



# Planning and Zoning Board Meeting

Wednesday, August 12, 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 03/11/2020, 06/10/2020, 07/08/2020, 07/22/2020**

Exhibit: Agenda Report Number 4a

#### Attachments:

- Agenda Report Number 4a (Agenda\_Report\_Number\_4a.pdf)

5. PUBLIC HEARING : 0
6. ACTION ITEMS : 0
7. DISCUSSION : 2

- a. **Discussion as requested by Planning & Zoning Board to discuss professional funding source for extension of Jordan Blvd to connect with Atz Road for alternate east/west road access for life-safety across railroad tracks. Matt Stinnett, Town Manager & Mr. Bill Barrett, Guest Speaker**

Exhibit: Agenda Report Number 7a

#### Attachments:

- Agenda Report Number 7a (Agenda\_Report\_Number\_7a.pdf)

- b. **Discuss local regulations for Mobile Food Vendors**

Exhibit: Agenda Report Number 7b

#### Attachments:

- Agenda Report Number 7b (Agenda\_Report\_Number\_7b.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 - August 26th, 2019

## **11. ADJOURNMENT**

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Contact: Denine Sherear (dsherear@townofmalabar.org 1321727764) | Agenda published on  
08/10/2020 at 8:59 AM

**TOWN OF MALABAR**  
**PLANNING AND ZONING**

**AGENDA ITEM REPORT**

**AGENDA ITEM NO: 4.a,b,c,d**

**Meeting Date: August 12, 2020**

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

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**SUBJECT: Approval of Minutes**

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**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 3/11/2020

Draft minutes of P&Z Board Meeting of 6/10/2020 **already approved**

Draft minutes of P&Z Board Meeting of 7/8/2020

Draft minutes of P&Z Board Meeting of 7/22/2020

**ACTION OPTIONS:**

Secretary requests approval of the minutes.

"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  
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/CHANGE:**

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

**4. CONSENT AGENDA:**

4.a. Approval of Minutes	Planning and Zoning Meeting – 2/12/2020
4.b. Approval of Minutes	Planning and Zoning Meeting – 2/26/2020
Exhibit:	Agenda Report No. 4.a,b
Recommendation:	Request Approval

**NOT AVAILABLE YET**

**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 Bill Senate 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 other 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 to Table: 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 road 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 path.

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 about 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 8: 30 P.M.**

BY:

\_\_\_\_\_  
Wayne Abare Chair

\_\_\_\_\_  
Denine Sherear, Board Secretary

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

From: wayne abare <wabare@cfi.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

Minimum Lot (1)			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 (%)
Zoning District	Size (sq. ft.)	Width (ft.)	Depth (ft.)	Maximum Height (ft./stories)	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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<https://outlook.office365.com/mail/inbox/id/AAQkAGRIOWRINjNjLTI3ZGYtNGMxNS04ODJLTU0ZmQyOGFIMTQ1MgAQADtVRYxvjwNAuhtAHLt1Odg...> 1/2



"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  
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  
TOWN PLANNER:  
COUNCIL MEMBER:

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

**4. CONSENT AGENDA:**

4.a. **Approval of Minutes** Planning and Zoning Meeting – 2/12/2020  
**Exhibit:** Agenda Report No. 4.a.  
**Recommendation:** Request Approval

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

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

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

4.c. **Approval of Minutes** Planning and Zoning Meeting – 3/11/2020 not ready  
**Exhibit:** Agenda Report No. 4.c.  
**Recommendation:** Request Approval

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

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



**Corrections:**

Pge 13:

2<sup>nd</sup> parag. 1<sup>st</sup> sentence all instead of ever3<sup>rd</sup> parag. Last sentence

- Clarification: The houses on Prosperity Lane would use Osage Street to exit on to Babcock Street, it is approximately 750 ft from property, Lett Lane is approximately 950 ft from property requesting change and residences would use Booth Lane to exit on to Babcock Street.

