

# TOWN OF MALABAR

COUNCIL WORKSHOP MEETING  
MONDAY, FEBRUARY 29, 2016  
7:30 P.M.  
MALABAR TOWN HALL  
2725 MALABAR ROAD  
MALABAR, FLORIDA

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## AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE
- B. ROLL CALL
- C. WORKSHOP ACTION:
  - 1. Review proposed changes to the Future Land Use Map
  - 2. Residential/Limited Commercial (R/LC)
- D. ADJOURNMENT

PLEASE NOTE THAT ALTHOUGH THE PUBLIC IS ALWAYS INVITED TO ATTEND ANY PUBLIC MEETING HELD, DURING A WORKSHOP THE PUBLIC IS NOT ALLOWED TO SPEAK. WORKSHOPS ARE INTENDED AS "SHIRTSLEEVE" MEETINGS WHERE COUNCIL DISCUSSES TOPICS INFORMALLY IN ORDER TO ACHIEVE A BETTER UNDERSTANDING.

WORKSHOPS ARE NOT FORMAL LEGISLATIVE MEETINGS; THEREFORE, NO OFFICIAL ACTION CAN BE TAKEN. IN ORDER TO ALLOW SOME UNDERSTANDING OF THE STATUS OF DISCUSSION ITEMS, UNOFFICIAL "STRAW VOTES" MAY BE TAKEN TO DETERMINE THE SENSE OF COUNCIL

If any individual decides to appeal any decision made by this Council 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 proceeding is made (FS 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 Clerk at 727-7764 at least 48 hours in advance of this meeting.

# TOWN OF MALABAR

## AGENDA ITEM REPORT

AGENDA ITEM NO: 1  
Workshop Meeting Date: February 29, 2016

Prepared By: Debby Franklin, CMC, Town Clerk/Treasurer

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**SUBJECT:** Review Future Land Use Map

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### **BACKGROUND/HISTORY:**

P&Z Chair Pat Reilly presented an overview of their Board's recommendations at a workshop on January 25, 2016. Council set this workshop date at their meeting on February 1, 2016.

Council would like to review on their own the possible land use and zoning changes along the major collectors.

### **ATTACHMENTS:**

Entire Agenda Package provided to Council for the 12/7/15 meeting  
Minutes from 12/7/15  
DRAFT Minutes from workshop on 1/25/16

### **ACTION OPTIONS:**

Direction to Staff at the 3/7/16 RTCM

TOWN OF MALABAR

Clerks

COUNCIL WORKSHOP MEETING  
MONDAY, JANUARY 25, 2015  
7:30 P.M.  
MALABAR TOWN HALL  
2725 MALABAR ROAD  
MALABAR, FLORIDA

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AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE
- B. ROLL CALL
- C. WORKSHOP ACTION:
  - 1. Review proposed changes to the Future Land Use Map
  - 2. Residential/Limited Commercial (R/LC)
- D. ADJOURNMENT

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**MALABAR COUNCIL WORKSHOP MEETING**  
**January 25, 2016                      7:30 PM**

This meeting of the Malabar Town Council was held at the Malabar Town Hall, 2725 Malabar Road, Malabar, Florida.

**A.      CALL TO ORDER:**

The meeting was called to order at 7:30 pm by Chair Mayor Beatty. Prayer & Pledge were said by Committee Member Grant Ball.

**B.      COUNCIL/COMMITTEE:**

COUNCIL CHAIR:	MAYOR CARL BEATTY
VICE-CHAIR:	BRIAN VAIL
COUNCIL MEMBERS:	GRANT BALL
	DON KRIEGER
	DICK KORN
	RICHARD KOHLER
ADMINISTRATOR	DOUG HOYT, excused
CLERK/TREASURER:	DEBBY FRANKLIN, excused
P&Z BOARD CLERK	DENINE SHEREAR

Also present to participate, at Council's request was P&Z Board Chair Pat Reilly.

