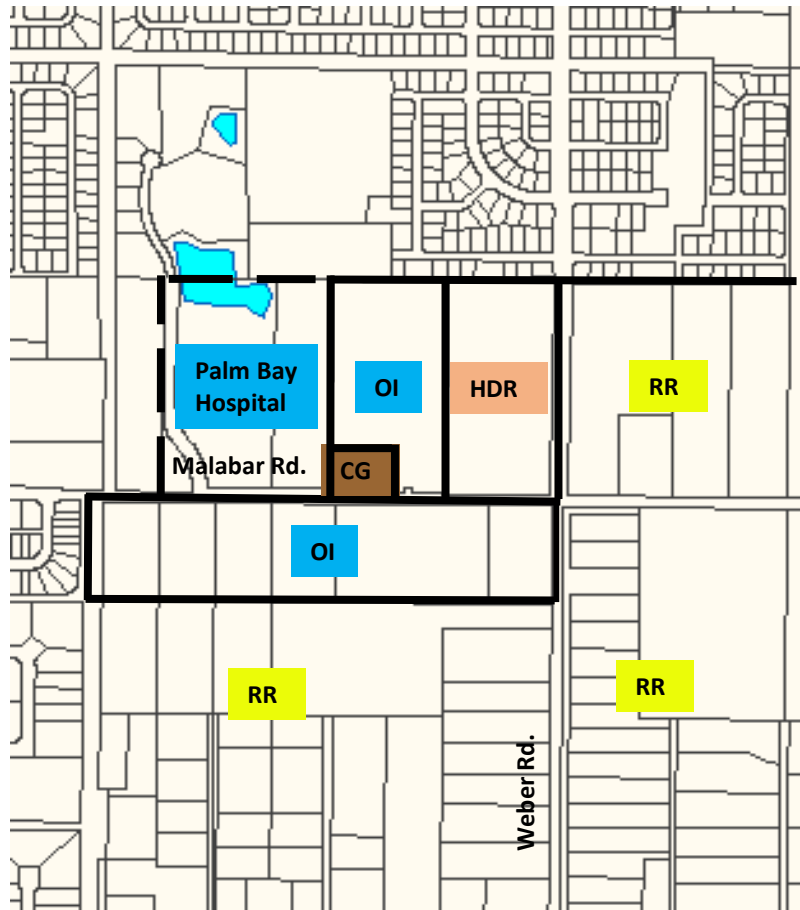
- History of Malabar Rd Area around Palm Bay Hospital
- Malabar Rd Rezoning and Land Uses
- The 3 C's – Capability, Compatibility, Consistency
- Conclusion
- Examples of Site Plans and Elevations