Pge 14

1<sup>st</sup> parag. First sentence... let them build at current zoning

Minor corrections and clarifications.

5. **PUBLIC HEARING: none**6. **ACTION: none**7. **DISCUSSION: 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 & FDOT. We have not had one 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 storm water, re-do drainage completely, mapped out and complete. There is some drainage that cuts across private property.

Doug Dial asked about the 20 million to change storm water. Jeff explained it represents engineering fees, taking property, retention ponds, and all what 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 storm water program system

Abare said the Tillman canal barely made it into Malabar, our drainage is mucked up. Jeff said that part of being on the PZ Board, we as a resident see these drainage issues.

Jeff added that the assessments for mileage 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 Expense:

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

95 % residential

5% commercial

Basically, the Commercial pays for the Residential

Jeff said to let Commercial Building our PZ Board have a vision. We do not have water & sewer. We are land locking developers due to drainage plan

Foster said you do not go forward w/o drainage and water and Jeff does not go forward without storm water plan. Ritter said we do not have water rights it went back to City of Palm Bay

The Board discussed assessment of residents for storm water. 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 good idea

Abare spent 5 + years working on Comprehensive Plan, the state has now approved this Plan. Ritter said this is what our Town is, and we have a plan. Abare said to follow what our plan is now Comp. Plan which passed in December of 2019. City of Palm Bay has water/ is across from Hospital.

Abare said that we need to talk 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 & commercial.

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

Jeff recommended that PZ 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:

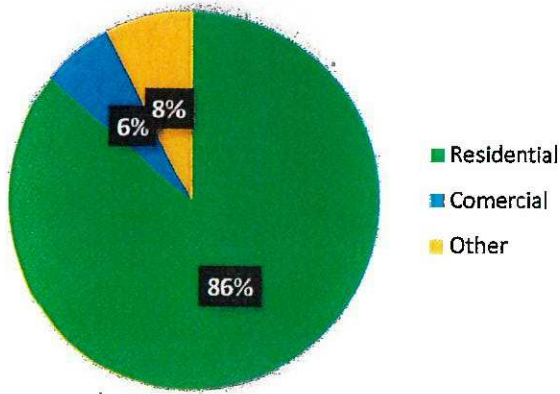
\_\_\_\_\_  
Wayne Abare Chair

\_\_\_\_\_  
Denine Sherear, Board Secretary

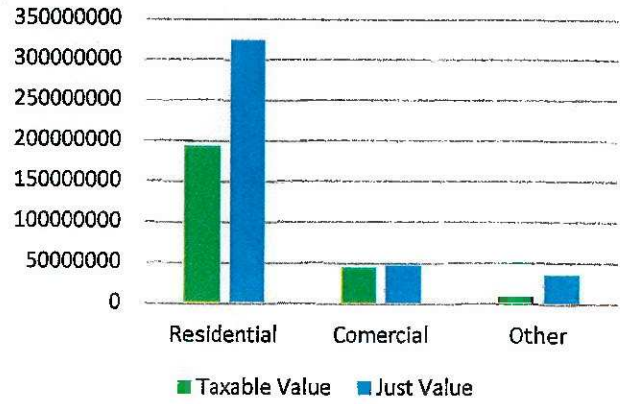
\_\_\_\_\_  
Date Approved: as presented/corrected:

