

TOWN OF MALABAR
PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY APRIL 26, 2017
7:30 PM
MALABAR COUNCIL CHAMBER
2725 MALABAR ROAD
MALABAR, FLORIDA

AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE**
- B. ROLL CALL**
- C. ADDITIONS/DELETIONS/CHANGES**
- D. CONSENT AGENDA :**

- 1. **Approval of Minutes** Planning and Zoning Meeting – 04/12/2017(not ready)
- Exhibit:** Agenda Report No.1
- Recommendation:** Request Approval

- E. PUBLIC HEARING: none**
- F. ACTION:**

- 2. **Recommend Approval to Council Re: Annual Review of Capital Improvement Plan**
- Exhibit:** Agenda Report No. 2
- Recommendation:** Discussion

- G. DISCUSSION:**

- 3. **Review & Revise Table 1-19.18 “Zoning District Sign Regulations”**
- Exhibit:** Agenda Report No. 3
- Recommendation:** Discussion

- H. ADDITIONAL ITEMS FOR FUTURE MEETING:**

- Discuss Future Meetings; May 19, 2017 & May 24, 2017

- I. PUBLIC:**

- J. OLD BUSINESS/NEW BUSINESS:**

OLD BUSINESS:

NEW BUSINESS:

- K. ADJOURN**

NOTE: THERE MAY BE ONE OR MORE MALABAR ELECTED OFFICIALS ATTENDING THIS MEETING.
If an individual decides to appeal any decision made by this board with respect to any matter considered at this meeting, a verbatim transcript may be required, and the individual may need to insure that a verbatim transcript of the proceedings is made (Florida Statute 286.0105). The Town does not provide this service in compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the Town's ADA Coordinator at 321-727-7764 at least 48 hours in advance of this meeting.

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 1

Meeting Date: April 26, 2017

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 April 12, 2017 (not ready yet)

ACTION OPTIONS:

Secretary requests approval of the minutes.

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: April 26, 2017

Prepared By: Denine Sherear, P&Z Board Secretary

SUBJECT: Annual Review of Capital Improvement Plan (CIP)

BACKGROUND/HISTORY:

Please bring PZ Packet from March 22, 2017 & April 12, 2017 with attachments to continue review of the CIP.

It was suggested at the last PZ Meeting on April 12, 2017 to review the updated CIP list and Recommend to Council this plan

NEW ATTACHMENTS:

- Revised Worksheet from PZ Meeting 4/12/2017

ACTION OPTIONS:

Recommendation to Council

**TOWN OF MALABAR
FIVE YEAR PLAN PRIORITIES
Revised APRIL 12, 2017
(WORKSHEET)**

LAND ACQUISITION	INFRASTRUCTURE
1. Acquire Land for ROW on Corey & Weber Road that approaches Malabar Road (SR514) 3 lanes per side	1. Corey & Weber Roads that approaches to Malabar Road (SR514) 3 lanes per side
2. East side of Malabar Woods Blvd to work with EEL's for shared building for Town Hall	2. Multi Modal trail from Northside of Malabar Road from US-1 to Palm Bay Hospital
3. River Access – Potential north end of Rocky Point for non-motorized boats	3. Jordan Blvd to Atz Road & Improvement-reconnect ROW & add multi-modal path
	4. Consider Road resurfacing now due to oil prices (liquid rock)
	5. Connect drainage to west side of Malabar Road to the Tillman Canal
	6. Update the topology/Elevation survey map of Malabar (1988) for drainage * (ask Morris)
	7. Possibility –clearing creeks on private property
FACILITIES	PUBLIC SAFETY
1. Community Center (Land Use Fire Dept./ Park)	1. Fire Department to provide list
2. New Town Hall Land (Land Use Fire Dept./ Park)	2. Fire Hydrants- Artesian Well to have Strategically located throughout the Town
3. Public Works Pole Barn for Equipment	
EQUIPMENT	
1. Slope Mower	

TOWN OF MALABAR AGENDA ITEM REPORT

AGENDA ITEM NO: 3
Meeting Date: April 26, 2017

Prepared By: Denine Sherear, Planning & Zoning Board Secretary

SUBJECT: Review & Revise Table 1-19.18 "Zoning District Sign Regulations"

BACKGROUND/HISTORY:

The Council requested Planning and Zoning review the Sign Regulation, Table 1-19.18 and make some recommendations. I have attached Table 1-19.18 from the Town of Malabar Code book. You previously received the memo from the Building Official that said there should be considerations given in the code for the size of the structure and the type of roadway it abuts.

