



# Planning and Zoning Board Meeting

Wednesday, May 8, 2024 at 6:00 pm

1. CALL TO ORDER, PRAYER AND PLEDGE
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONSENT AGENDA

## APPROVAL OF MINUTES

### a. Approval of Minutes of 2/12/20

#### Attachments:

- [Agenda Report Number 4.a.](#) (Agenda\_Report\_Number\_4.a..pdf)

### b. Approval of Minutes of 2/26/20

#### Attachments:

- [Agenda Report Number 4.b.](#) (Agenda\_Report\_Number\_4.b.pdf)

### c. Approval of Minutes of 3/11/20

#### Attachments:

- [Agenda Report Number 4.c.](#) (Agenda\_Report\_Number\_4.c.pdf)

### d. Approval of Minutes of 6/10/20

#### Attachments:

- [Agenda Report Number 4.d.](#) (Agenda\_Report\_Number\_4.d.pdf)

### e. Approval of Minutes of 7/8/20

#### Attachments:

- [Agenda Report Number 4.e.](#) (Agenda\_Report\_Number\_4.e.pdf)

### f. Approval of Minutes of 7/22/20

#### Attachments:

- [Agenda Report Number 4.f.](#) (Agenda\_Report\_Number\_4.f.pdf)

### g. Approval of Minutes of 12/15/20

#### Attachments:

- [Agenda Report Number 4.g.](#) (Agenda\_Report\_Number\_4.g.pdf)

### h. Approval of Minutes of 3/27/24

**Attachments:**

- **Agenda Report Number 4.h.** (Agenda\_Report\_Number\_4.h.pdf)

**5. PUBLIC COMMENTS**

**6. ACTION ITEMS**

**7. PUBLIC HEARING**

**8. DISCUSSION/POSSIBLE ACTION ITEMS**

**a. Review FY 2024/25 Capital Improvement Plan Budget**

**Attachments:**

- **Agenda Report Number 8.a.** (Agenda\_Report\_Number\_8.a.pdf)

**9. ADDITIONAL ITEMS FOR FUTURE MEETING**

**10. PUBLIC COMMENTS**

**11. OLD BUSINESS/NEW BUSINESS**

**a. Old Business**

**b. New Business**

Board Member Comments

Next regular Meeting - May 22, 2024

**12. ADJOURNMENT**

# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.a.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 02/12/20 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 02/12/20.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 2/12/20

**ACTION OPTIONS:**

Review/Approve

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
FEBRUARY 12, 2020 7:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER AND PLEDGE:**

Meeting called to order at 7:01 P.M. Prayer and Pledge led by Chair Wayne Abare

ROLL CALL:

CHAIR:

WAYNE ABARE

VICE-CHAIR:

LIZ RITTER

BOARD MEMBERS:

GEORGE FOSTER

DOUG DIAL

MARY HOFMEISTER

ALTERNATE:

SUSAN SHORTMAN

ALTERNATE:

JEFF RINEHART

BOARD SECRETARY:

DENINE SHEREAR

ADDITIONAL ATTENDEES:

MAYOR

MAYOR PATRICK REILLY

COUNCIL MEMBER:

**2. ADDITIONS/DELETIONS/CHANGE: NONE**

**3. CONSENT AGENDA:**

**4.a. Approval of Minutes Exhibit: Recommendation:**

Planning and Zoning Meeting - 12/11/2019

Agenda Report No. 4.a.

Request Approval

**Motion: Dial/ Foster Recommend Approval of Minutes of 12/11/2019 as presented All**

**Vote: Aye**

**5. PUBLIC HEARING: none**

**6. ACTION: 1**

**6.a. Review & Make Recommendation to Council on Ordinance 2020-02 providing an amendment to Table 1-3.2 in Article III changing the *Trades and Services* use from *Conditional* to *Permitted* in Commercial General (CG) and adding Garden and Pine Streets to the footnote.**

**Exhibit:**

Agenda Report No. 6.a.

Chair explained that Council has already seen this request, and they have asked for a recommendation from this Board. He continued to give a brief history of the Boards past interactions with Mr. Buckman about ASAP Septic. He explains the difference between Conditional and Permitted uses and recommended a change to Conditional.

Vice Chair Ritter asks about why Pine Street is included. Chair explains that he needs access to his property on a road that permits CG.

Member Rinehart stated that this property is ideal for this change.

Member Foster agrees. Historically that is a commercial property. Not much has to change for this business to fit nicely.

Member Shortman states that so long as there are no other houses affected, she does not have an issue with it. Questions the requirements for a buffer around the property.

Member Dial Agrees. Asks if we are making this change for Garden and Pine, should we include Center Street? Chair says Council only asked about Pine and Garden.

Vice Chair Ritter asked about the road improvement necessity.

Chair states that it will be resolved in the site plan review, and adds that these are accepted roads, so it should not be an issue.

Member Hofmeister says it is an excellent change. Historically this is a commercial area, and Malabar wants more commercial businesses coming in.

Motion: Foster/ Hofmeister Recommend to Council Ordinance 2020-02 providing an amendment to Table 1-3.2 in Article III changing the Trades and Services use from Conditional to Permitted in Commercial General (CG) and adding Garden and Pine Streets to the footnote.

Roll Call Vote:

George Foster- Aye Wayne Abare - Aye Liz Ritter - Aye Doug Dial - Aye  
Mary Hofmeister-Aye

Motion carried 5 to 0

## **7. DISCUSSION:2**

### **7.a. Discuss Possible local Regulations for Mobile Food Vendors Exhibit: Agenda Report No. 7.a.**

Chair reminds the Board where the current food trucks are in Malabar and gives a brief explanation on the process of how these Vendors receive their permits.

Member Rinehart stated that Food trucks are governed by the Division of Restaurants and Hotels, refers to Senate Bill 474 which looks he believes will pass. This bill will restrict our ability to charge fees and collect permits from these businesses. What we can do is regulate where they are permitted. He describes the process St. Cloud follows allowing them in City parks and only in CG Zoning.

Chair recommends tabling until Senate Bill 474 is voted on. Vice Chair Ritter Seconds.

**7.b. Discuss Tiny Home Ordinance proposed by City of Palm Bay****Exhibit:**

Agenda Report No. 7.b.

Chair gave a brief history on the past three times this has come before the Board. People keep asking Town Staff about Malabar's position on Tiny Homes, and we have no answer for them. We need to draft about a paragraph to send to Council. Palm Bay just discussed this at a recent meeting. They are in a different game than Malabar. The density these people are looking for is in the face of our Charter. In our code, the minimum Square Footage in a residential building is 1200 feet. Some of these proposals are 170 Square Feet.

Member Foster believes the bigger issue for this is additional structures on existing lots. An in-law suite of such.

Member Shortman states that Medical Pods could be considered a tiny home.

Chair states that in the past additional structures that house people must be attached to the main structure.

Member Foster stated that there will most likely be push back from the community. These should be inspected yearly to ensure they maintain their stature.

Member Shortman suggests these should be done on a case-by-case basis. Vice Chair asks about the possibility of a single person on acreage.

Member Foster reminded the Board that every house in the Town have a cost that is associated with it. How much will these Tiny Homes cost the rest of the residents?

Chair states he doesn't believe they would-work in Malabar.

Vice Chair believes they should propose that due to the rural residential nature of Malabar, Tiny Homes should not be allowed in Malabar.

That gains the consensus, with Member Shortman asking for a stipulation on Medical Pods. Vice Chair states that anyone can request to be heard by Council, who can allow it if they chose. Comments from Board:

Member Hofmeister states that she is on the fence.

Member Foster believes We should maintain the minimum square footage at 1200 square feet.

Chair suggests they table this until they can access the minutes from the most recent Palm Bay meeting and get more information on Medical Pods.

City of Palm Bay minutes of 2/6/2020 sent to Board.

**8. ADDITIONAL ITEMS FOR FUTURE MEETING:**

Member Dial suggests adding a new east west road in Malabar. With the new trains coming, we should look at adding one. We have discussed opening Jordan Blvd to Atz Road. It would

be hard to convince the people on Atz, but the traffic on Malabar Road is terrible and we should work to relieve it.

Chair states that years ago EEL's fenced the road, but it is a Malabar ROW. Vice Chair speaks to the High-Speed Rail closure of Malabar Road. That will cause serious problems with traffic and First Responders.

Member Rinehart believes that the key to making this happen is to convince the State that they should fund this.

Chair suggests he write a letter to Town Manager Stinnett.

Member Shortman asks for information about the road paving process. She saw the new house on the North end of Corey Road and does not believe they are following the Town protocols.

Board Secretary Sherear explained that they are not done with the property, and that they have already passed a compaction survey. Before the Town gives them their CO, they need to pass another inspection on the road.

Member Rinehart stated that per year, each parcel costs the Town \$1,008.