DRAFT

# of Parcels By Type



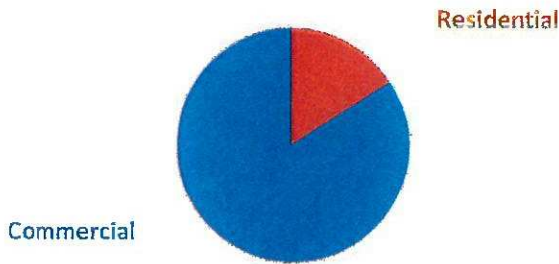
Property Value



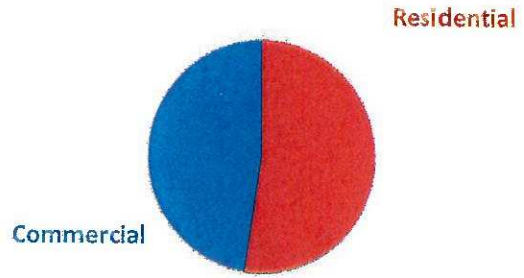
Average Taxable Parcel Value

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

AVERAGE INCOME



AVERAGE EXPENSE



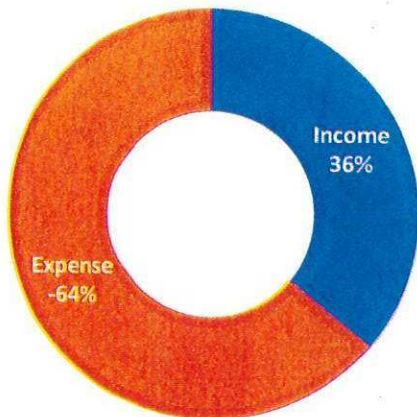
Average Income

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

Average Expense

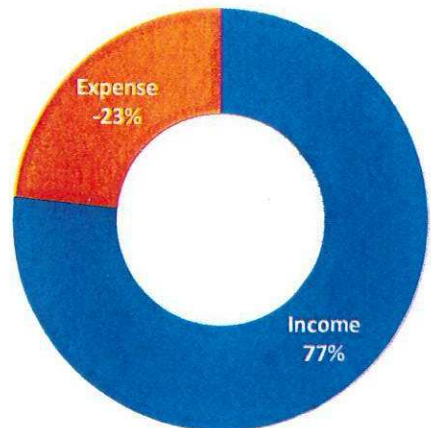
Residential: \$787  
Commercial: \$710

RESIDENTIAL



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

COMMERCIAL



Average Per Parcel Net Income (Loss)  
\$1626



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**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/CHANGE: NONE**

**4. CONSENT AGENDA:**

**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) & Rural Residential (RR-65) to Residential/Limited Commercial(R/LC). The Owner/Applicant is Mr. Nicholas Shelton.**

**Exhibit:** Agenda Report No. 5.a.

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

Abare gave history on Comprehensive Plan about Lane Use (LU) & 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 Shelton, 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 Lane 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 Institution.

**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: George Foster- Aye; Wayne Abare – Aye; Liz Ritter – Aye; Doug Dial – Aye; Mary 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 supportive
- 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 the future, agree
- Rinehart this all fits into the plan
- Abare, he agrees with 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, Range 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 application is submitted by Mr. Malcolm Kirschenbaum, Manager of Weber Woods, LLC.**

**Exhibit:**

Agenda Report No. 5.b.

Bruce Moia President of MVB 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.



# TOWN OF MALABAR

## PLANNING AND ZONING

### AGENDA ITEM REPORT

**AGENDA ITEM NO: 7.b.**  
**Meeting Date: August 12, 2020**

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

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**SUBJECT:** Discussion as requested by Planning & Zoning Board to discuss professional funding source for extension of Jordan Blvd to connect with Atz Road for alternate east/west road access for life-safety across railroad tracks. Matt Stinnett, Town Manager & Mr. Bill Barrett, Guest Speaker

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#### **BACKGROUND/HISTORY:**

This Agenda Item was discussed at the March 11, 2020 Meeting under "Discussion" and at past PZ Meetings for an alternate east/west arterial roadway.

The PZ Board would like to recommend a "Vision" of the Town to Council as suggested by PZ Member Doug Dial in the past and Jeff Rinehart moving forward to receive funding and direction.

PZ Board Member Dial suggested looking at the 30-year plan for Malabar and now there is only one east/west road in Malabar that extends out west and that is Malabar Road. Jordan Blvd is a Major Collector Street with a 100-foot right-of-way to connect to Atz Road.