**C.      WORKSHOP ACTION: POSSIBLE GHANGES TO FUTURE LAND USE MAP**

Pat presented the P&Z Board's rationale for the proposed changes. He went through each section of Babcock Street and Malabar Road on the overhead showing the current land use and zoning and the proposed changes.

Considerable discussion about changing portion of Babcock that is adjacent to residential on Lett Lane.

There was also discussion on where to divide the land use and zoning along Malabar Road. Pat explained the problem that exists now with OI in the front and RR-65 in the rear. Very hard to develop. They discussed the road widening and if changes should be made before road is widened.

Council thanked Pat for his participation and thanked all of P&Z Board for their hard work. Council will decide on future workshops at their next meeting. CM Krieger asked for copies of the ordinances that changed land use and zoning at Nana's House and the old school house.

**D.**            Chair Beatty, without any further discussion, asked for a motion to adjourn.

**MOTION:** CM Korn / CM Krieger moved to adjourn the meeting. **VOTE:** All Ayes.

This meeting adjourned at 9:30 pm.

BY: \_\_\_\_\_  
Mayor Carl Beatty, Council Chair

\_\_\_\_\_  
Denine Sherear, P&Z Board Secretary  
Recording Clerk

**ORDINANCE NO. 2012-49**

**AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; ADOPTING COMPREHENSIVE PLAN AMENDMENT NO. 2012-1 (SSA); AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE TOWN FROM OFFICE INSTITUTIONAL (OI) TO RESIDENTIAL LIMITED COMMERCIAL (R/LC) LYING ON THE NORTH SIDE OF MALABAR ROAD, ON PROPERTY LOCATED IN TOWNSHIP 28, RANGE 38, SECTION 31, SUBDIVISION 54, PARCEL 00002.0-0037.00, ALSO KNOWN AS 2540 MALABAR ROAD, LOCATED IN THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, as follows:**

**Section 1.** Comprehensive Plan Amendment No. 2012-1 (SSA) is hereby adopted.

**Section 2.** The future land use map of the comprehensive plan of the Town is hereby amended from Office Institutional (OI) to Residential/Limited Commercial (R/LC) for the property described as follows:

a .37 acre site located in Township 28, Range 38, Section 31, SD 54, Parcel 00002.0-0037.00. also known as 2540 Malabar Road

**Section 3.** The Town Clerk is hereby authorized and directed to cause the revisions in Section 2 of this Ordinance to be incorporated into and made part of the Town's Comprehensive Plan.


**Section 4.** The effective date of this plan amendment shall be the date the Council approves the second reading of this ordinance.

Rivet The foregoing Ordinance was moved for adoption by Council Member White and, upon being put to a vote, the vote was as follows:

Council Member Carl Beatty	<u>Aye</u>
Council Member David White	<u>Aye</u>
Council Member Steve Rivet	<u>Aye</u>
Council Member Jeff McKnight	<u>Aye</u>
Council Member Marisa Acquaviva	<u>Excused</u>

Passed and adopted by the Town Council, Town of Malabar, Brevard County, Florida this 2nd day of April, 2012.

**BY:  
TOWN OF MALABAR**

  
\_\_\_\_\_  
Mayor Thomas M. Eschenberg  
Council Chair

PH at P&Z: 03/14/2012  
First Reading: 03/19/2012  
Second Reading: 04/02/12

ATTEST:

By Debby K. Franklin  
Debby K. Franklin, C.M.C.  
Town Clerk/Treasurer

(Seal)

Approved as to form and content:

Karl W. Bohne, Jr.  
Karl W. Bohne, Jr., Town Attorney

**ORDINANCE NO. 2012-50**

**AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; REZONING THE PROPERTY AS FOLLOWS: A PARCEL OF LAND LYING ON THE NORTH SIDE OF MALABAR ROAD, LOCATED IN TOWNSHIP 28, RANGE 38, SECTION 31, SUBDIVISION 54, PARCEL 00002.0-0037.00, ALSO KNOWN AS 2540 MALABAR ROAD, IN THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; FROM OFFICE INSTITUTIONAL (OI) TO RESIDENTIAL LIMITED COMMERCIAL (R/LC); PROVIDING FOR AMENDMENT TO THE OFFICIAL TOWN ZONING MAP; PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, as follows:**

