



Planning and Zoning Board Meeting

Wednesday, February 26, 2020 at 7:00 pm

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONSENT AGENDA

APPROVAL OF MINUTES

- a. **Approval of Minutes of Planning and Zoning Board Meeting of 02/12/2020**

Exhibit: Agenda Report Number 4a

Recommendation: Request Approval

Attachments:

- Agenda Report Number 4a (PZ_Consent_Agenda_4a_0226_2020_sw.pdf)

5. PUBLIC HEARING
6. ACTION ITEMS
7. DISCUSSION/POSSIBLE ACTION ITEMS

- a. **Open Discussion for Malabar's Prosperity to bring Business to Malabar that will bring Viable and Desirable Revenue to Malabar**

Presented by: Resident David Kello

Exhibit: Agenda Report Number 7a

Attachments:

- Agenda Report Number 7a (PZItem_7a_0226_2020_sw.pdf)

- b. **Discuss Tiny Homes verbiage in Malabar**

Exhibit: Agenda Report Number 7b

Attachments:

- **Agenda Report Number 7b** (PZ_Item_7b_0226_2020_sw.pdf)

c. Discuss Possible local Regulations for Mobile Food Vendors

Exhibit: Agenda Report Number 7c

Attachments:

- **Agenda Report Number 7c** (PZ_Item_7c_0226_2020_sw.pdf)

8. ADDITIONAL ITEMS FOR FUTURE MEETING

9. PUBLIC COMMENTS

10. OLD BUSINESS/NEW BUSINESS

a. Old Business

b. New Business

Board Member Comments

Next regular Meeting - March 11th, 2020

11. ADJOURNMENT

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 4.a.

Meeting Date: February 26, 2020

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Approval of Minutes

BACKGROUND/HISTORY:

The minutes must reflect the actions taken by the Board:

- Who made the Motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader the understanding of how the Board came to their vote. It is not verbatim, and some editing is done to convey the thought. People do not speak the way they write.

ATTACHMENTS:

Draft minutes of P&Z Board Meeting of 2/12/2020

ACTION OPTIONS:

Secretary requests approval of the minutes.

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.a.

Meeting Date: February 26, 2020

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Open Discussion for Malabar's Prosperity to bring Business to Malabar that will bring Viable & Desirable Revenue (Presented by: Resident Dave Kello)

BACKGROUND/HISTORY:

This Agenda Item is a request from a Malabar Resident (Dave Kello) to discuss plans for Malabar to Prosper and ideas on how to bring viable, desirable revenue to Malabar.

ATTACHMENTS:

- Agenda Request (Dave Kello)

ACTION OPTIONS:

Discussion



TOWN OF MALABAR

FEB 14 2020

RECEIVED

AGENDA ITEM REQUEST FORM
MALABAR TOWN COUNCIL

Please mail completed form to:

P + Z

Town of Malabar
2725 Malabar Road
Malabar, Florida 32950

NAME:

David KELLO

ADDRESS:

2850 Smith Ln
Malabar FL 32950

TELEPHONE:

321.427.4748

(Home)

(Business)

Please state the item you wish to have placed on the Town Council Agenda.

Open discussion on the plan for Malabar's Prosperity

Please summarize pertinent information concerning your requested Agenda item and attach applicable documents.

Discuss the ideas about how to bring business to malabar that will bring viable and desirable

Please state desired action by Town Council.

Revenue to Malabar

- Lets talk about it!

Signed:

Date:

2.14.2020

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.b.
Meeting Date: February 26, 2020

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Discuss Tiny Home Verbiage in Malabar Code

BACKGROUND/HISTORY:

The PZ Board discussed Tiny Homes at the last Meeting on 2/12/2020 and was going to review a definition and place requirement in our Town Code.

The Board Members were going to bring their ideas back at this meeting to see where the documentation can be placed in the Code.

ATTACHMENTS:

- Chair Wayne Abare submittal for "Tiny Homes"

ACTION OPTIONS:

Discussion

Reply all | v Delete Junk Block ...

TOWN OF MALABAR
FEB 20 2020
RECEIVED
sent via email
DB

Tiny Homes



wayne abare <wabare@cfl.rr.com>

Thu 2/20/2020 5:03 PM

Denine Sherear; Wabare@cfl.rr.com <wabare@cfl.rr.com> v

Section 1-3.3. - Size and dimension criteria.

A.

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 full-time residency in a tiny house on wheels if it is parked in an RV park designed for permanent residency. 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 such as Tiny Homes, granny flat, granny cottage, medical pods or any occupied permanent 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

Minimum Lot (1)					Setback (ft.)(2)				Maximum Impervious Surface Ratio (%)
Zoning District	Size (sq. ft.)	Width (ft.)	Depth (ft.)	Maximum Height (ft./stories)	Minimum Living Area (sq. ft.)	Front	Rear	Side (l)	
Rural Residential Development									
RR-65	65,340	150	250	35/3	1,500	40	30	30	30

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.c.
Meeting Date: February 26, 2020

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Discuss Possible local Regulations for Mobile Food Vendors

BACKGROUND/HISTORY:

Remove as Tabled at previous Meeting on 2/12/2020 to further discussion. The Staff would like input from the P&Z Board on whether Malabar should pursue regulations for Mobile Food Vendors. Other cities have established regulations to limit where and when these businesses may operate and restrict what can be offered.

ACTION OPTIONS:

Discussion