This can be a suggestion to connect for a secondary access going west for emergency access and safety in the event Malabar Road corridor is not accessible. The other alternate escape route discussed at a previous meeting was Briar Creek Blvd in the Brook Hollow Subdivision with only one ingress/egress.

#### **ATTACHMENTS:**

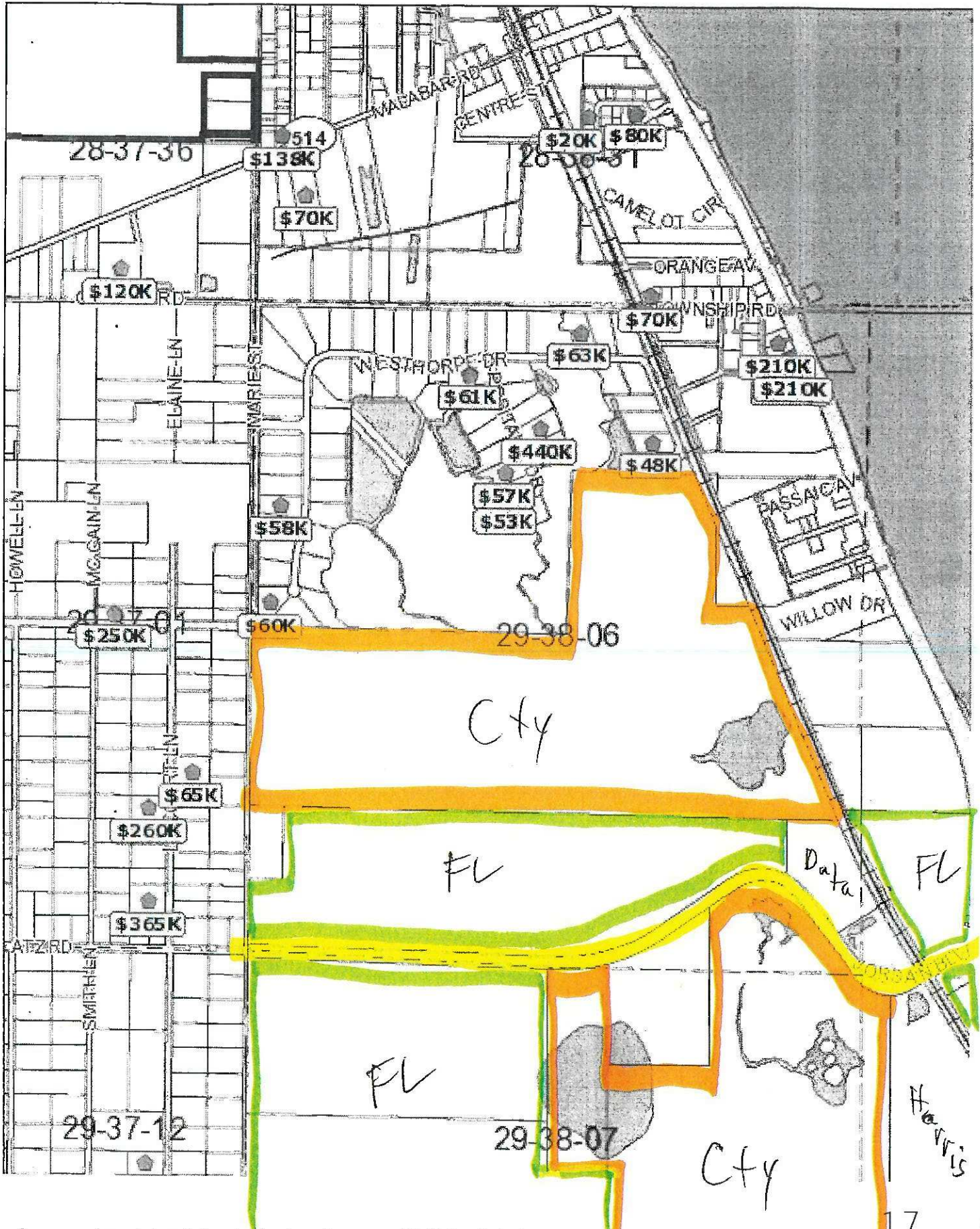
- Maps

#### **ACTION OPTIONS:**

Discussion