**9. PUBLIC: None**

**10. OLD BUSINESS/NEW BUSINESS:**

Old Business:

New Business:

- Next Regular Meeting- February 26, 2020

**11. ADJOURN**

There being no further business to discuss,

MOTION: Hofmeister/Ritter adjourn this meeting. Vote: All Ayes. The meeting adjourned 8:11 P.M.

BY:

\_\_\_\_\_  
Doug Dial, Chair

\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented/corrected

# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.b.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 02/26/20 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 02/26/20.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 2/26/20

**ACTION OPTIONS:**

Review/Approve



**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
FEBRUARY 26, 2020 7:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER AND PLEDGE:**

Meeting called to order at 7:00 P.M. Prayer and Pledge led by Chair Wayne Abare

**2. ROLL CALL:**

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LJZ RITTER
BOARD MEMBERS:	GEORGE FOSTER
	DOUG DIAL
	MARY HOFMEISTER
ALTERNATE:	SUSAN SHORTMAN
ALTERNATE:	JEFF RINEHART
BOARD SECRETARY:	DENINE SHEREAR

**ADDITIONAL ATTENDEES:**

MAYOR	MAYOR PATRICKREILLY
COUNCIL MEMBER:	

**3. ADDITIONS/DELETIONS/CHANGE:**

**4. CONSENT AGENDA:**

<b>4.a. Approval of Minutes</b>	Planning and Zoning Meeting - 2/12/219
<b>Exhibit:</b>	Agenda Report No. 4.a.
<b>Recommendation:</b>	Request Approval

**NOT AVAILABLE YET**

**5. PUBLIC HEARING: none**

**6. ACTION: 0**

**7. DISCUSSION:3**

<b>7.a. Open Discussion for Malabar's Prosperity to bring Business to Malabar that will bring Viable &amp; Desirable Revenue (Presented by: Resident Dave Kello)</b>	
<b>Exhibit:</b>	Agenda Report No. 7.a.

Dave Kello stated he is here to discuss his vision for the future of Malabar. He gave a brief history of his time in Malabar. He is a real estate broker. He approached Mrs. Sherear about an idea for an industrial project in Malabar. He has a vision of adding 2-300,000 square feet of commercial real estate. Malabar Road and Babcock Street are excellent opportunities for commercial growth. He believes that the consensus of anti-commercial growth will continue to hurt the Town.

Vice Chair Ritter states that it isn't anti-commercial opinions, it's the lack of city water.

Member Rinehart stated that the Town doesn't have a storm water master plan, which makes commercial growth difficult.

Mr. Kello stated he sees commercial development along Malabar Road designed in the same way as Eau Gallie near Squid Lips. He wants to create a relationship so that he can help the Town grow.

Chair Abare suggested that Mr. Kello scale back his presentation and focus on one project, work to achieve a realistic goal and follow the procedures in place.

Mr. Kello reminded the Board he is here to begin a relationship and work to develop a plan that will help the Town generate new revenue. Chair Abare states he looks forward to working with Mr. Kello and again suggests he takes this one step at a time.

Mr. Kello states he doesn't want Malabar to miss its chance for growth. He sees the neighboring communities grow with new businesses and wants Malabar to be included in that growth.

Member Foster invited Mr. Kello to join the Board at their meetings.

Mr. Kello thanks him and the Board.

**7.b. Discuss Tiny Home verbiage in Malabar**

**Exhibit:**

Agenda Report No. 7.b.

Chair Abare reads definition of a tiny home. Vice Chair Ritter asks if there is an average square footage for these?

Chair says no. In Malabar, these are not allowed. Our minimum square footage is 1200 square feet. If you add an extension to your existing structure you must go through a process and get inspections. Council wants a Malabar position on Tiny Homes.

Member Foster agrees with Chair. He believes the draft statement is perfect.

Member Shortman says we should make provisions for medical pods.

Member Rinehart states that tiny homes should not be allowed in Malabar. Malabar is designed for rural residential living, and tiny homes do not fit that mold.

Secretary Sherear states that residents can add an addition to their properties if they are turned down for a tiny home.

Member Foster stated that our code prohibits living in an accessory structure. We should allow someone who wants to do a PUD of tiny homes a chance to pitch their plan.

Vice Chair Ritter believes the residents of Malabar came here for the rural residential nature, and tiny homes do not meet that criteria.

Council Member Ball spoke to the old houses of Malabar. Most of them are permitted but non-conforming. This means if something happens to the structure, it cannot be built the same. We should not punish the residents who have these older style homes and structures.

Chair suggests we move this item to an action item for the next meeting.

**7.c. Discuss Possible local Regulations for Mobile Food Venders****Exhibit:** Agenda Report No.7. c.

Vice Chair Ritter moves to un-table item 7c, Member Hofmeister seconds.

Chair states he wants this to be a take home item. Individually, he asks each member to go over the requirements listed in the packet from North Port and bring back the best to the next meeting.

Vice Chair Ritter asks what the Town's current policy is on Food Trucks.

Chair responds that they get a B.T.R. and permission from the landowner. What other regulations do we want to include for Malabar? He covers the three main types of food trucks. Ice cream type, heat and serve, and full-service kitchen.

Vice Chair states she has an issue with the lack of a bathroom. Most locations that allow these have restrooms and seating facilities that customers can use, but the Malabar locations appear to not.

Chair moves to table this until the next meeting, asks Member Rinehart to study and bring SB 474 to next meeting.

**8. OLD BUSINESS/NEW BUSINESS**Old Business:

Jordan Blvd Expansion:

Chair thanks Member Dial for his writing of the proposal.

Member Dial gave deeper explanation of the proposal. Main goal is to create a new East/West thoroughfare for the Town.

New Business:

- Next Regular Meeting- March 11, 2020

**9. ADDITIONAL ITEMS FOR FUTURE MEETING:****10. PUBLIC:**

Laura Mahoney began by expressing her views on commercial development in Malabar. She gave the example of ASAP Septic and how easily they got their plans approved. She believes the issue lies with people buying non commercially zoned land and trying to change it to commercial properties. She believes this opposes our 15-year land use plan and should not be allowed. She states that the land along Babcock Street would be a great place for Mr. Kello's business. Mrs. Mahoney also spoke on the expanding government. The Council should not expand the government and raise taxes to fund it.

**11. ADJOURN**

There being no further business to discuss,

MOTION: Hofmeister/Dial adjourn this meeting. Vote: All Ayes. The meeting adjourned 8:24P.M.

BY:

\_\_\_\_\_  
Doug Dial, Chair

\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented/corrected:

DRAFT

# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.C.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 03/11/20 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 03/11/20.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 03/11/20

**ACTION OPTIONS:**

Review/Approve

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
MARCH 11, 2020 7:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER AND PLEDGE:**

Meeting called to order at 7:00 P.M. Prayer and Pledge led by Chair Wayne Abare.

**2. ROLL CALL:**

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	GEORGE FOSTER, EXCUSED
	DOUG DIAL
	MARY HOFMEISTER, EXCUSED
ALTERNATE:	SUSAN SHORTMAN, EXCUSED
ALTERNATE:	JEFF RINEHART
BOARD SECRETARY:	DENINE SHEREAR

**ADDITIONAL ATTENDEES:**

MAYOR	MAYOR PATRICK REILLY
COUNCIL MEMBER:	

**3. ADDITIONS/DELETIONS/CHANGES**

Abare stated that we have a quorum; Alternate Rinehart will be a voting member tonight.

**4. CONSENT AGENDA:**

4.a.	<b>Approval of Minutes</b>	Planning and Zoning Meeting - 2/12/2020
4.b.	<b>Approval of Minutes</b>	Planning and Zoning Meeting - 2/26/2020

<b>Exhibit:</b>	Agenda Report No. 4.a,b
<b>Recommendation:</b>	Request Approval

**5. PUBLIC HEARING: NONE**

**6. ACTION: 1**

**6.a. Make Recommendation to Council on Regulations of "Tiny Homes" in Malabar.**

**Motion Ritter/Dial: Recommend to send a Definition for Tiny Homes to Council with Amended changes.**

Roll Call Vote: Wayne Abare - Aye; Liz Ritter – Aye; Doug Dial - Aye; Jeff Rinehart - Aye. Motion Approved 4 to 0.

The PZ Board discussed definition for "Tiny Homes" and amended previous definition. The PZ Board requested definition be located under definitions and Section 1-3.3 Size and Dimension in the Town Code book. (attached).

**7. DISCUSSION: 2****7.a. Continue Discussion on local Regulations for Mobile Food Vendors & Options****Exhibit:** Agenda Report No.7. a.

Abare current observation of mobile food vendors for the Town & what is needed

- Business Tax Receipt (BTR) with Town of Malabar
- Tables and chairs- observation
- Two vendors located on corner of Malabar Road & US Highway 1
- Gas Station vendor in parking lot of Malabar Road & US Highway 1
- Riverview Drive & US Highway 1

Most cities prevent Mobile Food Vendors except for special events. Is it fair to let someone in a 500 ft radius to complain about a vendor?