At the last PZ Meeting on 4/12/2017 the Board discussed the different sign structures located in the Town and would like to see pictures and sizes of existing signs, to continue the review and work on revising Table 1-19.18.

Please bring your packet from the 4/12/2017 PZ Meeting

ATTACHMENTS:

- Article XIX- Section 1-19.18 District sign regulations
- Renderings and specs for some of the signs located throughout the Town of Malabar

ACTION OPTIONS: Discussion/Action

Section 1-19.16. Signs not to constitute a traffic hazard.

No sign shall be placed at any location in the Town where it may interfere with or obstruct the view of any motorist, or be confused with any authorized traffic sign, signal or device. The Town Council shall have the authority to refuse the erection, or to order the removal by the Building Official, if any signs constituting an obstruction to motorists or pedestrians or otherwise are viewed to be impediments to traffic safety or traffic flow.

Section 1-19.17. Signs not to encroach [into] electric utility clear zone.

No sign shall be placed closer than eight (8) feet from the nearest part of any utility pole which supports electrical transmission lines. No sign shall be placed closer than eight (8) feet from the nearest part of any electric transmission line. If the National Electric Safety Code is now or hereafter more restrictive than the provisions of this subsection, its more restrictive provisions shall supersede the provisions herein.



Section 1-19.18. District sign regulations.

The provisions of Table 1-19.8 "Zoning District Sign Regulations" shall apply to each lot or parcel of land, and/or each business establishment as may be applicable in each case. In the following zoning classifications, the specified sign types and construction classes shall be permitted subject to the restrictions and limitations contained herein.

TABLE 1-19.18. ZONING DISTRICT SIGN REGULATIONS

(1) Sign Regulations Within Residential Zoning Districts:

<i>Sign Type</i>	<i>Accessory</i>	<i>Construction</i>	<i>Directory</i>	<i>Directional</i>
Construction Class	Wall or Detached	Wall or Detached	Wall or Detached	Wall or Detached
Maximum Number	1	1	1	1
Maximum Area	4 sq. ft.	32 sq. ft.	10 sq. ft.	3 sq. ft.
Maximum Height	10 sq. ft.	Detached: 10 ft. Wall: Roof line of building	10 ft.	Detached: 3 ft. Wall: 12 ft.
Placement	Must observe all yard regulations	Front setback: 10 ft. Side and Rear: 25 ft.	Must observe all yard regulations	Non-Restricted
Illumination	None	None	Indirect	None
Special Regulations	Permitted only in conjunction with a permitted home occupation. See Footnote 1.	Must be removed immediately upon completion of construction	None	None

SIGNAGE

§ 1-19.18

<i>Sign Type</i>	<i>Future Improvement</i>	<i>General Outdoor Advertising</i>	<i>Real Estate</i>	<i>Subdivision</i>
Construction Class	Detached	Wall or Detached	Detached	Wall or Detached
Maximum Number	1	1	1	1 per public entrance
Maximum Area	10 sq. ft.	32 sq. ft.	5 sq. ft.	32 sq. ft.
Maximum Height	10 ft.	10 ft.	4 ft.	10 ft.
Placement	Front setback: 10 ft. Side and Rear: 25 ft.	No signs to impede vision at any intersection	Front setback: 10 ft. Side and Rear: 25 ft.	No signs to impede vision at any intersection
Illumination	None	None	None	Indirect
Special Regulations	None	See Footnotes 1 and 2	None	None

* (2) Sign Regulations Within Non-Residential Zoning Districts:

<i>Sign Type</i>	<i>Accessory</i>	<i>Accessory</i>	<i>Accessory</i>
Construction Class	Wall	Detached, Marquee, and Projecting	Snipe
Maximum Number	3	2 total from this group	4
Maximum Area	10% of the wall area, and no more than 60 sq. ft. of cumulative area	60 sq. ft. total cumulative area	1½ sq. ft. each
Maximum Height	Roof line of building	Detached: 25 ft. Others: Roof line of building	Roof line of building
Placement	Non-Restricted	Must observe yard regulations and Front setback: 10 ft.	Must observe yard regulations
Illumination	Direct, Indirect	Direct, Indirect	None
Special Regulations	See Footnotes 1, 3, and 4	See Footnotes 4 and 5	None

<i>Sign Type</i>	<i>Construction</i>	<i>Directory</i>	<i>Directional</i>	<i>General Outdoor Advertising</i>
Construction Class	Wall or Detached	Wall or Detached	Wall or Detached	Wall or Detached
Maximum Number	1	2	2	1
Maximum Area	32 sq. ft.	Sum of 30 sq. ft.	3 sq. ft. each	Detached: 3 sq. ft. Wall: 10 sq. ft.
Maximum Height	Detached: 10 ft. Wall: Roof line of building	10 ft.	Detached: 3 ft. Wall: 10 ft.	10 ft.
Placement	Front Setback: 10 ft. Rear and Side: 25 ft.	Must observe all yard regulations	Non-Restricted	Front setback: 10 ft. Rear and Side: 25 ft.
Illumination	Indirect	Indirect	Indirect	Indirect
Special Regulations	Must be immediately removed upon completion of construction	None	None	See Footnotes 1 and 2

(3) Sign Regulations Within Non-Residential Zoning Districts:

<i>Sign Type</i>	<i>Future Improvement</i>	<i>Real Estate</i>	<i>Subdivision</i>
Construction Class	Detached	Wall or Detached	Wall or Detached
Maximum Number	1	3	1 per public entrance
Maximum Area	32 sq. ft.	9 sq. ft. each	12 sq. ft.

<i>Sign Type</i>	<i>Future Improvement</i>	<i>Real Estate</i>	<i>Subdivision</i>
Maximum Height	10 ft.	Detached: 4 ft. Wall: 8 ft.	10 ft.
Placement	Front setback: 10 ft. Side and Rear: 25 ft.	Front setback: 10 ft. Side and Rear: 25 ft.	No sign shall impede vision at any intersection
Illumination	Indirect	None	Indirect
Special Regulations	None	Buildings of over 10,000 sq. ft. may erect a wall sign of 12 sq. ft. See Footnotes 1 and 6.	See Footnote 3

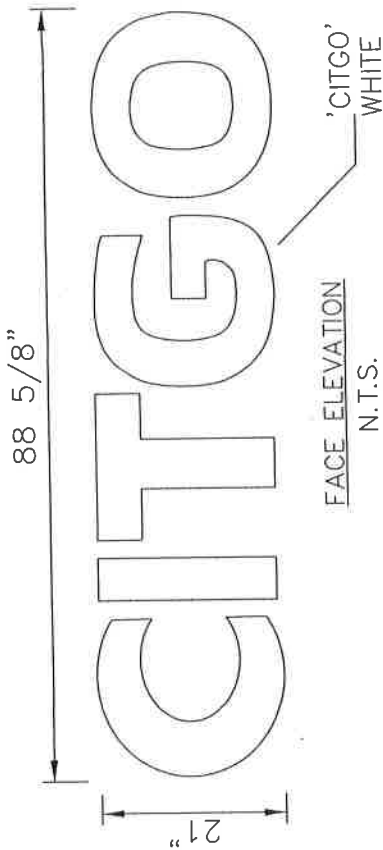
Footnotes to charts:

- (1) All inside signs within five (5) feet of a window shall be counted as wall signs and in addition shall not exceed twenty (20) inches of the glassed area of the window in which the sign is located.
- (2) Only permitted are those signs which identify, advertise, and/or direct to a licensed business within two hundred (200) feet of the sign. However, if the sign is three (3) square feet or less in area, the business may be within one (1) mile of the sign.
- (3) Apartment complexes and dwellings of up to ten (10) units are permitted thirty-two (32) square feet. For excess of ten (10) units, one (1) square foot may be added for each unit, up to a maximum of forty-eight (48) square feet in cumulative area.
- (4) If illumination is permitted, sign may not be animated and/or flashing.
- (5) One additional sign of this construction class up to thirty (30) square feet in area shall be permitted for each two hundred (200) feet of street frontage.
- (6) For a group of more than four (4) sites and in lieu of the nine (9) square foot individual lot sign, one thirty-two (32) square feet shall be permitted.