Malabar Rd Zoning and Land Use History

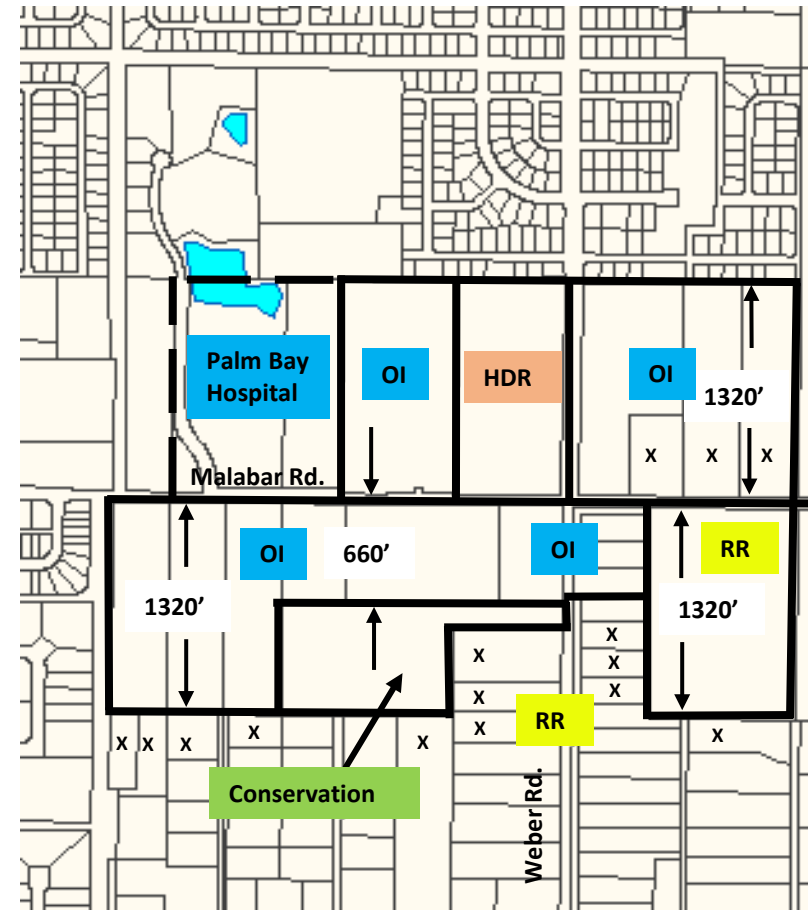
- Town of Malabar Incorporated in 1962
- Malabar Rd around the Palm Bay Hospital was Zoned Residential
- Enchanted Lake Estates Trailer Park established in 1952
 - This is High Density Residential (HDR) Land Use
- Palm Bay Hospital built in 1992
- Malabar's Comprehensive Plan was updated in 1994
 - Area around Palm Bay Hospital Zoning changed from Residential to Office Institutional
- Malabar's Comprehensive Plan was updated in 2016
 - Additional Area around Palm Bay Hospital Zoning changed from Residential to Office Institutional

Malabar Rd Land Uses

1994 Land Use



2016 Present Land Use

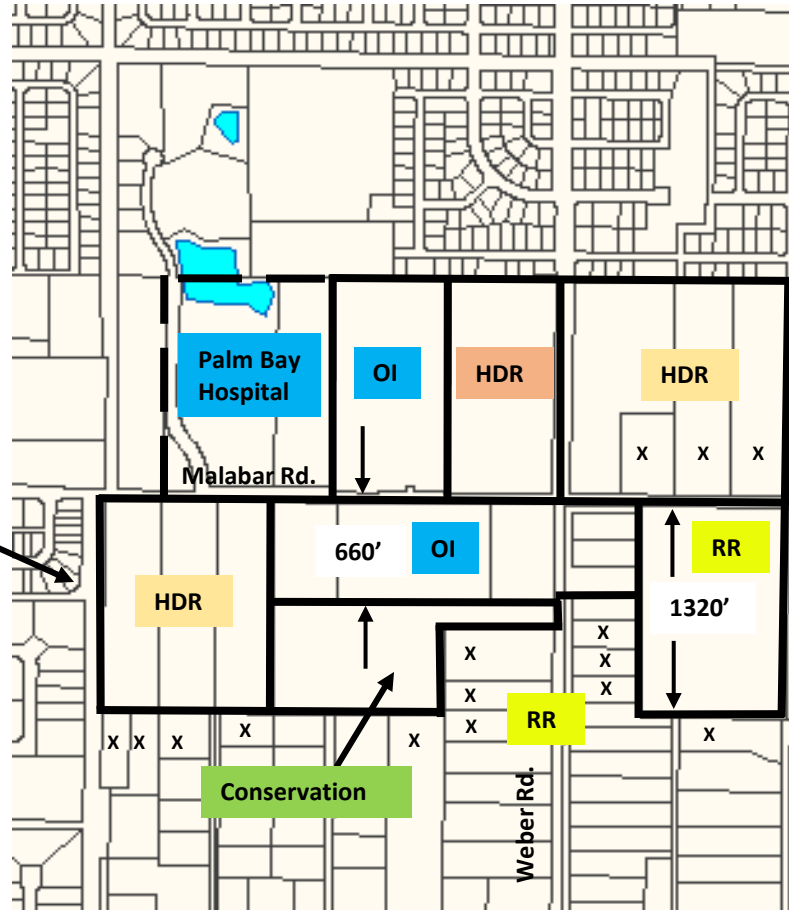


X = Homes

Malabar Rd Land Use (Proposed)

South of Malabar Rd

- 3-each 9.75 acre parcels



North of Malabar Rd

- 2-each 9.55 acre parcels
- 1-each 15.47 acre parcel
- 1-each 3.44 acre parcel

Future Land Use

- High Density Residential (HDR)
- 5-acre minimum!!