Ritter asked about when someone comes into the Town as a food vendor. Rinehart asked about Senate Bill 474, Rinehart said it appears vendors are to be regulated by the state.

Ritter said that the park would be good with restrooms etc. If you want to have a food truck use commercial set up.

Rinehart explained how Cities/Towns open the Mobile Vendors to set up at Town Parks/Property and Commercial entities. It would have to be an improved property with ingress/egress.

Dial said does Malabar have any regulations? Look at zoning and the Town controls zoning.

**Motion: Ritter/Rinehart to table until discussing with staff and gather information on Senate Bill 474.**

**7.b. Continue Discussion on Extending Jordan Blvd West from Harris Corp. To Atz Road for Safety Issues****Exhibit:** Agenda Report No. 7.b.

Abare spoke to VP of Harris (by email) about if Harris would be willing to pay for some cost to improve Jordan Blvd to the west. Abare was told that he would talk to higher beings of Harris.

The Board discussed using maps the extension of Jordan Blvd west and who owns the property through this area. (State, County, Environmental, and one private owner).

Rinehart explained that there is a grant for that property (private owner) it must stay industrial. It could be a Federal Grant and stay an Industrial area.

Rinehart said the reality is if the Town does not come up with some commercial development there is going to be a mammoth increase in taxes, the goal is to create opportunities.

The ROW is there, and contact with Harris Corp, Dial asked for Town Planner and Bill Barrett, lobbyist to work together on this project.

Discussion for future next Meeting. Abare is going to pass it by the Mayor. Ritter asked about someone from the Trails & Greenways Board.

**8. ADDITIONAL ITEMS FOR FUTURE MEETING:**

- For next meeting from Town Manager
- Town Demographics Income (profit/ loss) for Town of Malabar (Jeff Rinehart) Discussion Item next meeting
- Rinehart about regulating home based businesses HB 537

**9. PUBLIC:**

Don Krieger 2345 Lineberry Lane, about Jordan Blvd to attach to Atz Road asked what is the reasoning? Ritter responded for an alternate way to cross over railroad east/west and traffic.

Discussed Brook Hollow said that Briar Creek Blvd ingress/egress is Port Malabar Road if bridge goes out there is no escape route.

Krieger discussed with Board contracts with Harris and Data Management for upkeep on railroad, etc. Briar Creek Blvd needs an alternate escape route.

The PZ Board discussed extending Jordan Blvd. and Briar Creek Blvd as alternate escape routes.

**10. OLD BUSINESS/NEW BUSINESS:**

Old Business:

New Business:

Next Regular Meeting – March 25, 2020

**11. ADJOURN**

There being no further business to discuss,

**MOTION: Rinehart/Dial adjourn this meeting. Vote: All Ayes. The meeting adjourned at 8:30 PM.**

BY:

\_\_\_\_\_  
Doug Dial, Chair

\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented/corrected.



From: wayne abare <wabare@cfl.rr.com>  
 Sent: Wednesday, February 26, 2020 3:03 PM  
 To: Denine Sherear <dsherear@townofmalabar.org>  
 Subject: Fwd: Tiny Homes

"TINY HOMES" MARCH 11, 2020  
 REVISION

**Section 1-3.3. - Size and dimension criteria.**

A. *Minimum Lot or Site Requirements for All Uses.* Table 1-3.3(A) incorporates required size and dimension regulations which shall be applicable within each respective zoning district.

Conventional single family lots shall be required pursuant to square footage requirements stipulated in Table 1-3.3(A).

↙ Move to definitions: **Tiny homes/houses:** There are two primary types of tiny houses. The first is a tiny house that is placed on wheels. Because of the wheeled platform, it is classified as a recreational vehicle and requires registration with the state's motor vehicles department. While this type of tiny house is an RV by law, some campgrounds do not permit this type of structure. Furthermore, some states and local jurisdictions only permit residency in a tiny house on wheels if it is parked in an RV park. The other type of tiny house is one that is built on a foundation. It may be onsite-built, or it may be pre-built and transported to a lot and permanently attached to the foundation. These structures may also be referred to as a granny flat, a granny cottage or an accessory dwelling unit (ADU).

In Malabar, therefore, any residential buildings/structure such as Tiny Homes, granny flat, granny cottage, medical pods or any occupied structures, under 1,200 sq. ft. minimum living area are not allowed as stipulated in Table 1-3.3(A).

TABLE 1-3.3(A). SIZE AND DIMENSION REGULATIONS

Zoning District	Minimum Lot (1)			Maximum Height (ft./stories)	Setback (ft.)(2)				Maximum Impervious Surface Ratio (%)	Side (C)	Maximum Building Coverage	Maximum Density (units per acre) with Central Water and Wastewater	Minimum Open Space (%)
	Size (sq. ft.)	Width (ft.)	Depth (ft.)		Minimum Living Area (sq. ft.)	Front	Rear	Side (I)					
<b>Rural Residential Development</b>													
RR-65	65,340	150	250	35/3	1,500	40	30	30	30	20	N/A	80	0.66
<b>Traditional Single-Family Residential Development</b>													
RS-21	21,780	120	150	35/3	1,800	35	20	15	15	35	N/A	65	2.00
RS-15	15,000	100	120	35/3	1,500	30	20	15	15	45	N/A	55	2.904
RS-10	10,000	75	100	35/3	1,200	25	20	10	10	50	N/A	50	4.00

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# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.d.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 06/10/20 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 06/10/20.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 06/10/20

**ACTION OPTIONS:**

Review/Approve

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
JUNE 10, 2020 7:00 PM**

This meeting of the Malabar Planning and Zoning was held at Malabar Fire Department at 1840 Malabar Road.

**1. CALL TO ORDER, PRAYER AND PLEDGE:**

Meeting called to order at 7:00 P.M. Prayer and Pledge led by Chair Wayne Abare

**2. ROLL CALL:**

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	GEORGE FOSTER
	DOUG DIAL
	MARY HOFMEISTER
ALTERNATE:	SUSAN SHORTMAN
ALTERNATE:	JEFF RINEHART
BOARD SECRETARY:	DENINE
SHEREAR	

**ADDITIONAL ATTENDEES:**

MAYOR	MAYOR PATRICK REILLY
TOWN PLANNER	TOD MOWERY
COUNCIL MEMBER:	

**3. ADDITIONS/DELETIONS/CHANGE: NONE**

**4. CONSENT AGENDA**

**5. PUBLIC HEARING: 1**

**6. ACTION: 1**

**6.a. Land Use Map Amendment and Zoning Request (Ordinance 2020-03) located at the northeast corner of Osage Street and Babcock Street change from Residential/Limited Commercial (R/LC) and Office Institutional (01) to Commercial General (CG) Parcel 568 in Section 10, Township 29, Range 37; (7099 Babcock Street, Malabar, FL) The Applicant is Mr. Henry Morin representing property owner, Phaneesh Sai, LLC.**

**Exhibit:** Agenda Report No. 6.a.

Fire Chief Foley confirmed that this meeting is compliance with Covid-19 distancing and safety. Abare Thanked the Chief and Fire Department for preparing the Fire Station to hold the meeting.

Abare explained the process of the meeting moving forward and asked for the property representative (applicant) to come to the podium and discuss his request.

Applicant: Mr. Henry Morin, 1090 Mandarin Dr NE. Palm Bay FL, Representing property owner. Resident in area for 40 years, recently new Starbucks on 192. It is a husband-and-wife doctors, and they are permanent residents. He reviewed the Malabar Codes with 10 certain criteria. The attorney addressed these in his memorandum, and Council did Comprehensive Plan, the OI "Office Institution" zoning currently the zoning caps as commercial general (CG) and not allow larger footprints for building structure. Decisions based on fact.

The Planner addressed ever 10 points in his professional opinion, Mr. Morin read Tod comments This is the south end of the Town on Babcock. This change would have no impact, #6 natural environment no major impacts this corridor is moving towards a more commercial landscape  
#8 the site plan there would be a full analysis. The project would have to conform to setbacks, etc.

Recommending site plan submittal.

At one time it was zoned BU 1 BU 2 commercial zoning that is why hardware store is there. The Town of Grant Valkaria on the south this corner is unique. The house GA Prosperity Lane is 750, Lett Lane 950 if you live on Lett Lane you will go out Booth Lane.

Ritter said she would like to clarify the properties to the north and east are CL Commercial Limited not CG Commercial General the properties to the east are OI.

Chair Abare opened the meeting up to the Public for Comments:

Opens Public Hearing:

Ms. Jo Smutko 3085 Lett Lane, she made a correction about location of this request; Correction Babcock Road not Malabar Road.