[The next page is 1175]

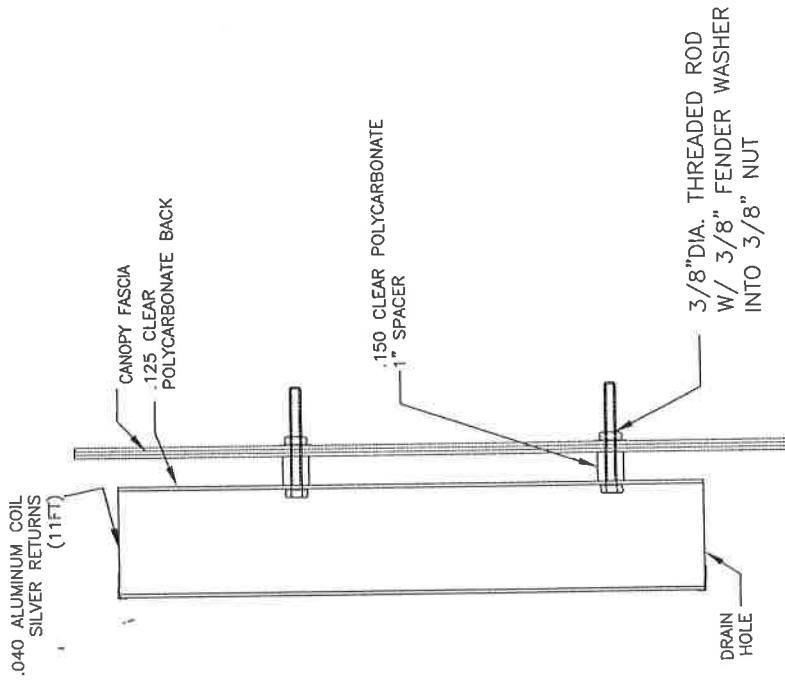
CANOPY/ISLANDS IMAGE STANDARDS

21" Non-Illuminated White Channel Letters



THIS SIGN ATTACHMENT HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2014 5th Ed., CHAPTER 16, STRUCTURAL DESIGN, ASCE 7-2010. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH SECTION 1609, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE.
 BASIC WIND SPEED: 155 MPH, W/ 3-SECOND GUSTS.
 BUILDING CATEGORY: II
 WIND EXPOSURE CATEGORY: C
 DESIGN WIND PRESSURE FOR EXTERIOR COMPONENTS & CLADDING: (32.00 PSF)

SIGN SPECIFICATIONS
 SIGN SIZE:
 Area - Encompassing Rectangle - 12.92 S.F.
 Designed Windload - 32 PSF