Future Zoning

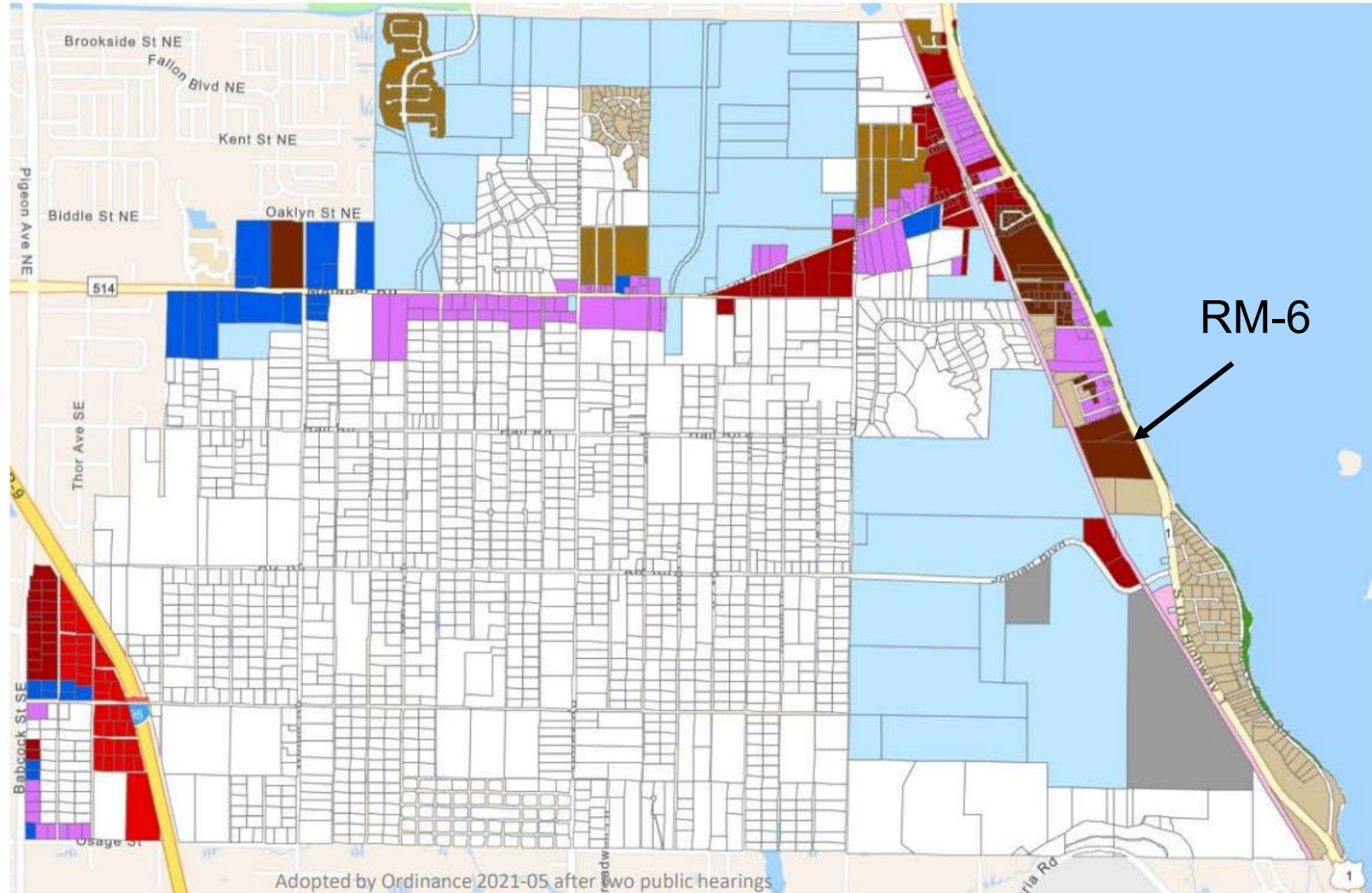
- Residential Multiple Family, RM-6 (6-units per acre)