Dick Korn 3115 Weber Road, was CM for district 4, he got to know that area & the people very well, previous speakers received a lot of incorrect information. The OI to CG zoning/land use cannot be done in that area; with proper setbacks the TOM advertises rural residential status.

Dick had talked about a cheerleading building you can't have GC within 300 feet of residential. I understand that surveying has been done on Lett Lane and they do not want this to be done. The Site Plan can come later if you change zoning. The people on Lett Lane kept my telephone busy, they said this change will. change their neighborhood.

Pat Reilly 1985 Howell Lane, the table 1-3.3 A you only need ½ acre to build, this property is bigger than a ½ acre for clarification.

Charles Smutko 3085 Lett Lane addressed Council before, in reference to clear leveling the land on Babcock and Booth. He has been a resident over 20 years.

Abare explained the concern is that there is no impact from OI to CG. Abare said what kind of business. I have seen there is a 100 ft setback the property on the south side of Osage is a larger parcel. There is one another property vacant.

Shawn Pilot 2590 Lett Lane, this will change the rural way of life by changing, the zoning/land use and feels if it is changed it will open door to a big disaster.

Audrea Ocasio 2980 Lett Lane, concern but changing what now could be there. We have a storage unit coming in there is an impact our wildlife. I see why it is necessary, let them build at what it is. It will change our way of life. Abare said we have protective land. They live happy, quiet, beautiful, and happy. All came here to have a

Abare said the Town has a lot of protective land throughout Malabar, changing the zoning is the great way to go.

David Scardino 3105 Lett Lane (resident) been her 15 years, District 4 Councilman, former City Planner and a real-estate developer out of state. Brought petition to Town. He is concerned it is a buffer strip for the neighborhood. The situation with the Covid-19 and the Gov't is not freely open. Everything is on hold. He represents what the people want voices that are not going to get heard, Abare said if the people want to submit letters possibly more time would have been given and noted that the majority of Malabar is RR-65.

Scardino said there are no parks around Lett Lane area. Abare said it is "West Malabar". I am not opposed to development if it fits into the way of life for the tax base. Scardino believes that Lett Lane is in harmony with a rural way of life. I am not opposed to development.

Tod Mowery (Town Planner), 241 Fern Leaf Trail, Port St Lucie explained the land use amendment process, the future projection for Malabar, the correct land use and zoning needs to matches. The land is large enough to handle 4 categories, R/LC, 01, and CL they can get land use changes. When a property is zoned, these are what is allowed on a site if they meet code, variance

Tod explained that C's:

Consistence  
Compatible  
Capability

This application can meet this criteria. Tod said everything east of this area is RR-65 and residential. Allow for certain types of character in each area for zoning. Somethings are going to change, orderly and productive Health safety and welfare.

Dial asked if this is the only property. Hofmeister asked if this will open the door for others to change zoning. Tod (Town Planner) said it would be "spot zoning" we can make land use changes for density and intensity.

For this area it can open a door. Hofmeister said it is a tough decision. Tod said it is allowed in that category.

Hofmeister asked about Babcock Street to handle as an arterial. You could see on a case by case basis.

Shortman asked about turning lane. Tod said that County can limit for the intensity you look at access management.

Mr. Morin spoke in a closing statement, for clarification, he did not say anything about

extending Lett Lane, the wetlands are there about 300- 400 feet. The threat to wildlife and rural lifestyle, there is no traffic going down to Lett Lane. Mr. Morin asked, what if D R Horton buys up the area, it is what the impact of Lett Lane. It is practical to buy up vacant lots around you. This corner lot is unique only the fact it is across from Grant-Valkaria this is a different circumstance.

Abare asked for a Motion:

**Motion: Foster / None Recommend to Council to Approve Land Use Map Amendment and Zoning Request (Ordinance 2020-03) located at the northeast corner of Osage Street and Babcock Street change from Residential/Limited Commercial (R/LC) and Office Institutional (OI) to Commercial General (CG) Parcel 568 in Section 10, Township 29, Range 37: (7099 Babcock Street, Malabar, FL)**

Motion fails for lack of a second.

Motion to Recommend to Council:

**Motion: Ritter/Hofmeister Recommend to Council to Deny Land Use Map Amendment and Zoning Request (Ordinance 2020-03) located at the northeast corner of Osage Street and Babcock Street change from Residential/Limited Commercial (R/LC) and Office Institutional (OI) to Commercial General (CG) Parcel 568 in Section 10, Township 29, Range 37: (7099 Babcock Street Malabar, FL)**

- Chair Wayne Abare - Nay
- Vice Chair Liz Ritter - Aye to Deny
- Board Members:
- George Foster- Nay
- Doug Dial - Aye to Deny
- Mary Hofmeister-Ayeto Deny

Motion carried 3 to 2 Deny

Board Discussion:

Ritter discussed present vs proposed Land Use, the site is "OI" which is Office Institutional and proposed Land Use is Residential/Limited Commercial (R/LC). The "OI" buffers the Residential and Commercial. A small business can be put on this parcel of land. There are several options for "OI" permitted and conditional, listed in code.

Foster said it is obvious by Mr. Tod Mowery, Town Planner that there is growth coming into Florida and the main arterial see more traffic, this area is surrounded by commercial property. This request is unique, and it is in the "bullseye" of already commercial property and fits in the beneficial ordinance and plan that Town Council has described for growth and important to our arterials; US 1, Malabar Road, and Babcock Street. This seems to have a minimum effect on the neighborhood because they will have to use Booth Lane to exit. This parcel is ideal to benefit the Town and no adverse effect to residents.

Dial, it seems like the "OI" classification is enough, if a grander use is intended it appears optional.

Hofmeister, agrees with Dial & Ritter decisions and how the property will be impacted once Babcock Street is widened. There are a lot of people that live in that area not in attendance at this Planning & Zoning meeting to voice their opinion.

**7. DISCUSSION:**

**8. ADDITIONAL ITEMS FOR FUTURE MEETING:**

- Jordan Blvd extension

**9. PUBLIC: None**

**10. OLD BUSINESS/NEW BUSINESS:**

Old Business:

New Business:

- Next Regular Meeting- June 24, 2020

**11. ADJOURN**

There being no further business to discuss

MOTION: Hofmeister/Dial adjourn this meeting. Vote: All Ayes. The meeting adjourned

8:35 P.M.

**BY:**

\_\_\_\_\_  
Doug Dial, Chair

\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented/corrected:

# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.e.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 07/08/20 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 07/08/20.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 07/08/20

**ACTION OPTIONS:**

Review/Approve



**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
JULY 8, 2020 7:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER AND PLEDGE:**

Meeting called to order at 7:00 P.M. Prayer and Pledge led by Chair Wayne Abare.

**2. ROLL CALL:**

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	GEORGE FOSTER
	DOUG DIAL
	MARY HOFMEISTER
ALTERNATE:	SUSAN SHORTMAN
ALTERNATE:	JEFF RINEHART
BOARD SECRETARY:	DENINE SHEREAR

**ADDITIONAL ATTENDEES:**

MAYOR	MAYOR PATRICK REILLY
COUNCIL MEMBER:	

**3. ADDITIONS/DELETIONS/CHANGES: NONE**

**4. CONSENT AGENDA:**

4.a.	<b>Approval of Minutes</b>	Planning and Zoning Meeting - 2/12/2020
	<b>Exhibit:</b>	Agenda Report No. 4.a.
	<b>Recommendation:</b>	Request Approval

**Motion: Ritter/Dial: Approve P&Z Minutes of 2/12/2020 as presented: All Vote: Ayes.**

4.b.	<b>Approval of Minutes</b>	Planning and Zoning Meeting - 2/26/2020
	<b>Exhibit:</b>	Agenda Report No. 4.b.
	<b>Recommendation:</b>	Request Approval

**Motion: Ritter/Dial: Approve P&Z Minutes of 2/26/2020 as presented: All Vote: Ayes.**

4.c.	<b>Approval of Minutes</b>	Planning and Zoning Meeting - 3 /11/2020
	<b>Exhibit:</b>	Agenda Report No. 4.c.
	<b>Recommendation:</b>	Request Approval

**NOT READY**

4.d.	<b>Approval of Minutes</b>	Planning and Zoning Meeting – 6/10/2020
	<b>Exhibit:</b>	Agenda Report No. 4.d.
	<b>Recommendation:</b>	Request Approval

**Motion: Ritter/Dial: Approve P&Z Minutes of 6/10/2020 as corrected: All Vote: Ayes.**

Corrections:

Page 13

2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence “all” instead of “ever”

3<sup>rd</sup> paragraph, last sentence:

The house on Prosperity Lane would use Osage Street to exit onto Babcock Street as it is approximately 750 ft from the property. Lett Lane is approximately 950 ft from the property. Residences would use Booth Lane to exit onto Babcock Street.

Page 14

1<sup>st</sup> paragraph, 1<sup>st</sup> sentence: “let them build at current zoning”

Minor corrections and clarifications.