'CITGO' Lube Tri-mark Sign Specifications

27" Non-Illuminated Tri-mark



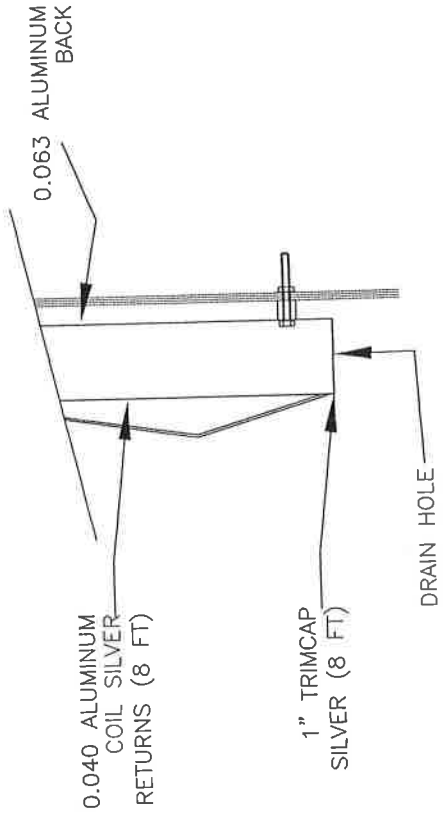
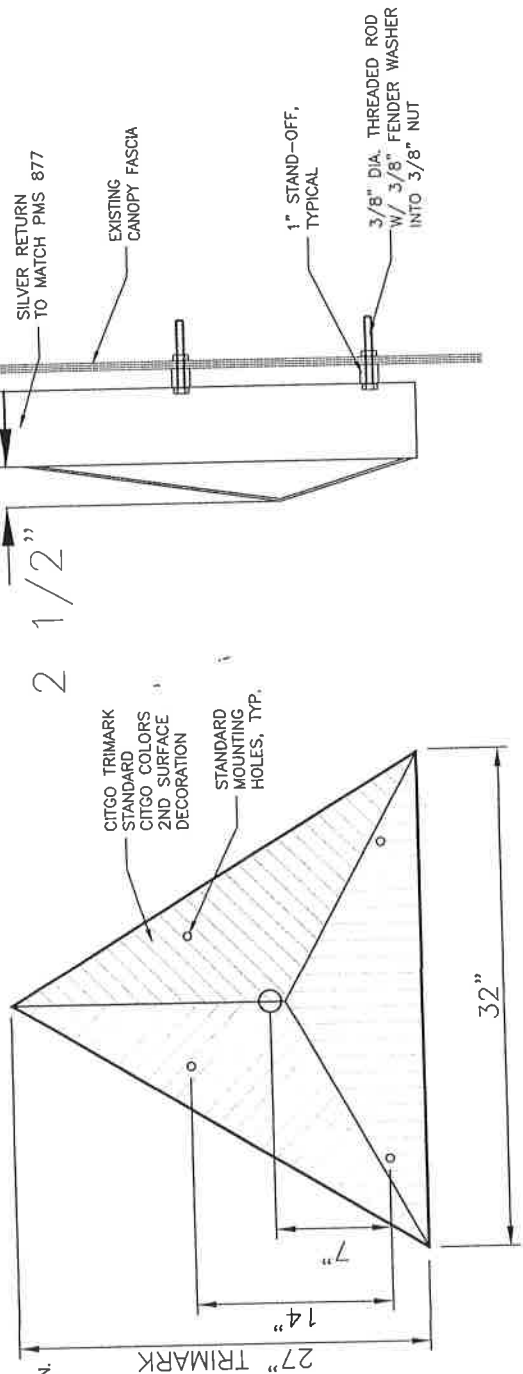
SIGN SPECIFICATIONS:

SIGN SIZE: 3.0 S.F.
 COPY AREA: 27" H x 32"W
 ACTUAL SIZE: 27" H x 32"W
 APPROXIMATE WEIGHT ... TOTAL - 45 LB.

COMPLIANT W/NATIONAL BUILDING CODES & STANDARDS
 (IBC, FL-BC, UBC, BOCA, AISC, ASCE7, ACI, & ALUM. DSGN. MANUAL)

COLOR SPECIFICATIONS:

CABINET - SILVER TO MATCH PMS#877
 TRIM CAP - SILVER
 FACE - PLEASE REFER TO COLOR RENDERING FOR COLOR AND GRAPHICS SPECS



THIS SIGN ATTACHMENT HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2014 5th Ed., CHAPTER 16, STRUCTURAL DESIGN, ASCE 7-2010. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH SECTION 1609, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE. BASIC WIND SPEED: 155 MPH, W/ 3-SECOND GUSTS. BUILDING CATEGORY: II WIND EXPOSURE CATEGORY: C DESIGN WIND PRESSURE FOR EXTERIOR COMPONENTS & CLADDING: (32.00 PSF)

