



Planning and Zoning Board Meeting

Wednesday, March 11, 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 2/12/2020**

Exhibit: Agenda Report Number 4a

Attachments:

- Agenda Report Number 4a (PZ_4a_b_0311_2020.pdf)

- b. **Approval of Minutes of Planning and Zoning Board Meeting 2/26/2020**

Exhibit: Agenda Report Number 4b

5. PUBLIC HEARING
6. ACTION ITEMS

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

Exhibit: Agenda Report Number 6a

Attachments:

- Agenda Report Number 6a (PZ_6a_0311_2020.pdf)

7. DISCUSSION

- a. **Continue Discussion on local Regulations for Mobile Food Vendors & Options**

Exhibit: Agenda Report Number 7a

Attachments:

- Agenda Report Number 7a (PZ_7a_0311_2020.pdf)

b. Continue Discussion on Extending Jordan Blvd West from L3 Harris Corporation to Atz Road for Safety Issues

Exhibit: Agenda Report Number7b

Attachments:

- Agenda Report Number 7b (PZ_7b_0311_2020.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 25, 2020 (Action Item)

11. ADJOURNMENT

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 4.a,b.

Meeting Date: March 11, 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

Draft minutes of P&Z Board Meeting of 2/26/2020

ACTION OPTIONS:

Secretary requests approval of the minutes.

MINUTES NOT READY

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 6.a.

Meeting Date: March 11, 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 2/26/2020 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. It was suggested by Chair Abare to make a Recommendation to Council to add language in our Code Book

ATTACHMENTS:

- Chair Wayne Abare submittal for "Tiny Homes"

ACTION OPTIONS:

Recommendation to Council

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)				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 (%)
Zoning District	Size (sq. ft.)	Width (ft.)	Depth (ft.)		Minimum Living Area (sq. ft.)	Front	Rear	Side (I)					
Rural Residential Development													
RR-65	65,340	150	250	35/3	1,500	40	30	30	30	20	N/A	80	0.66
Traditional Single-Family Residential Development													
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

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.a.
Meeting Date: March 11, 2020

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

SUBJECT: Discuss Possible local Regulations for Mobile Food Vendors

BACKGROUND/HISTORY:

The PZ Meeting of 2/26/2020, the Board discussed reviewing the regulations from North Port in northern Florida and bring back ideas for regulations at this meeting.
Also, review Senate Bill 474 for Food Vendor Regulations as discussed by PZ Board at last meeting this has to do with licensing and locations.

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

Handouts will be given at Meeting for Discussion

ATTACHMENTS: 0

ACTION OPTIONS:
Discussion

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.b.

Meeting Date: March 11, 2020

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

SUBJECT: Continue Discussion on Extending Jordan Blvd west from L3 Harris Corporation to Atz Road for Safety Issues

BACKGROUND/HISTORY:

This Agenda Item was discussed under "Future Items for Agenda" at past PZ Meetings for an alternate east/west arterial roadway.

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 has the right-of-way to connect to which is Atz Road and can be a suggestion to connect for a secondary access going west.

ATTACHMENTS:

- Map
- Email submitted by PZ Board Member Doug Dial

ACTION OPTIONS:

Discussion

Reply all | v Delete Junk Block ...

TOWN OF MALABAR

Re: PZ MEETING FOR FEBRUARY 26, 2020 - 7PM

FEB 24 2020

RECEIVED

Via email
DS



Douglas Dial <doug dial@icloud.com>

Sun 2/23/2020 12:44 PM

Denine Sherear; George Foster <georgesfoster@bellsouth.net>; Wayne Abare <wabare@cfl.rr.com>; Liz Ritter

Like Reply Reply All Forward ...

Denine and fellow P&Z members,

I had the action to come up with a blurb for this. We can discuss at our next meeting. Feel free to bring your edits as you see fit.

Per last meeting's discussion, here is a possible request for our Town Planner to consider looking into:

In the February 11, 2020 P&Z meeting discussion as part of long-term strategy for Malabar (10-30 years out), P&Z members discussed looking into feasibility (pros/cons) of additional west/east arterial roadway alternatives.

Currently, Malabar Road serves as the only west/east alternative through the Town. Of course, Malabar Road expansion needs to be addressed as soon as possible. Traffic patterns early morning and at other peak times during the day are already becoming significant issues for Malabar residents and other drivers using the roadway. Construction of a second set of north/south railroad tracks is currently underway in the County and specifically Malabar as well. This will only add to Malabar traffic woes as train scheduling increases dramatically. Hopefully, the Town Planner, Council members and others will address the Malabar Road issue soon with Florida Department of Transportation.

Looking down the road (pun intended), with population continuing to increase throughout the County, what additional measures are possible for Malabar to consider while maintaining the rural nature of the Town?

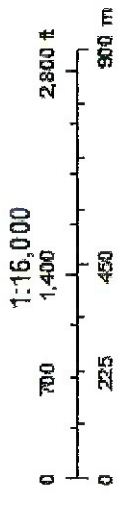
Having Malabar Road as a single east/west thoroughfare through the Town has been reasonably tolerable...so far. What about 10 years (and beyond) from now? Obviously a limiting factor for east/west alternatives consideration is having the ability to cross the railroad tracks. The only alternative currently in Malabar where the infrastructure exists to cross the railroad tracks is at Jordan Boulevard. The railroad crossing at Jordan Boulevard off of U.S. 1 currently serves only two commercial companies, L3Harris Technologies and Data Management. Additionally, there is already a traffic light at this intersection. Heading west of this short span of Jordan Boulevard dead-ends into the Jordan Scrub Sanctuary. Decades ago, plans for Jordan Boulevard to be an active thoroughfare were shelved and the sanctuary was established. It is less than a mile from Marie Street on the west to Jordan Boulevard on the east across the Sanctuary. If extended westward, Jordan Boulevard could connect with Atz Road, possibly becoming a second west/east arterial for the Town.

There are obviously a host of questions that would need to be addressed. The P&Z would like for the Town to consider asking our Town Planner to look at the feasibility of this option. Is it even doable now that the Jordan Scrub Sanctuary exists? If so, could there be incentives for Malabar residents affected by such a change that could lessen the impact (rise in property values due to rezoning possibly)? Funding? Etc.

Brevard County Property Appraiser



March 10, 2020



2846850
Esri/View Pointometry/BCDPA

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