**5. PUBLIC HEARING: NONE**

**6. ACTION: NONE**

**7. DISCUSSIONS: 2**

**7.a. Discuss the need for Commercial Development on Town of Malabar’s Main Corridors to generate Tax Revenue (Discussion requested by Member Jeff Rinehart)**

Jeff Rinehart discussed the last meeting as part of officials we do homework and bottom line, cost to the residents, paving roads based on discussion is for the future of Malabar, no one wants new neighbors or a 20 million dollar water program with St, no drainage plan and FDOT. We have not had a drainage plan since 1995, we are out of compliance; the solution is to come up with a water drainage plan. The Town paid \$180k of free money to get the ball rolling with engineers for stormwater, re-do drainage completely, mapped out and complete. There is some drainage that cuts across private property.

Doug Dial asked about the money to change stormwater. Jeff explained it represents engineering fees, taking property, retention ponds and all that is needed.

Jeff said that Bill Barrett (town lobbyist) got \$180k to start process of engineers to work on Town Drainage Plan.

Susan said there is a political side for drainage system that has been abandoned over the years. Jeff said if you are incorporated you must have a stormwater system program.

Abare said the Tillman canal barely made it into Malabar our drainage is mucked up. Jeff said that part of being on the P&Z Board, we as residents see the drainage issues.

Jeff added that the assessments for millage to be raised. Foster said there are some enormous assessments coming.

Jeff explained the chart (attached to minutes)

- Number of Parcels by type – Residential and Commercial
- Property Value
- Average Income

#### Average Expenses

- Parks and Rec
- Fire Department (calls for service)
- Roads

95% Residential

5% Commercial

Basically, the commercial pays for the residential.

Jeff said to let commercial building, our P&Z board must have a vision. We do not have water and sewer. We are land locking developers due to drainage plan.

Foster said you do not go forward without drainage and water and Jeff does not go forward without stormwater plan. Ritter said we do not have water rights; it went back to the City of Palm Bay.

The Board discussed assessment of residents for stormwater. Dial said that we can understand.

Jeff said there are typically 4 zonings:

- Agricultural
- Residential
- Mixed Use
- Industrial

Susan said the Chamber of Commerce would solicit businesses to see who they want in the Town. Jeff said in order to get attraction to your Town, you are going to have to give and take and a lot of thankless time, you must have a plan. The vision of this Town is Rural Residential. Dial said the vision is a good idea.

Abare said that we need to talk to future developers and see why the land does not develop and fix what is wrong.

The Board looked at different parcels throughout the Town. Susan said you must have setbacks for a buffer area between residential and commercial.

Dial asked how to change land use map? Jeff said to take the vision. Dial said to take little pieces.

Jeff recommended that P&Z Board would need to participate and have a vision dealing with:

- No water and sewer
- No drainage plans

The next step is to have a joint meeting with Boards, Abare said to bring a vision and input from a commercial developer for a future meeting.

#### **7.b. Continue Discussion on Extending Jordan Blvd West**

Abare spoke to Mayor about running through

Ritter/Dial discussed Jordan to Marie Street

Jeff has requested that Bill Barrett (Guest) and Matt Stinnett (Town Manager) to attend future meeting to discuss road extension.

**8. ADDITIONAL ITEMS FOR FUTURE MEETING**

**9. PUBLIC: NONE**

**10. OLD BUSINESS / NEW BUSINESS:**

Old Business

New Business

Two Public Hearings

- R/LC zoning for Malabar Road
- Twin Lakes RR-65

Next Regular Meeting – July 22, 2020

**11. ADJOURN**

There being no further business to discuss,

MOTION: Hofmeister/Dial adjourn this meeting. Vote: All Ayes. The meeting adjourned 9:00 P.M.

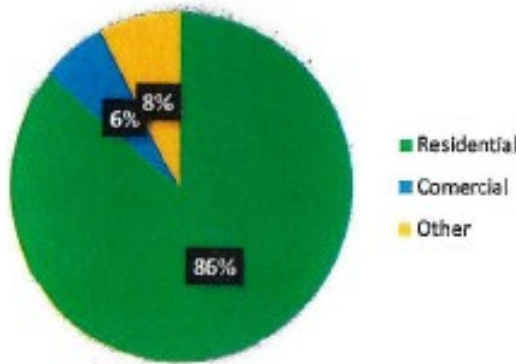
By:

\_\_\_\_\_  
Doug Dial, Chair

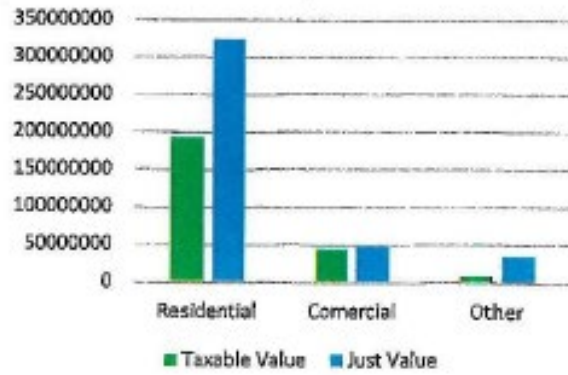
\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented/corrected

# of Parcels By Type



Property Value



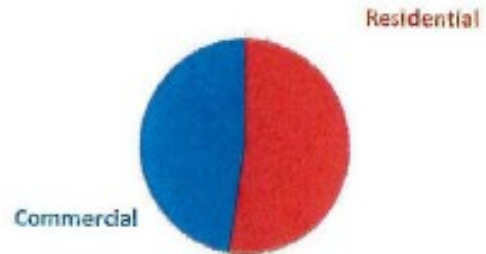
Average Taxable Parcel Value

Residential: \$165,951  
Commercial: \$333,294

AVERAGE INCOME



AVERAGE EXPENSE



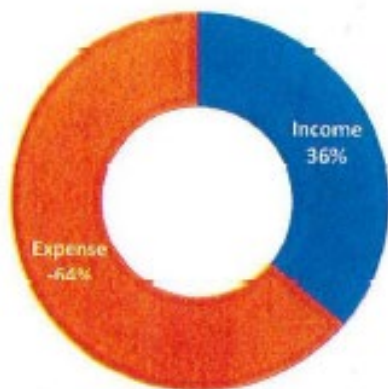
Average Income

Residential: \$442  
Commercial: \$2,337

Average Expense

Residential: \$787  
Commercial: \$710

RESIDENTIAL



COMMERCIAL



Average Per Parcel Net Income (Loss)  
(\$344)

Average Per Parcel Net Income (Loss)  
\$1626

# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.f.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 07/22/20 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 07/22/20.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 07/22/20

**ACTION OPTIONS:**

Review/Approve

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
JULY 22, 2020 7:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER AND PLEDGE:**

Meeting called to order at 7:00 P.M. Prayer and Pledge led by Chair Wayne Abare.

**2. ROLL CALL:**

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	GEORGE FOSTER
	DOUG DIAL
	MARY HOFMEISTER
ALTERNATE:	SUSAN SHORTMAN
ALTERNATE:	JEFF RINEHART
BOARD SECRETARY:	DENINE SHEREAR

**ADDITIONAL ATTENDEES:**

MAYOR	MAYOR PATRICK REILLY
COUNCIL MEMBER:	

**3. ADDITIONS/DELETIONS/CHANGES: NONE**

**4. CONSENT AGENDA: NONE**

**5. PUBLIC HEARING: 2**

- 5.a. Property Owner Requests a Zoning Map Amendment to Comply with Future Land Use Map (FLUM) Designation of R/LC in the Comprehensive Plan. The Property is located at 2525 Malabar Road, Malabar. FL 32950. The request is to change the Zoning from Office Institutional (OI) and Rural Residential (RR-65) to Residential/Limited Commercial (R/LC). The Owner/Applicant is Mr. Nicholas Shalton.**
- Exhibit: Agenda Report No. 5.a.**

Abare explained "Public Hearing" procedures to Board and Public.

Abare gave history on Comprehensive Plan about Land Use (LU) and Zoning. The property has two different zonings, "OI" Office Institution & "RR-65" Rural Residential. There is a home on this property that is non-conforming and property owner is requesting a Zoning Map Amendment to comply.

Nick Shalton, 2525 Malabar Road. Mr. Shelton had nothing to add just want to change zoning to comply, He has an offer on property and wishes to sell when this change is completed.

Sherear added that this is a favorable request to change both zonings to make "R/LC" Residential /Limited Commercial, it applies to entire parcel.

Chair opens Public Hearing: no one spoke.

Chair closed Public Hearing.

Chair asked if anyone from the Board or Staff would like to comment.