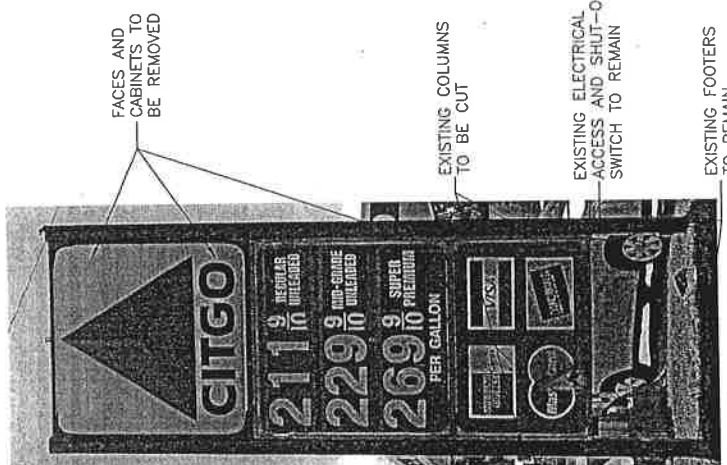
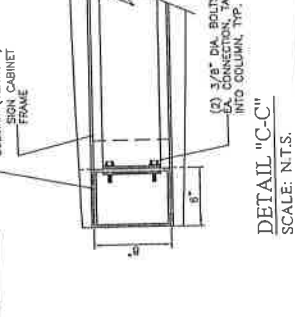
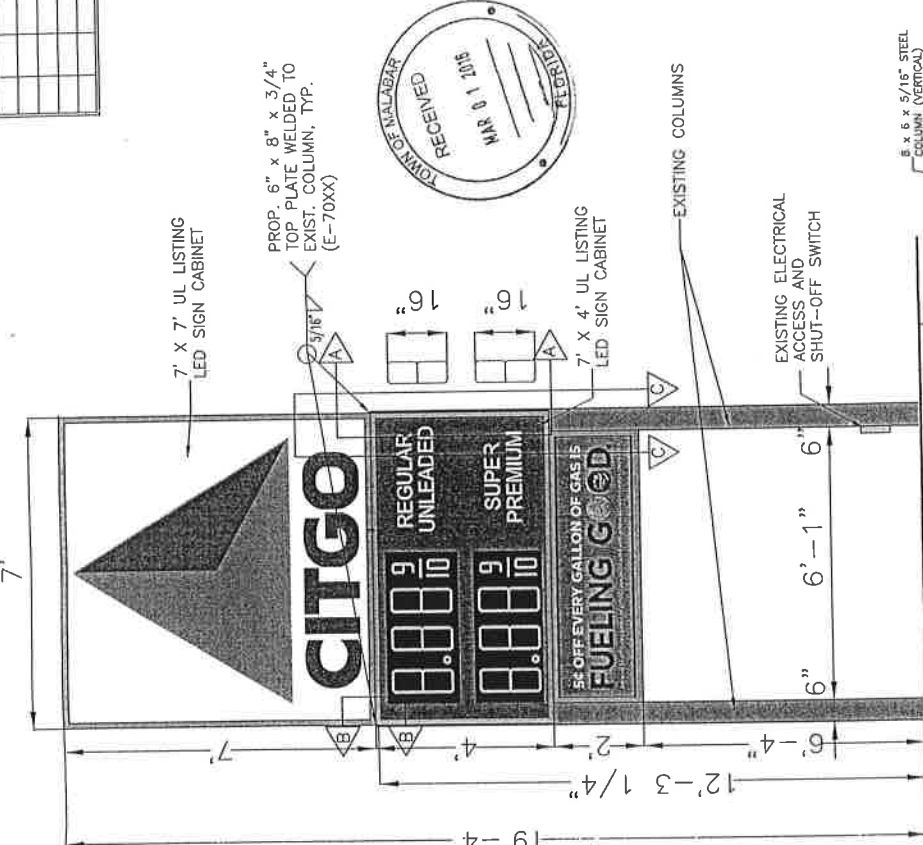
750 InT Speedway Blvd. Deland, Florida 32724
 Tel (386) 734-2864 Fax (386) 736-7096
 E-mail: spj@aluminumplus.com
 Web: www.aluminumplus.com
 LIC. NO. CB055622