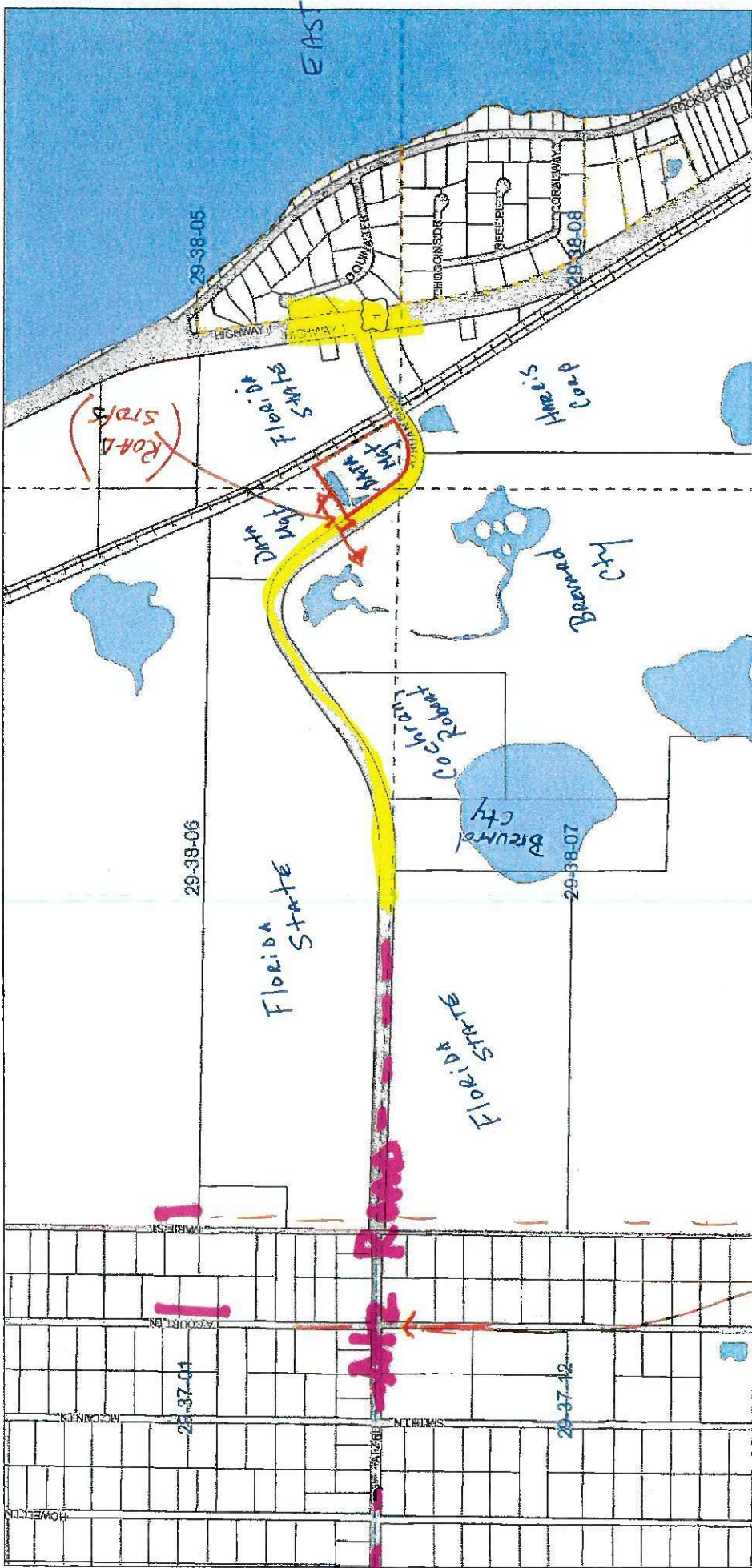
# Brevard County Property Appraiser





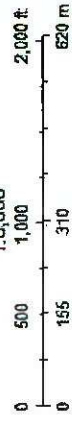
North

# Brevard County Property Appraiser



July 8, 2020

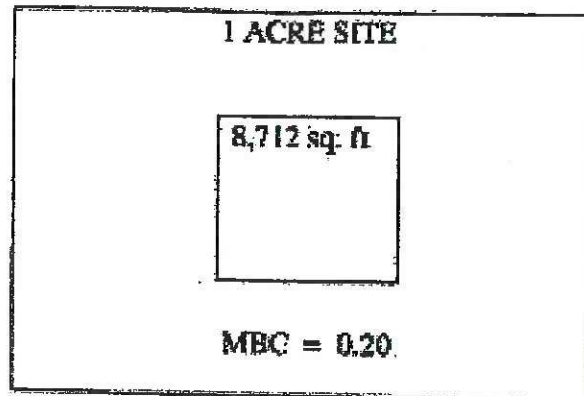
1:8,000



28-40050

For illustration only. Not a survey. Map layers may not precisely align.  
© BCPAO 2015

FIGURE 1-3.3(D). MAXIMUM BUILDING COVERAGE ILLUSTRATION



Maximum building coverage for a MBC of 0.20 = 8,712 sq. ft.

$$\text{MBC} = \frac{\text{Total Building Coverage}}{\text{Total Lot Area}}$$

E. *Principal Structure Setbacks.* Table 1-3.3(A) provides building setbacks for all zoning districts. In addition to these setbacks the required minimum setback shall be measured from the centerline of the right-of-way as in Table 1-3.3(E).