X = Homes

Malabar Future Zoning Map

Future Zoning Map

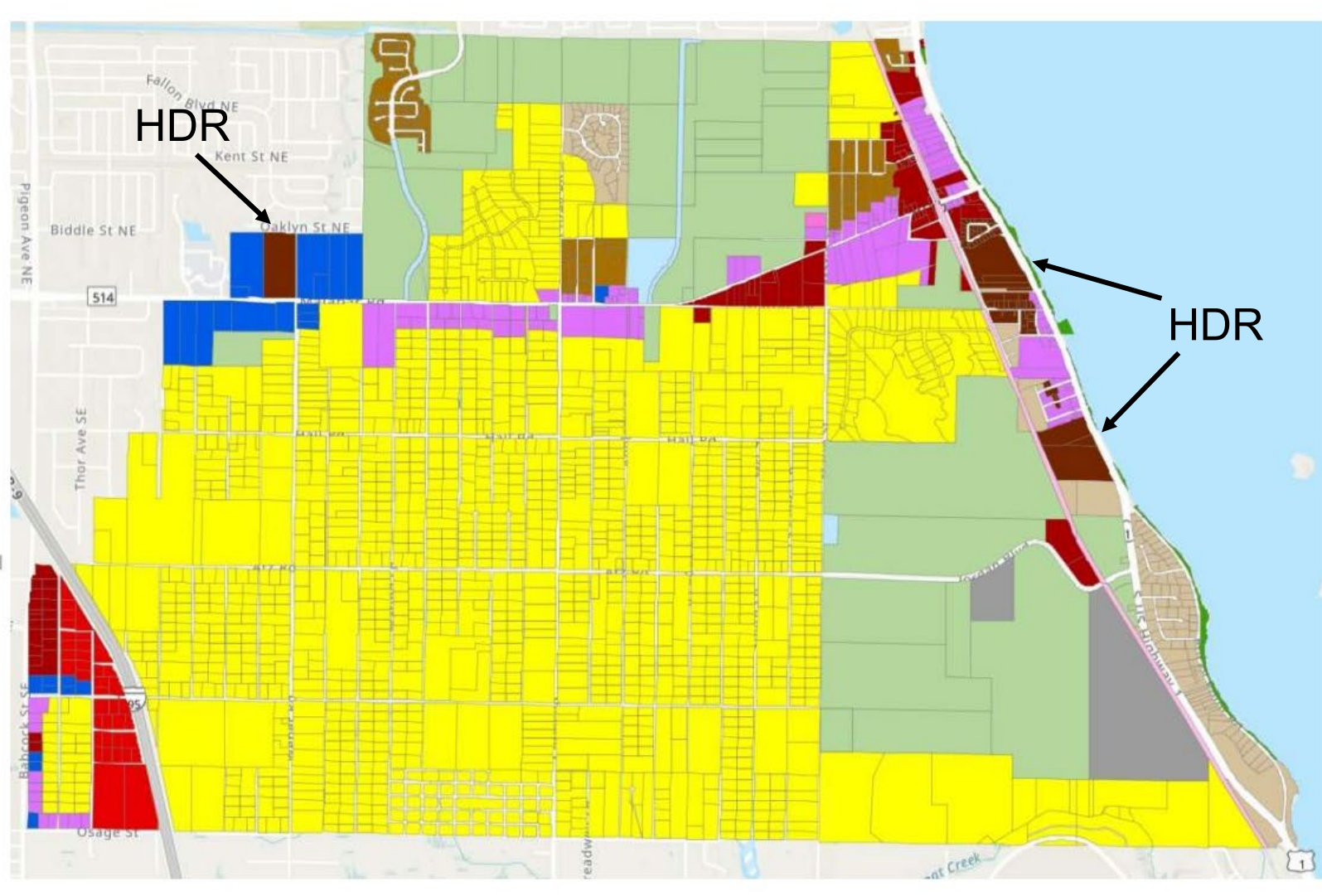
- Commercial General
- Commercial Limited
- Coastal Preservation
- Industrial
- Institutional
- Office-Institutional
- Residential Mobile Home
- Residential and Limited Commercial
- Multiple Family HDR
- Rural Residential
- Single Family MDR (RS-10)
- Single Family MDR (RS-15)
- Single Family LDR (RS-21)
- <all other values>