Customer: Southeast #10949 Parcel ID: 28-38-31-54-0000C-0-0024-00 1360 S US HWY 1, Malabar, FL 32950 Site Address:

REVISIONS:	DATE	DESCRIPTION

PROJECT: MALABAR, FL 32950
 1360 S US HWY 1
 PROPOSED ID SIGN MODIFICATION
 SHEET TITLE: PLANNING • PERMITTING
 JOB # 10949
 SHEET NO. 1 OF 1
 MICHAEL MONTANA, P.E.
 EPI ENGINEERING, INC.
 1360 S US HWY 1, SUITE 100
 MALABAR, FL 32950
 (888) 888-8888
 WWW.EPIENGINEERING.COM



EXISTING ID SIGN
 EXISTING AREA:
 Main ID: 38.27 S.F.
 Pricer: 37.01 S.F.
 Credit: 25.09 S.F.
 TOTAL: 100.37 S.F.

Contractor:
 Aluminum Plus
 750 E. Int'l. Speedway Blvd.
 Deland, FL 32724
 Ph: 386 734-2864
 Fx: 386 736-7096
 aplus@aluminumplus.com
 www.aluminumplus.com

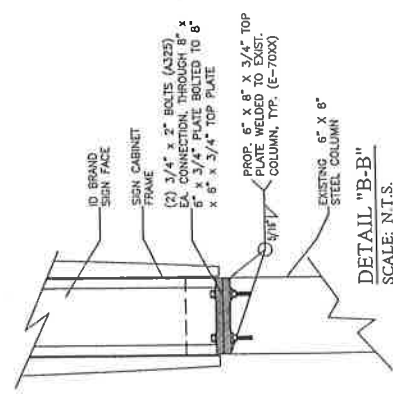
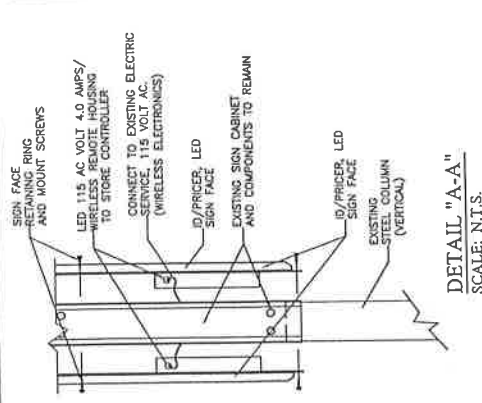
Site Address:
 1360 S US HWY 1
 MALABAR, FL 32950

Parcel ID:
 28-38-54-0000C.0-0024.00

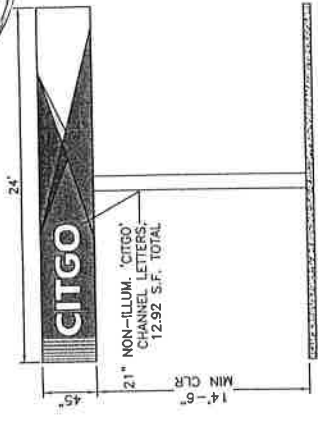
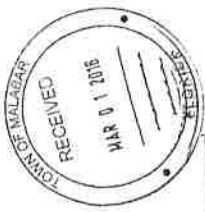
PROPOSED ID SIGN MODIFICATION
 SCALE: 3/8" = 1'-0"

PROPOSED AREA:
 Main ID: 49.00 S.F.
 Pricer: 28.00 S.F.
 Citgo Rewards: 12.17 S.F.
 TOTAL: 89.17 S.F.

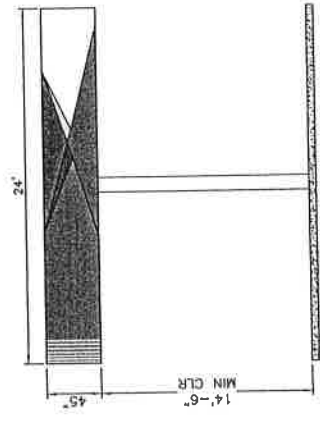
PROPOSED ID SIGN MODIFICATION
 SCALE: N.T.S.



