



Planning and Zoning Board Meeting

Wednesday, July 8, 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 02/12/2020

Exhibit: Agenda Report Number 4a

Attachments:

- Agenda Report Number 4a (Agenda_Report_Number_4a.pdf)

b. Approval of Minutes of 02/26/2020

Exhibit: Agenda Report Number 4b

Attachments:

- Agenda Report Number 4b (Agenda_Report_Number_4b.pdf)

c. Approval of Minutes of 03/11/2020

Exhibit: Agenda Report Number 4c

Attachments:

- Agenda Report Number 4c (Agenda_Report_Number_4c.pdf)

d. Approval of Minutes of 06/10/2020

Exhibit: Agenda Report Number 4d

Attachments:

- Agenda Report Number 4d (Agenda_Report_Number_4d.pdf)

5. PUBLIC HEARING: none

6. ACTION ITEMS: none

7. DISCUSSION/POSSIBLE ACTION ITEMS

a. Discuss the need for Commercial Development on Town of Malabar's Main Corridors to generate Tax Revenue

Requested by Alternate Member Jeff Rinehart

Exhibit: Agenda Report Number 7a

Attachments:

- Agenda Report Number 7a (Agenda_Report_Number_7a.pdf)

b. Continue Discussion on Extending Jordan Blvd West from Harris Corp. to Atz Road for Safety Reasons

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 - July 22, 2020

11. ADJOURNMENT

"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
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

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:

4.a. Approval of Minutes	Planning and Zoning Meeting – 12/11/2019
Exhibit:	Agenda Report No. 4.a.
Recommendation:	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 idea 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. Could 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:

Wayne Abare Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected:

"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
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:	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:

4. CONSENT AGENDA:

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

NOT AVAILABLE YET

5. PUBLIC HEARING: none

6. ACTION: 0

7. DISCUSSION:3

7.a. Open Discussion for Malabar's Prosperity to bring Business to Malabar that will bring Viable & Desirable Revenue (Presented by: Resident Dave Kello)	
Exhibit:	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 can not 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 BUSINESSOld 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:

Wayne Abare Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected:

DRAFT

**PZ MEETING
MINUTES FOR**

03/11/2020

NOT AVAILABLE

"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
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

5.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 (OI) 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.5a.

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 40 years, recently new Starbucks on 1 -92. It is a husband and wife DR.'s they are permanent residence. He reviewed the Malabar Codes with 10 certain criteria's, the attorney

address 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 foot prints 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.

The 3 C's

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 uniquely. The house on 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 is 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 I feel 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, some voices 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 is 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, OI, 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 about 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 tuff 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 – Aye to 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:

Wayne Abare Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected:

DRAFT

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.a.

Meeting Date: July 8, 2020

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

SUBJECT: Discuss the need for Commercial Development along Town of Malabar's Main Corridors to generate Tax Revenue. (Discussion requested by Member Jeff Rinehart)

BACKGROUND/HISTORY:

This Agenda Item was discussed at a previous Meeting under "Discussion" at a past PZ Meeting, to compare Commercial vs Residential for tax revenue.

PZ Board Member Rinehart suggested looking at an average income & expenses for Commercial and Residential properties review chart. (attached to this Agenda Item)

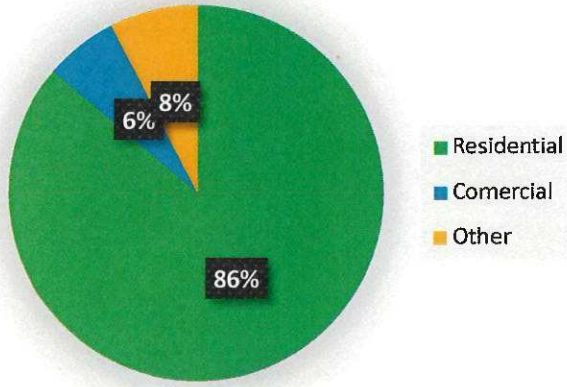
ATTACHMENTS:

- Town Map
- Taxable Parcel Value chart

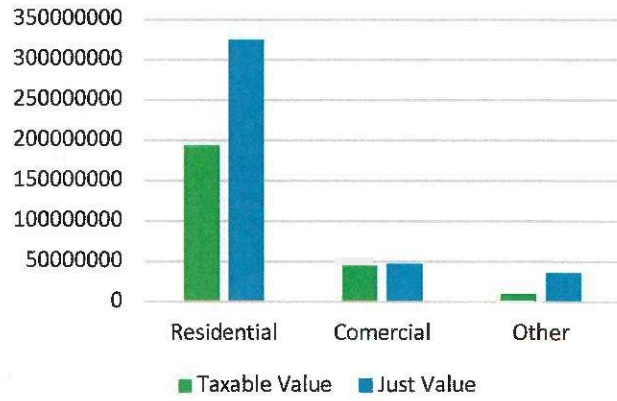
ACTION OPTIONS:

Discussion

of Parcels By Type



Property Value

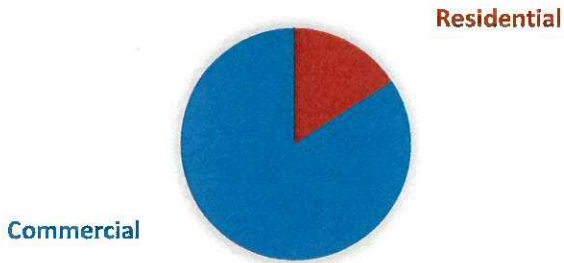


Average Taxable Parcel Value

Residential: \$165,951

Commercial: \$333,294

AVERAGE INCOME

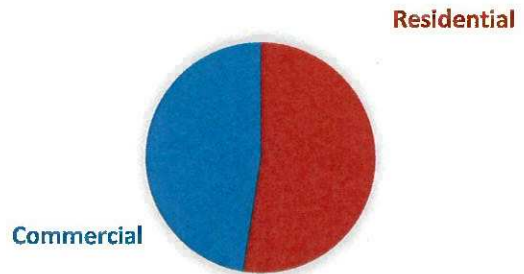


Average Income

Residential: \$442

Commercial: \$2,337

AVERAGE EXPENSE

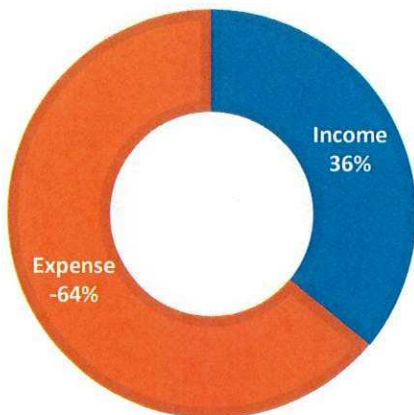


Average Expense

Residential: \$787

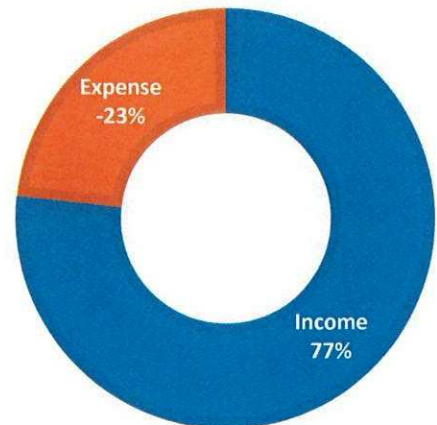
Commercial: \$710

RESIDENTIAL



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

COMMERCIAL



Average Per Parcel Net Income (Loss)
\$1626



- DISTRICTS - LEGEND**
- CG - Community Center
 - CP - Community Plan
 - FM-6 - Farm Medium Density
 - FM-21 - Farm Single-Family
 - INS - Institutional Neighborhood
 - IND - Industrial
 - IR-10 - Institutional Residential
 - IR-15 - Institutional Residential
 - IR-21 - Institutional Residential
 - IR-65 - Institutional Residential
 - IR-66 - Institutional Residential
 - IR-67 - Institutional Residential
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 - IR-95 - Institutional Residential
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 - IR-97 - Institutional Residential
 - IR-98 - Institutional Residential
 - IR-99 - Institutional Residential
 - IR-100 - Institutional Residential