**Section 1.** The property described as follows is hereby rezoned from *Office Institutional (OI)* to *Residential/Limited Commercial (R/LC)* for the property described as follows:

a .37 acre site located in Township 28, Range 38, Section 31, SD 54, Parcel 00002.0-0037.00. also known as 2540 Malabar Road

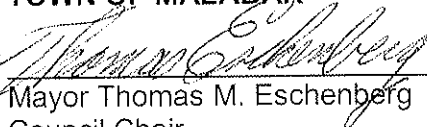
**Section 2.** The Town Clerk is hereby authorized and directed to cause the revisions to the official Town Zoning Map as referenced in Article II of the Land Development code to show the zoning change set forth above.

**Section 3.** The effective date of this ordinance shall be immediately follow the effective date of Ordinance 2012-49.

The foregoing Ordinance was moved for adoption by Council Member Beatty. The motion was seconded by Council Member White and, upon being put to a vote, the vote was as follows:

Council Member Carl Beatty	<u>Aye</u>
Council Member David White	<u>Aye</u>
Council Member Steve Rivet	<u>Aye</u>
Council Member Jeff McKnight	<u>Aye</u>
Council Member Marisa Acquaviva	<u>Excused</u>

Passed and adopted by the Town Council, Town of Malabar, Brevard County, Florida this 2nd day of April, 2012.

**BY:**  
**TOWN OF MALABAR**  
  
\_\_\_\_\_  
Mayor Thomas M. Eschenberg  
Council Chair

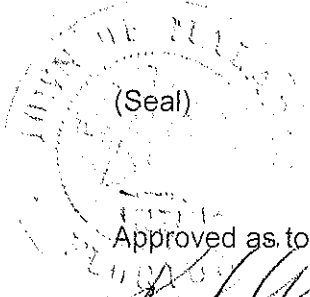
PH at P&Z: 03/14/2012  
First Reading: 03/19/2012  
Second Reading: 04/02/12

ATTEST:

By Debby K. Franklin

Debby K. Franklin, C.M.C.

Town Clerk/Treasurer



(Seal)

Approved as to form and content:

Karl W. Bohne, Jr.

Karl W. Bohne, Jr., Town Attorney





Sent Via Email:kcicala@floridatoday.com

March 7, 2012

Kathy Cicala, Phone: 321-242-3832; FAX: 321-255-0350  
Florida Today, Legal Advertising

Please place the following legal ad two (2) times on **March 8 and 22, 2012**. Please put the heading in **BOLD** font. Please send proof to:

Town of Malabar  
2725 Malabar Road  
Malabar, Florida 32950

Thank you,  
*Debby Franklin*  
Debby K. Franklin  
Town Clerk

**TOWN OF MALABAR  
NOTICE OF PUBLIC HEARINGS**

This is a Public Notice for two (2) Public Hearings. The Town's Planning and Zoning Board, Town of Malabar, Brevard County, Florida will convene in the Town Hall, 2725 Malabar Road, Malabar, Florida on Wednesday, March 14, 2012 at 7:30 pm or as soon thereafter as the matter can be heard, for a Public Hearing on a request for a Land Use Change and Rezoning for a .37 acre site located in Township 28, Range 38, Section 31, SD 54, Parcel 00002.0-0037.00. also known as 2540 Malabar Road. The request is to change the land use designation from OI (Office Institutional) to R/LC (Residential/Limited Commercial) as described in Ordinance 49-2012 and the zoning from OI to R/LC as described in Ordinance 50-2012. The applicant is the Town of Malabar. The Town Council will then consider the Planning and Zoning Board's recommendation at a Public Hearing scheduled for April 2, 2012 at 7:30 pm or as soon thereafter as the matter can be heard.