Mayor Patrick Reilly 1985 Howell Lane, Malabar, explained when the Town did FLUM (Future Land Use Map) and the Comprehensive Plan was approved by the state we did only half the work. This is how the Town wants the FLUM to look. If the landowner wants to stay how it is that can be done, if he agrees with the change of the FLUM it would have to be requested by the landowner to request the zoning to comply with the change. It is different for vacant land, when you develop land the zoning and land use must match.

Ritter added that in R/LC you can live and OI you cannot live on property, it is Office Institutional.

**Motion: Dial/Hofmeister Recommend to Town Council Approval of Zoning Map Amendment for 4.72 acres (2525 Malabar Road) from present zoning to R/LC to achieve consistency with the Land Use Map in the Comprehensive Plan.**

**Roll Call Vote: Foster: Aye; Abare: Aye; Ritter: Aye; Dial: Aye; Hofmeister: Aye  
Motion Approved 5 to 0.**

Discussion by the Board:

- Foster, the owner wants to bring property into conformity. Foster agrees with request and supports
- Dial, agrees with request and this is a good example of FLUM
- Hofmeister said it is an excellent example moving forward
- Ritter said she is happy that property owner agrees with our future
- Shortman look to future, agree
- Rinehart this all fits into the plan
- Abare agrees with the comments

- 5.b. Property Owner Requests a Land Use Map Amendment for the 24.35 acre +/- site known as a portion of Lot 25 and 26 in the Florida Indian River Land Company Subdivision, Section 2, Township 29 South, Tange 37 East, Plat Book 1, Page 165 of the Public Records of Brevard County, Florida more particularly described in Ordinance 2020-08 from Office Institutional (OI) to Rural Residential (RR) Designation. The applicant is submitted by Mr. Malcolm Kirschenbaum, Manager of Weber Woods, LLC.**  
**Exhibit: Agenda Report No. 5.b.**

Bruce Moia President of VB Engineering, representative for Weber Woods, LLC (Malcolm Kirschenbaum) explained back a few years ago that Mr. Kirschenbaum was contacted by the Town when the Town's Comprehensive Plan was being reviewed by the Boards, this property was going to be changed and the plan that Mr. Kirschenbaum had was a single family residential community.

It was their understanding that when they meet with the Planning & Zoning Board and Council that we had wanted it to remain Rural Residential and understood it was received very well and it would remain. For some reason that when things were sent to the state it got changed. It was an error and now we are to make sure we can get things back and remain Rural Residential, as



we have permits and have started the process. Mr. Moia would just like to make sure things can move forward without any conflict.

Abare said that 1 year plus ago that a preliminary plat came before this Board to approve this project and we are going to clear this up.

Foster said that everything was approved once and a minor glitch occurred, and he is ok with request.

Chair opens public hearing, no one spoke.

Chair closed public hearing.

**Motion Ritter/Hofmeister Recommend to Town Council a Land Use Map Amendment for the 24.35 acre +/- site known as a portion of Lot 25 and 26 in the Florida Indian River Land Company Subdivision, Section 2, Township 29 South, Tange 37 East, Plat Book 1, Page 165 of the Public Records of Brevard County, Florida more particularly described in Ordinance 2020-08 from Office Institutional (OI) to Rural Residential (RR) Designation.**

**Roll Call Vote: Foster: Aye; Abare: Aye; Ritter: Aye; Dial: Aye; Hofmeister: Aye**

**Motion approved 5 to 0**

Discussion by the Board:

- Abare discussed that this has already been approved by P&Z Board and Town Council, this property has access to city water. All permits have been processed and approved for preliminary site plan; it was zoned RR-65 for single family the way they wanted to develop this property. Abare explained that things need to be right, the developers have put a million-dollar bond. The Town has talked to the state and asked for an expedited review of this request. Abare added that the Town Attorney and Staff are in favor of request.

Mr. Malcolm Kirschenbaum said to the Chair that Town Staff has been terrific to work with and they are all a pleasure.

**6. ACTION: 0**

**7. DISCUSSIONS: 0**

**8. ADDITIONAL ITEMS FOR FUTURE MEETING**

Ritter asked about discussing Jordan Road Extension and contact state, commissioners, etc. It would be another east/west access. Abare said that Jordan Scrub is on either side. Mayor said he did not know what happens with right-of-way. Mayor said we would maybe deal with Randy Fine and Tobias.

Consensus of the Board is to work on extension of Jordan Blvd.

Rinehard said to look at property in the area, also asked about Bill Barrett attending a meeting to discuss grants, etc. There are different avenues to assist with costs of road building.

Abare will take action to get with Matt Stinnett, Town Manager, to have guest speaker, Bill Barrett.

**9. PUBLIC: NONE**

**10. OLD BUSINESS / NEW BUSINESS:**

Old Business

New Business

Next Regular Meeting – 8/12/2020

**11. ADJOURN**

There being no further business to discuss,

MOTION: Hofmeister/Ritter adjourn this meeting. Vote: All Ayes. The meeting adjourned 7:35 P.M.

By:

\_\_\_\_\_  
Doug Dial, Chair

\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented/corrected

# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.g.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 12/15/20 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 12/15/20.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 12/15/20

**ACTION OPTIONS:**

Review/Approve

**SPECIAL MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
DECEMBER 15, 2020 6:30 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER AND PLEDGE:**

Meeting called to order at 6:32 P.M. Prayer and Pledge led Chair Wayne Abare.

**2. ROLL CALL:**

CHAIR:	WAYNE ABARE
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	MARY HOFMEISTER
	DOUG DIAL
	GEORGE FOSTER
ALTERNATE:	SUSAN SHORTMAN
ALTERNATE:	JEFF RINEHART
BOARD SECRETARY:	DENINE SHEREAR

**ADDITIONAL ATTENDEES:**

TOWN ATTORNEY:	KARL BOHNE
TOWN MANAGER:	LISA MORRELL
TOWN PLANNER:	TOP MOWERY
COUNCIL MEMBER	

**3. ADDITIONS/DELETIONS/CHANGE:**

**4. CONSENT AGENDA:**

**4.a. Approval of Minutes** Planning and Zoning Meeting - 11/17/2020

**Exhibit:** Agenda Report No. 4.a  
**Recommendation:** Request Approval

**Motion: Ritter/Foster to Approve Minutes for November 17, 2020 as amended. All Vote: Aye**

**Corrections:**

Hofmeister & Dial were excused from the meeting of 11/17/2020 please note in minutes that Alternates Shortman and Rinehart voting in their places. Sherear added this to the minutes of 11/17/2020.

**5. PUBLIC:**

**6. ACTION:**

**7. DISCUSSION:**

**7.a. Amending District Provisions Article III Table 1-3-3(A) for R/LC**

**Exhibit:** Agenda Report No. 7.a.  
**Recommendation:** Discussion & Action to Council

Abare discussed the summary noted on the Agenda Report of 7a. and the size of buildings. Abare said the minimum square footage in R/LC (Residential/Limited Commercial) 4000 sq. ft maximum

and 4,000 sq. ft is too small for large parcels. Attorney Bohne stated this is for Commercial Buildings in R/LC. Attorney Bohne clarified that currently the minimum lot size in R/LC is 20,000 sq. ft.

Abare said that 20% maximum coverage is the consensus. The Board discussed larger parcels and commercial uses and exclusions for businesses.

Susan could put block of business on bottom and residential on top for R/LC.

TM Morrell, the reason for this discussion is there is a difference in the Amended Comp Plan. it has two numbers Limited Commercial (LC) is 20% and the text descriptions has LC is 4,000 sq.ft. The reason this is still being discussed is to Amend the Comp Plan and sent to the State for correction for small scale. It is limited to a small amount of parcels in the Town approx. 30 to 26. Morrell said that Tod Mowery our Town Planner is present along with Attorney Karl Bohne for any questions.

Abare talked to Mayor and Council Members discussed R/LC that "R" is first letter Residential and "LC" is Limited Commercial, for neighborhood stores, ex. dollar General stores limit of we do not want a box store. Foster discussed the 20% limits to what can be developed.

Abare asks for Town Planners input.

Tod, Town Planner

- Involve a large scale comp plan amendment
- Typically, a percentage is used in determining size of a building (Tod reviewed other municipalities in the area and 20% is the rawest and 40 % is the highest)
- Other adjacent municipalities use a 20% and this will keep the area more rural atmosphere.
- A lot of things come-into play setbacks, open spaces, lot coverage, etc. to regulate the area.
- The Minimum lot size determines is how it is dealt with whatever district it is and use it as a guide make it simple, easy, and/realistic.

Tod said the soil type and how the soil percolates on the property, storm water is 12 to 15 % general rule to set aside if a big box store comes in other communities are conditional use to give additional elements is another process.

Attorney Bohne said it up to Town Council with the input from the PZ Board

- The Comp Plan being the controlling land document in the Code book size is maximum 4,000 sq. ft in the R/LC Commercial
- The Code has a minimum lot size of 20,000 sq ft
- 20% maximum building coverage

The conflict is that the zoning *and* Comp Plan have to be consistent, either 4,000 sq, ft or 20%. The desire is to be 20% and direct back to Council for a Cop Plan Amendment.