Adopted by Ordinance 2021-05 after two public hearings
5/17/2021 and 6/7/2021

Malabar Future Land Use Map

- Future Land Use Map**
- Commercial General
 - Commercial Limited
 - Conservation
 - Coastal Preserve
 - High Density Residential
 - Open Space and Recreation
 - Industrial
 - Institutional
 - Low Density Residential
 - Medium Density Residential
 - Office-Institutional
 - Residential and Limited Commercial
 - Rural Residential
 - Other



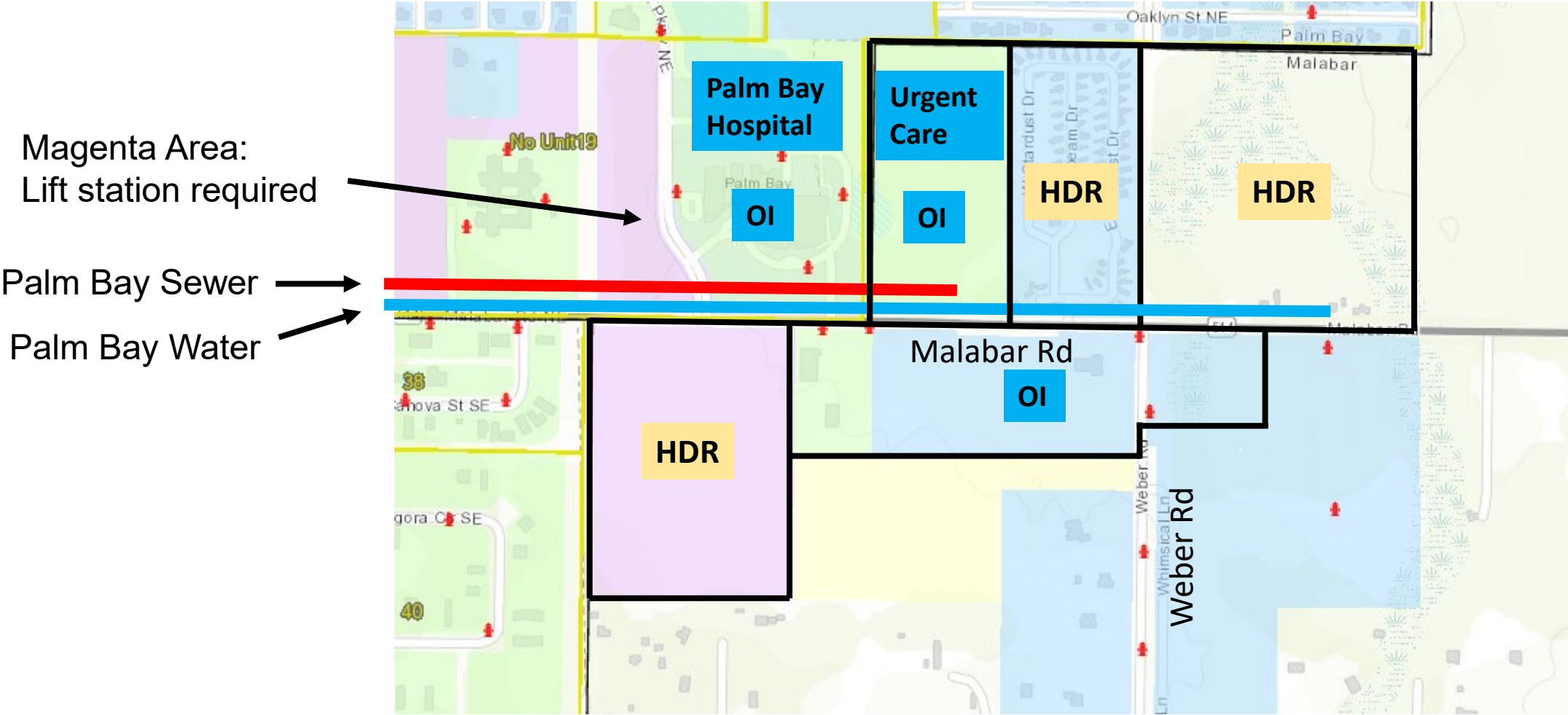
The Three C's

- Capability
 - Is the parcel capable to support the Land Use
 - Sufficient Size
 - Public and semi-public facilities
 - Mitigative Techniques to prevent adverse impacts to adjacent Land Uses
- Compatibility
 - Is the parcel harmonious with adjacent Land Uses
 - Parcel scale and intensity is compatible with adjacent Land Uses
- Consistency
 - Is the parcel consistent with the Comprehensive Plan and compliant with applicable Federal, State, County, and Town Ordinances