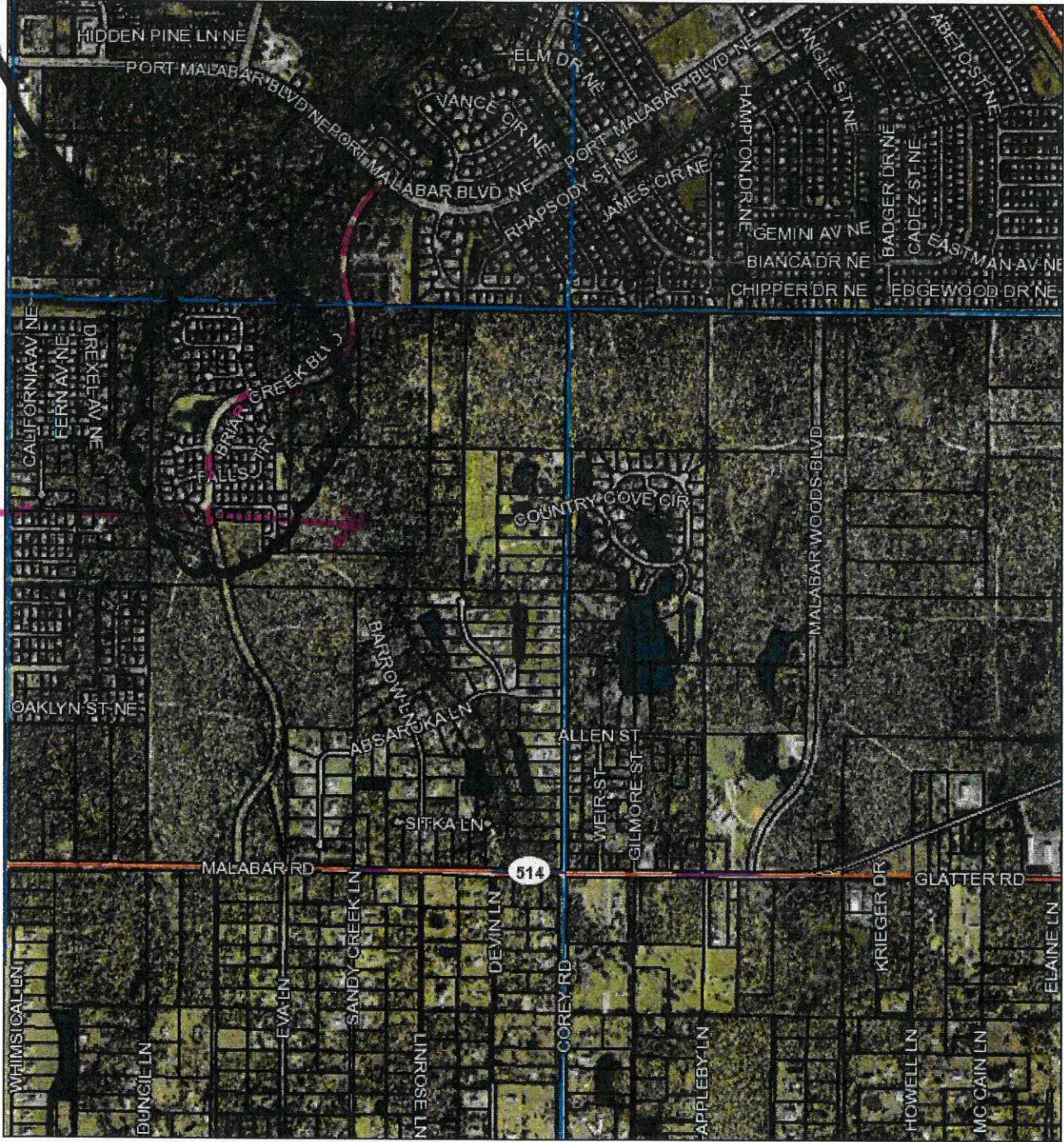
TABLE 1-3.3(E). PRINCIPAL STRUCTURE SETBACKS FROM CENTERLINE OF THOROUGHFARES

<i>Transportation Facility</i>	<i>Building Setback (feet)</i>
Arterial Roadways (150 feet R/W)	100
US 1 Highway	
Malabar Road (SR 514)	
Babcock Street (SR 507)	
Major Collector Streets (100 feet R/W)	85
Corey Road	
Weber Road	
Marie Street	
Jordan Blvd.	
Local Streets (50—60 feet R/W)	65
Minor Collector Streets (70 feet R/W)	75
Atz Blvd.	
Hall Road	
Old Mission Road	
Benjamin (Reese) Road	



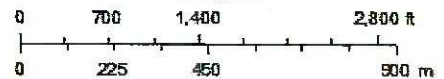
Brook Hollow  
Subdivision

# Brevard County Property Appraiser



August 11, 2020

1:16,000



2645850

For illustration only. Not a survey. Map layers may not precisely align.  
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**TOWN OF MALABAR**

**PLANNING AND ZONING**

**AGENDA ITEM REPORT**

**AGENDA ITEM NO: 7.b.**  
**Meeting Date: August 12, 2020**

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

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**SUBJECT: Discuss local Regulations for Mobile Food Vendors**

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**BACKGROUND/HISTORY:**

The PZ Board discussed the regulations a few times in the past and it is before our Board per Chair Wayne Abare.  
Also, reviewed was Senate Bill 474 for Food Vendor Regulations as discussed by PZ Board at a past meeting this has to do with licensing and locations.

**Please bring packet from last PZ Meetings 2/12/2020 &  
2/26/2020 & 3/11/2020**

**ATTACHMENTS: 0**

**ACTION OPTIONS:**  
Discussion