The Board discussed the percentage vs the sq ft and the consensus is:

Foster- 20%

Abare doesn't agree

Dial- leaning toward 20%

Hofmeister- said 20 % is way to go

Rinehart-20%

Shortman-20%

**Motion: Foster/Ritter Recommend to Town Council to Amend the Com Plan to remove the 4,000 sq. ft Building Coverage in the R/LC mixed Use Development and Maintain a 20% maximum lot coverage. All Vote. Roll Call Vote: Foster: Aye; Dial: Aye; Ritter: Aye; Hofmeister: Aye; Abare: Nay**

**Motion passed 4 to 1**

Ritter discussed R/LC being classified as Commercial, in the explanation it is Residential this affects insurance and taxes. Ritter said it is in the Land Development Code that R/LC is intended to be Residential if they live there, until they come in to establish a business on the property for Commercial Use.

Attorney Bohne said where it is mixed use the Property Appraiser's is not going to give complete tax exemption.

**Motion: Ritter/Hofmeister Recommend to Council to also change the Malabar Land Development Code that reflects the R/LC is Residential until someone comes in for Commercial Use. All Vote Roll Call Vote: Foster: Aye; Dial: Aye; Ritter: Aye; Hofmeister: Aye; Abare: Aye**

**Motion passed 5 to 0**

Attorney Bohne will "word smith" the above motion to bring before Council concerning R/LC Land Development Code Description.

- |                        |  |
|------------------------|--|
| <b>7.b.</b>            | <b>Amending Article XIX Signage, Section 1.19.18 District Regulations Residential vs Non-Residential concerning square footage</b> |
| <b>Exhibit:</b>        | Agenda Report No.7.b   |
| <b>Recommendation:</b> | Discussion & Action to Council   |

The Board discussed the signage review, Ritter said that only the Commercial was reviewed not the Residential in both it is 32 sq ft. Abare reviewed the background on the Commercial vs Non-Commercial sign regulations that might have been reversed.

Interim TM Morrell explained during elections a large sign (32 sq ft) was placed on a residential site. She looked at the Code, refers to "general outdoor" signage and asked about a permit but it is an election sign, so it fall outside the Code. Town Table 1-19.18 shows it is Residential 4ft x 8 ft = 32 sq ft and Non Residential 10 sq ft or 3 sq ft.. It was brought before Town Council and they said to send back to the PZ Board to discuss and review, The Commercial would need more signage area and the Non-Commercial would need less. A suggestion is to reverse the Residential vs Non-Residential size, if is for your discussion.

The Board discussed the Signage Table and explained that the PZ Board only went over the Non-Residential.

Attorney Bohne explained the Amendment for signage prior only had to do with the sign "Content" only. The sign regulation has been there and was never changed since probably the sign code was drafted.

The consensus of the Board:

- Foster, Dial  
16 Residential 32 Non- Residential
- Ritter, Hofmeister  
10 Residential 32 Non- Residential
- Susan, Jeff  
16 Residential 32 Non- Residential

**Motion: Hofmeister/ Ritter Recommendation to Council to change the Residential signage to 16 square feet and Non-Residential signage increases to 32 square feet. All Vote Roll Call Vote: Foster: Aye; Dial: Aye; Ritter: Aye; Hofmeister: Aye; Abare: Aye**

**Motion passed 5 to 0**

Abare, thanked the Staff for attending (Attorney Bohne, Planner Mowery, and Interim TM Morrell)

- 8. *Blank*
- 9. **ADDITIONAL ITEMS FOR FUTURE MEETING**
- 10. **PUBLIC**
- 11. **OLD BUSINESS/NEW BUSINESS:**

Old Business:

Interim TM Morrell gave brief description of the Review of Ordinance 2020-14 for Mobile Food Vendors at last Council Meeting.

New Business:

Chair Abare & PZ Board discussed moving the meeting time to 6:00PM, Hofmeister/Ritter made "motion" consensus was unanimous.

**Reminder:** Next Meeting - January 13; 2020

**K. ADJOURN**

There being no further business to discuss, MOTION: Hofmeister/Dial to adjourn this meeting.  
Vote: All Ayes. The meeting adjourned 7:30 P M.

BY:

\_\_\_\_\_  
Doug Dial, Chair

\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented/corrected

# TOWN OF MALABAR

## Planning and Zoning Board Meeting

AGENDA ITEM NO: 4.h.

Meeting Date: May 8, 2024

Prepared By: Lauren Hamilton, Board Secretary

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**SUBJECT:** Approve Minutes of 3/27/24 Planning and Zoning Board Minutes

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**BACKGROUND/HISTORY:**

Summary of actions at the Planning and Zoning Board of 3/27/24.

**ATTACHMENTS:**

- Draft Minutes of the P&Z Board of 3/27/24

**ACTION OPTIONS:**

Review/Approve



**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING MINUTES**  
**March 27, 2024, 6:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER, AND PLEDGE:**

Meeting called to order at 6:00 P.M. Prayer and Pledge led by Chair Dial.

**2. ROLL CALL:**

CHAIR:	DOUG DIAL
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	SUSAN SHORTMAN
	DAVE TAYLOR
	MEGHAN WOLFGRAM
	ALTERNATE: VACANT,
	ALTERNATE: VACANT

BOARD SECRETARY:	LAUREN HAMILTON
TOWN CLERK:	RICHARD KOHLER
TOWN MANAGER:	LISA MORRELL
MAYOR:	PATRICK T. REILLY

**3. APPROVAL OF AGENDA:** None.

**4. CONSENT AGENDA:**

**4.a. Approval of Minutes of 08/11/2021**

Exhibit: Agenda Report Number 4.a

**4.b. Approval of Minutes of 08/25/2021**

Exhibit: Agenda Report Number 4.b

**4.c. Approval of Minutes of 09/08/2021**

Exhibit: Agenda Report Number 4.c

**4.d. Approval of Minutes of 10/27/2021**

Exhibit: Agenda Report Number 4.d

**4.e. Approval of Minutes of 11/10/2021**

Exhibit: Agenda Report Number 4.e.

**4.f. Approval of Minutes of 03/13/2024**

Exhibit: Agenda Report Number 4.f.

**MOTION: Vice-Chair Ritter/Member Shortman to approve the Consent Agenda as presented.**

**VOTE: All Ayes (5-0)**

**5. PUBLIC COMMENTS: 0**

**6. PUBLIC HEARING: 0**

- 7. **ACTION ITEMS: 0**
- 8. **DISCUSSION/POSSIBLE ACTION: 1**

**8.a Discussion – Review LDC Table 1-3.3 Size and Dimension Table**

Staff Comments: Chair Dial asked TM Morrell for comment. TM Morrell states that she has implemented the changes recommended by the Board at the 03/13/2024 meeting. She also provided the parcel counts for R/LC (123), RM-4 (0) and RM-6 (33). Staff was also able to find the Ordinance that repealed the central wastewater column, Ordinance 2004-08. Staff feels it should be added back to the table. She also states that RM-4 and RM-6 are intended to be multifamily development and feels we should not include single family dimensions in these zones. Member Wolfgram asks if RM-4 could support multiple single-family houses? TM Morrell states our code would require them to be connected somehow, like with a breezeway. Member Wolfgram states she feels we should remove the single-family information in RM-4 and RM-6, as that is intended for multifamily. TM Morrell states that having a clean and understandable code is very important. Chair Dial asks if the Board wishes to remove this portion, and include N/A in the table? VC Ritter states this change would not affect any existing structure, and only govern future growth. She also states the column with wastewater allows greater intensity. Chair Dial asks if the board's intent is to remove this from both RM-6 and RM-4. VC Ritter states she feels it can be left. TM Morrell states she would remove it. Member Wolfgram states she believes leaving this information in Table 1-3.3 creates a loophole of minimum lot size. She would like to see it removed and replaced with N/A. Member Shortman agrees it should be removed and replaced with N/A, as single-family homes are not intended for multifamily development. TM Morrell reiterates the district definitions for RM-4 and RM-6 to the Board. Not included in the definition is any intent for Single-family homes. VC Ritter asks if we will make any RM-6 properties uncompliant. TM Morrell states any built properties would be grandfathered in. Chair Dial asks if the setbacks in RM-4 and RM-6 should match. TM Morrell states they will, and we will remove the single-family requirements. Chair Dial asks if there is any opposition to removing these requirements. VC Ritter states she feels we should not restrict residents from building single family homes on large lots. TM Morrell states they would have to rezone a larger "RM" parcel for single family which is currently a \$400 application fee. Member Wolfgram states she could see a developer building multifamily homes and then adding one single family home for himself. VC Ritter asks if the board would be interested in increasing the minimum size of one bedroom from 900 sq ft. Member Wolfgram states she feels 900 sq ft is appropriate for small apartments. TM Morrell states multifamily almost requires you to bring in water and sewer. The developers will pay to bring water and sewer to these developments, and they make their money back in the building. VC Ritter asks if we should remove RM-4? TM Morrell states removing the item would require a much more significant process for Staff. She advises it to remain in the code. TM Morrell states she is aware this Table has been reviewed by the Board several times, and she is hoping to move it forward with a Board recommendation. VC Ritter states we would remove the RM-4 single family and the RM-6 single family. Member Wolfgram states she supports it. Chair Dial asks if the Board agrees to remove the single-family requirements from RM-4 and RM-6. A consensus is reached to remove single family and to add back the "w/o" wastewater column.