Capability

- Central Water and Wastewater are available from the Palm Bay Utilities
- The Proposed Malabar parcels are Capable in Size to support the High Density Land Use
- Parcel size can support the infrastructure for facilities of High Density Residential Land Use
- Malabar Rd can support the RM-6 Zoning
- RM-6 Zoning Permitted Uses
 - Duplex
 - Multiple Family Dwelling
 - Single Family Dwellings

Capability, Central Water and Wastewater



Central Water and Wastewater are available from Palm Bay Utilities to support HDR

Capability, Traffic (OI verses RM-6)

Office Institutional

- 9.75 acres x 20% Building Coverage
- $43,560 \times 1.95 = 84,942$ sqft
- Medical Office = 36.13 trips/1,000 sf
- Total Daily Trips = 3,069

RM-6

- 9.75 acres x 6 units per acre = 58 units
- Low Rise Apartments (3 stories max)
- 6.59 trips/unit = 382 Total Daily Trips

Note

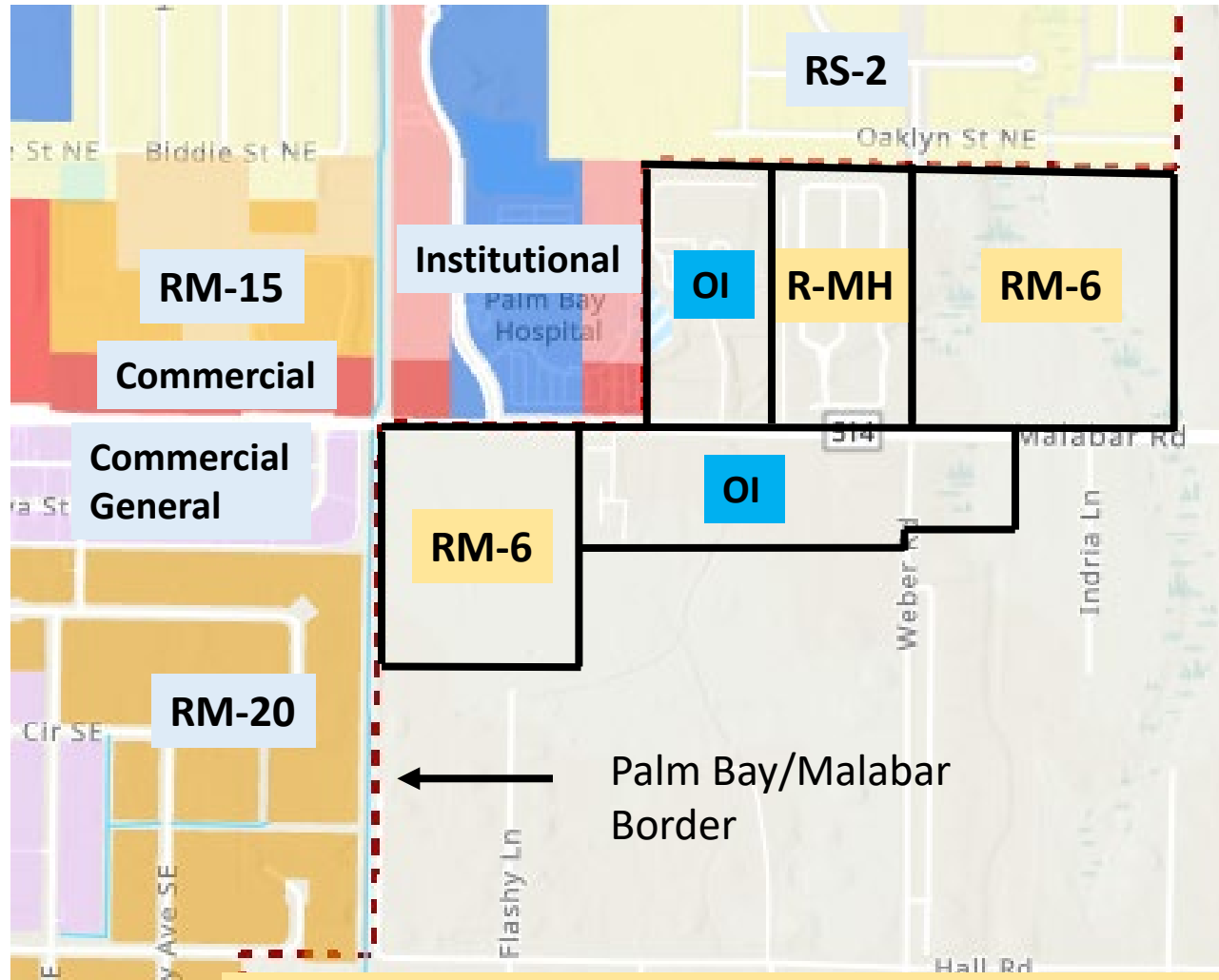
Traffic count is based on the ITE Trip Generation Manual