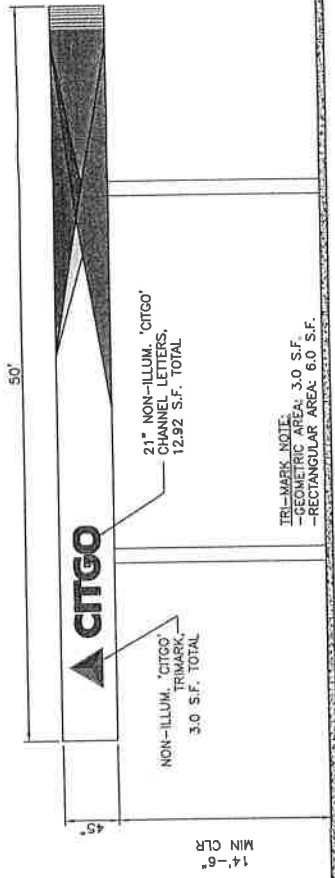
THIS SIGN ATTACHMENT HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2014 5th Ed., CHAPTER 16, STRUCTURAL DESIGN, ASCE 7-2010. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH SECTION 1609, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE. BASIC WIND SPEED: 155 MPH, W/ 3-SECOND GUSTS. BUILDING CATEGORY: II WIND EXPOSURE CATEGORY: C DESIGN WIND PRESSURE FOR EXTERIOR COMPONENTS & CLADDING: (32.00 PSF)



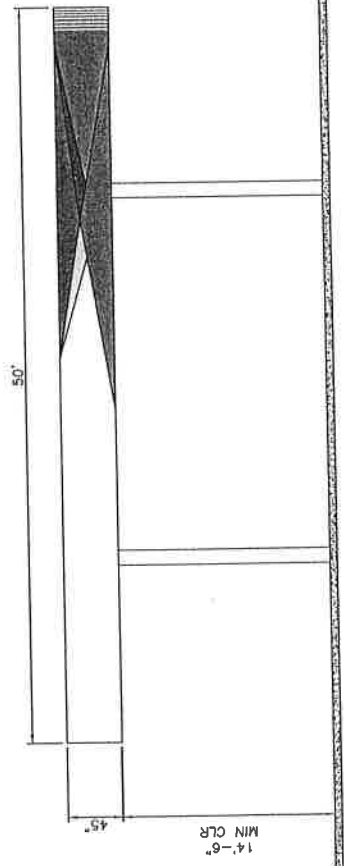
PROPOSED CANOPY ELEVATION FACING NORTH TOWARDS MALABAR RD.
SCALE: 1/100



PROPOSED CANOPY ELEVATION FACING SOUTH
SCALE: 1/100



PROPOSED CANOPY ELEVATION FACING EAST TOWARDS US HWY 1
SCALE: 1/100



PROPOSED CANOPY ELEVATION FACING WEST TOWARDS C-STORE
SCALE: 1/100

PROPOSED CANOPY ELEVATION



Town of Malabar - Signs for Commercial Services

Item	Description	Length	Width	No. of Sides	Total Sq. Ft.
1	Scrub Jay Sign	5	4	1	20
2	Town "Events Sign"	7.5	5	2	75
3	Ace Hardware	8	8	2	128
4	Knights of Columbus	8	5	2	80
5	Mr. K Citgo Gas Station (Babcock Street)	5	8	2	80
		4	8	2	64
		4	40	1	160
		3	3	1	9
Total Mr. K Citgo					313
6	Calagy Tires	16	4	2	128
		11	2.5	6	165
Total Calagy Tires					293
7	Indoor RV/Boat Storage	9	5	2	90
		7	14	2	196
8	Citgo Gas Station (US 1)	4	40	1	160
		4	20	2	160
Total Citgo Gas Station US1					516

Provided by
 Engineer
 Smith at
 RTCM
 3/4/17.

In 1979 at Calagy Tires on US 1 (Present Day Yellow Dog Warehouse 1 Sign was 192 Sq.Ft.