Break the flow Sub division

Water Works

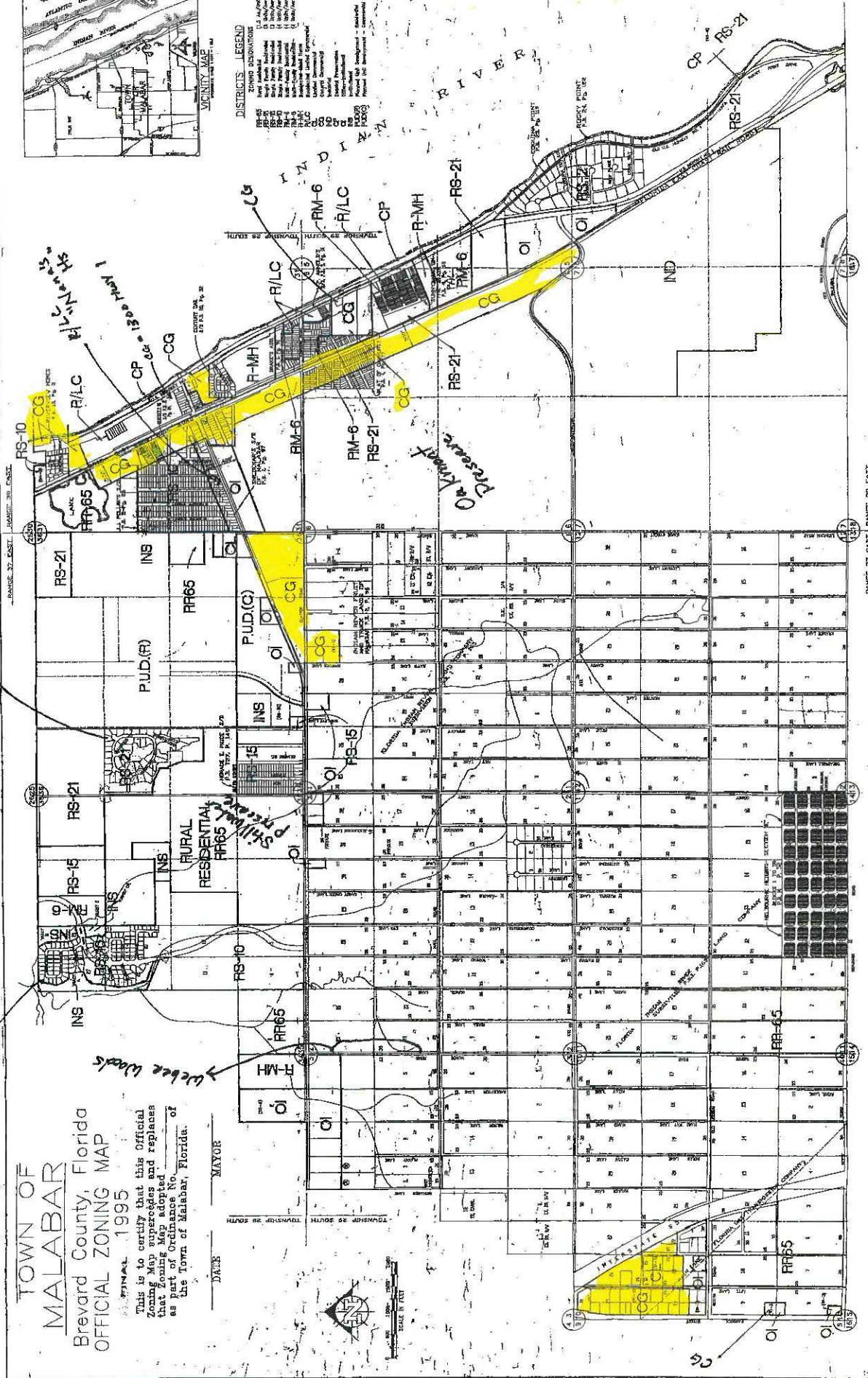
Ordnance

TOWN OF MALABAR
 Brevard County, Florida
OFFICIAL ZONING MAP
 FINAL 1995

This is to certify that this Official Zoning Map has been adopted and replaces the previous Official Zoning Map of the Town of Malabar, Florida.

DATE _____ MAYOR _____

TOWNSHIP 28 SOUTH



ZONING MAP

RANGE 32 EAST

RANGE 32 EAST

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.b.

Meeting Date: July 8, 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 at the March 11, 2020 Meeting under "Discussion" at a past PZ Meeting 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 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.

ATTACHMENTS:

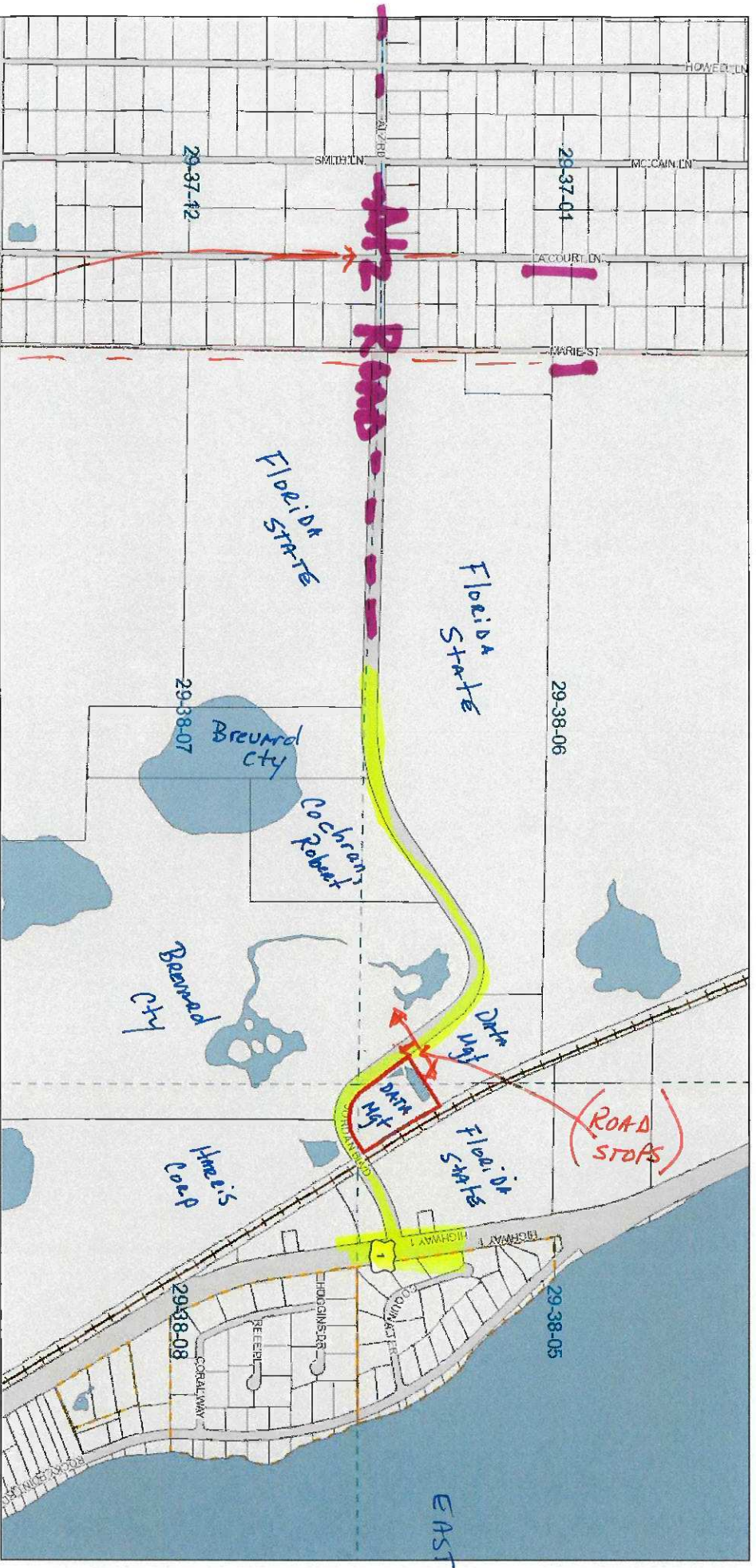
- Maps
- Email submitted by PZ Board Member Doug Dial

ACTION OPTIONS:

Discussion

Brevard County Property Appraiser

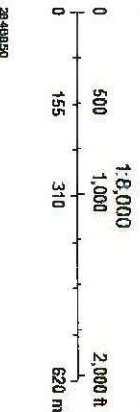
North



Atz's Road
ROAD
Stops

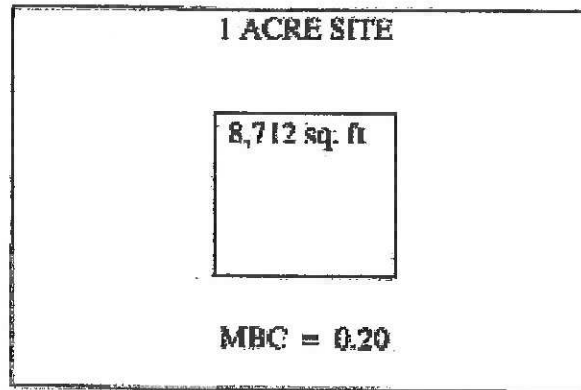
ROAD
Stops

South



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

FEB 24 2020

RECEIVED

Via email (signature)

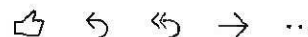
Re: PZ MEETING FOR FEBRUARY 26, 2020 - 7PM



Douglas Dial <dougdial@icloud.com>

Sun 2/23/2020 12:44 PM

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



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