Office Institutional would be at least 8x more traffic than RM-6

Compatibility

- The Proposed Malabar parcels are Compatible to the surrounding Palm Bay Zoning and Land Uses
- The Proposed Malabar parcels are Compatible to the surrounding Malabar Zoning and Land Uses

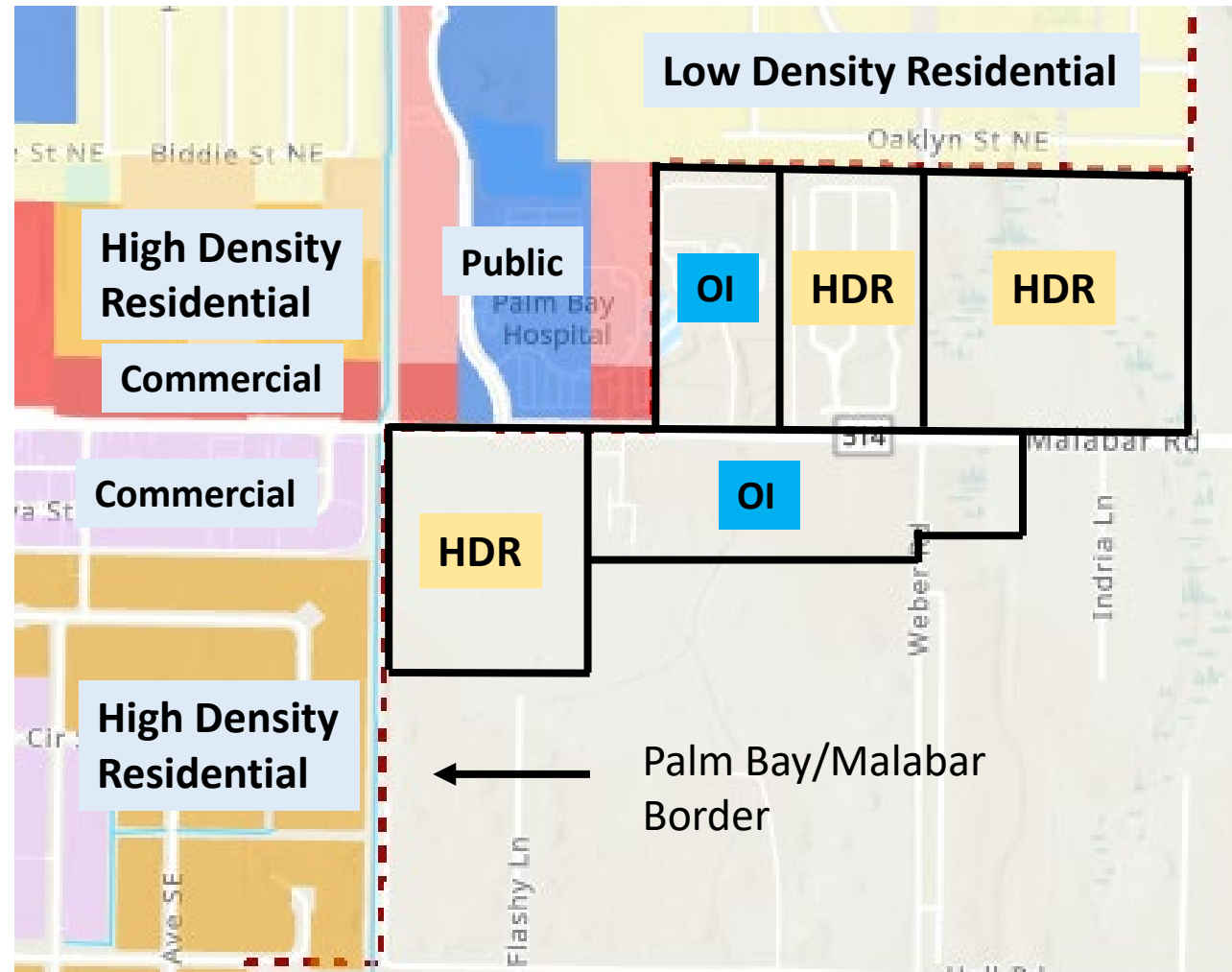
Compatibility, Palm Bay Zoning Map



- RM-6 = Multiple Family, 6-units per acre
- RM-15 = Multiple Family, 15-units per acre
- RM-20 = Multiple Family, 20-units per acre
- R-MH = Residential Mobile Home
- RS-22 = Residential Single Family, 2-units per acre

RM-6 Zoning is Compatible with the surrounding Palm Bay and Malabar Zoning

Compatibility, Palm Bay Land Use Map



HDR Land Use is Compatible with the surrounding Palm Bay and Malabar Land Use

Consistency

- Presently, the only RM-6 Zoning is along US1 near Rocky Point Rd
- Rezoning individual parcels could be considered “Spot Zoning”
- Rezoning individual parcels would be considered “Small-scale” Comprehensive Plan Amendment
- Rezoning all of the parcels at one time would be a “Large-scale” Comprehensive Plan Amendment
 - The individual parcels would be compliant with the Comprehensive Plan if a Large-scale Comprehensive Amendment is approved

Conclusion