Mayor Reilly states he has three items he would like to see in this action. One is to re-add the "without" central water and wastewater column. He also hopes to see that all zoning districts have a minimum square footage added for houses. He also hopes to provide consistency in the table. He recommends we use whole numbers as percentages and remove the decimals. He also recommends including commas consistently in the table. TM Morrell states she can implement all of these changes in the next draft. Member Shortman suggests including the square footage of an acre and changing decimals to percentages on page 35. Chair Dial confirms the footnotes 1-7 have not changed.

**MOTION: Member Shortman/Member Wolfgram to recommend the discussed changes be included and sent to Council for final approval.**

**VOTE: All Ayes (5-0)**

- 9. ADDITIONAL ITEMS FOR FUTURE MEETINGS:**
- 10. PUBLIC COMMENTS**
- 11. OLD BUSINESS/NEW BUSINESS**

**11.a. Old Business:** Clerk Kohler requests that the next Planning and Zoning Board be held on April 24th. He also states that Ms. Wolfgram was appointed as an Alternate Member. Staff plans to draft a Resolution for Council approval to elevate Ms. Wolfgram to a regular member. Staff is also preparing a Resolution to appoint Ms. Anne to the board. Both Resolutions will be heard at either the 1<sup>st</sup> or 15<sup>th</sup> of April RTCM.

**11.b. New Business: Board Member Comments:** VC Ritter asks if there is any forward motion on improving Jordan Blvd through to Marie St. TM Morrell states that the Town does not have the funds to improve the area. VC Ritter also asks who at Town Hall is performing Code Enforcement. TM Morrell states that the Town Manager has always been the Town's Code Enforcement officer. Chair Dial asks if the sidewalk installed on US 1 will go farther than it does now? TM Morrell states she will investigate and report back. Chair Dial also asks about the progress of the Rocky Point Road repairs. TM Morrell states it is underway. Chair Dial also requests the Board update their email addresses and provide them to the Town Clerk.

**12. ADJOURNMENT**

There being no further business to discuss, the meeting adjourned 7:02 P.M.

BY:

\_\_\_\_\_  
Doug Dial, Chair

\_\_\_\_\_  
Lauren Hamilton, Board Secretary

\_\_\_\_\_  
Date Approved: as presented.

TOWN OF MALABAR

Planning and Zoning Board Meeting

AGENDA ITEM NO: 8.a.  
Meeting Date: May 8, 2024

Prepared by: Lauren Hamilton, Board Secretary

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**SUBJECT: FY 2024/25 Capital Improvement Plan Budget Review**

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**BACKGROUND/HISTORY:**

Pursuant to Sec. 2-250 of the Town's Code of Ordinance, the planning and zoning board is to annually prepare or update the capital improvements program and budget, including the list of the capital improvements recommended for construction during the next fiscal year and the five (5) year period following it. This process should include identification of recommended order of priority thereof, the year recommended for beginning construction, the year recommended for completing construction, and the estimated costs thereof.

**FINANCIAL IMPACT:**

N/A

**ATTACHMENTS:**

Capital Plan from the 2023 budget workshop.

**ACTION OPTIONS:**

Review the Capital Improvement Plan, discuss, and provide an advisory to Town Council.

## CAPITAL PLAN

Rsrv/Grant	Total Cost	Remaining need	Category	Item	2024	2025	2026	2027	2028	Future Total
			<b>Equipment</b>							
\$ -	\$ 300,000	\$ 300,000	1	Dump Truck	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -
\$ -	\$ 199,984	\$ 199,984	2	Engine 99	\$ 49,996	\$ 49,996	\$ 49,996	\$ 49,996	\$ -	\$ -
\$ -	\$ 800,000	\$ 800,000	3	Engine 299	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 175,000	\$ 550,000
\$ 150,000	\$ 500,000	\$ 350,000	4	Tender 99	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000
			<b>Annual Total</b>		<b>\$ 199,996</b>	<b>\$ 199,996</b>	<b>\$ 199,996</b>	<b>\$ 199,996</b>	<b>\$ 200,000</b>	
			<b>Lane Paving</b>							\$ -
\$ -	\$ 150,000	\$ 150,000	1	Rivet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
\$ -	\$ 150,000	\$ 150,000	2	Duncil S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
\$ -	\$ 160,000	\$ 160,000	3	Howell N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000
\$ -	\$ 160,000	\$ 160,000	4	Howell S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000
\$ -	\$ 170,000	\$ 170,000	5	Kramer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,000
			<b>Annual Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
			<b>Resurfacing</b>							\$ -
\$ -	\$ 604,000	\$ 604,000	1	Corey*	\$ -	\$ 604,000	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 517,000	\$ 517,000	2	Weber*	\$ 517,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 147,000	\$ 147,000	3	Briar Creek*	\$ 147,000	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 163,000	\$ 163,000	4	Benjamin*	\$ -	\$ -	\$ 163,000	\$ -	\$ -	\$ -
\$ -	\$ 36,000	\$ 36,000	5	Huggins*	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ -
\$ -	\$ 80,000	\$ 80,000	6	Coral Way*	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -
\$ -	\$ 50,000	\$ 50,000	7	Coquina Terrace*	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -
\$ -	\$ 87,000	\$ 87,000	8	Hollow Brook*	\$ -	\$ -	\$ 87,000	\$ -	\$ -	\$ -
\$ -	\$ 23,000	\$ 23,000	9	Booth*	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -
\$ -	\$ 127,000	\$ 127,000	10	Hall (East of Weber)	\$ -	\$ -	\$ 127,000	\$ -	\$ -	\$ -
\$ -	\$ 43,000	\$ 43,000	11	Lineberry	\$ -	\$ -	\$ -	\$ 43,000	\$ -	\$ -
\$ -	\$ 43,000	\$ 43,000	12	Homestead	\$ -	\$ -	\$ -	\$ 43,000	\$ -	\$ -
\$ -	\$ 261,000	\$ 261,000	13	Marie	\$ -	\$ -	\$ -	\$ 261,000	\$ -	\$ -
\$ -	\$ 519,000	\$ 519,000	14	Hall (Weber to Marie)	\$ -	\$ -	\$ -	\$ -	\$ 519,000	\$ -
\$ -	\$ 72,000	\$ 72,000	15	Old Mission	\$ -	\$ -	\$ -	\$ 72,000	\$ -	\$ -
\$ -	\$ 193,000	\$ 193,000	16	Atz (East of Weber)	\$ -	\$ -	\$ -	\$ 193,000	\$ -	\$ -
\$ -	\$ 38,000	\$ 38,000	17	Township	\$ -	\$ -	\$ 38,000	\$ -	\$ -	\$ -
			<b>Annual Total</b>		<b>\$ 664,000</b>	<b>\$ 604,000</b>	<b>\$ 604,000</b>	<b>\$ 612,000</b>	<b>\$ 519,000</b>	
			<b>Stormwater</b>							\$ -
\$ -	\$ 50,000	\$ 50,000	1	Hall/Rivet	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -

## CAPITAL PLAN

\$ -	\$ 2,300,000	\$ 2,300,000	2	SWMP Area 1 Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000
\$ -	\$ 1,800,000	\$ 1,800,000	3	SWMP Area 2 Corey	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
\$ -	\$ 2,100,000	\$ 2,100,000	4	SWMP Area 3 Marie	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
\$ -	\$ 1,200,000	\$ 1,200,000	5	SWMP Area 4 Atz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
			<b>Annual Total</b>		<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
			<b>Parks</b>							\$ -
\$ 40,000	\$ 40,000	\$ -		Pavilion	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ (40,000)
			<b>Annual Total</b>		<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
			<b>Facilities</b>							\$ -
\$ -	\$ -	\$ -	1	Fire Dept Driveway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	2	Town Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			<b>Annual Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>\$ 190,000</b>	<b>\$ 13,082,984</b>	<b>\$ 12,892,984</b>			<b>\$ 1,100,996</b>	<b>\$ 803,996</b>	<b>\$ 803,996</b>	<b>\$ 811,996</b>	<b>\$ 719,000</b>	<b>\$ 8,653,000</b>