Consider Rezoning for the following reasons

- All 7-parcels are for sale, or have been recently sold
- No new development along Malabar Rd since 2002
- Berri Patch and Palm Bay Pediatrics
- No demand for developing Office Institutional Land Use
- Developers and land owners ask for rezoning
- Meets the 3-C's; Capability, Compatibility, and Consistency
- Palm Bay Utilities provided central water and wastewater is available
- Less traffic with Residential Zoning verses Commercial Zoning
- Increased Tax Base to the Town Estimate
 - 228-units x \$300,000 = \$120,300,000
 - Malabar at 4.5 mils = \$541,350

Example Site Plans

Example Site Plan Concept #1



Example Site Plan Concept #2



Example, 1-Story Elevation Concepts



FRONT ELEVATION ONE STORY CONCEPT 2
SCALE: 1/8" = 1'-0"



FRONT ELEVATION ONE STORY CONCEPT 1
SCALE: 1/8" = 1'-0"



SIDE ELEVATION ONE STORY CONCEPT 2
SCALE: 1/8" = 1'-0"



SIDE ELEVATION ONE STORY CONCEPT 1
SCALE: 1/8" = 1'-0"

Example, 2-Story Elevation Concepts



FRONT ELEVATION CONCEPT 2

SCALE: 1/8" = 1'-0"



FRONT ELEVATION CONCEPT 1

SCALE: 1/8" = 1'-0"



SIDE ELEVATION CONCEPT 2

SCALE: 1/8" = 1'-0"



SIDE ELEVATION CONCEPT 1

SCALE: 1/8" = 1'-0"

Example, Townhomes Pictures