The proposed changes may be inspected by the public at the Town Clerk's Office between the hours of 8:30AM and 4:30PM weekdays. Interested persons are encouraged to appear at these hearings and provide comments regarding the proposed project. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Clerk's Office, ADA Coordinator, 48 hours in advance of the meeting at 321-727-7764.

Debby K. Franklin, Town Clerk

**If you received this notice then you are listed as a owner of property, as shown in the records of the County Property Appraiser's office, within 500' of the referenced site.**

ORDINANCE NO. 2013-67

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE TOWN IN ARTICLE II OF THE TOWN LAND DEVELOPMENT CODE; REZONING THE PROPERTY AS FOLLOWS: A PARCEL OF LAND LYING ON THE NORTH SIDE OF MALABAR ROAD, LOCATED IN TOWNSHIP 28, RANGE 37, SECTION 36, PARCEL 00753, ALSO KNOWN AS 1490 MARIE STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 50' 34" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SAID SECTION 36, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 50' 34" WEST; ALONG SAID SOUTH LINE 423.00 FEET; THENCE NORTH 00 DEGREES 29' 19" EAST 260.00 FEET; THENCE SOUTH 89 DEGREES 50' 34" EAST, 423.00 FEET; THENCE SOUTH 00 DEGREES 29' 19" WEST, 260.00 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; FROM COMMERCIAL LIMITED (CL) TO RESIDENTIAL LIMITED COMMERCIAL (R/LC); PROVIDING FOR AMENDMENT TO THE OFFICIAL TOWN ZONING MAP; PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, as follows:

**Section 1.** The property described as follows is hereby rezoned from *Commercial Limited* (CL) to *Residential/Limited Commercial* (R/LC) for the property described as follows:

a 2.4 acre site located in Township 28, Range 37, Section 36, Lot 00753, also known as 1490 Marie Street, Malabar, Florida, more particularly described as follows:

Commence at the Southeast corner of the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter of said Section 36; thence North 89 degrees 50' 34" West along the South line of the Northeast one-quarter of said Southeast one-quarter of said Section 36, 30.00 feet to the Point of Beginning; thence continue North 89 degrees 50' 34" West; along said South line 423.00 feet; thence North 00 degrees 29' 19" East 260.00 feet; thence South 89 degrees 50' 34" East, 423.00 feet; thence South 00 degrees 29' 19" West, 260.00 feet to the Point of Beginning.

**Section 2.** The Town Clerk is hereby authorized and directed to cause the revisions to the official Town Zoning Map as referenced in Article II of the Land Development code to show the zoning change set forth above.

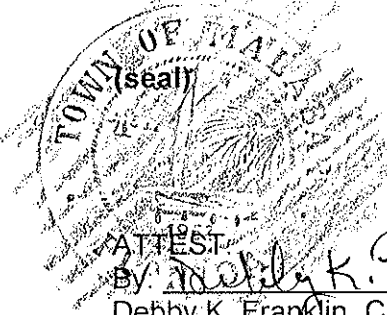
**Section 3.** The effective date of this ordinance shall be immediately following adoption by Council.

The foregoing Ordinance was moved for adoption by Council Member Milucky. The motion was seconded by Council Member Acquaviva and, upon being put to a vote, the vote was as follows:

- Council Member Jim Milucky
- Council Member Wayne Abare
- Council Member Steve Rivet
- Council Member Dick Korn
- Council Member Marisa Acquaviva

Aye  
Aye  
Aye  
Aye  
Aye

Passed and adopted by the Town Council, Town of Malabar, Brevard County, Florida this 18  
day of NOV, 2013.



ATTEST

By: Debby K. Franklin  
Debby K. Franklin, C.M.C.  
Town Clerk/Treasurer

PH at P&Z: 10/23/2013  
First Reading: 11/04/2013  
Second Reading: 11/18/13

BY:  
**TOWN OF MALABAR**

By: Steve Rivet  
**Steve Rivet, Council Chair**

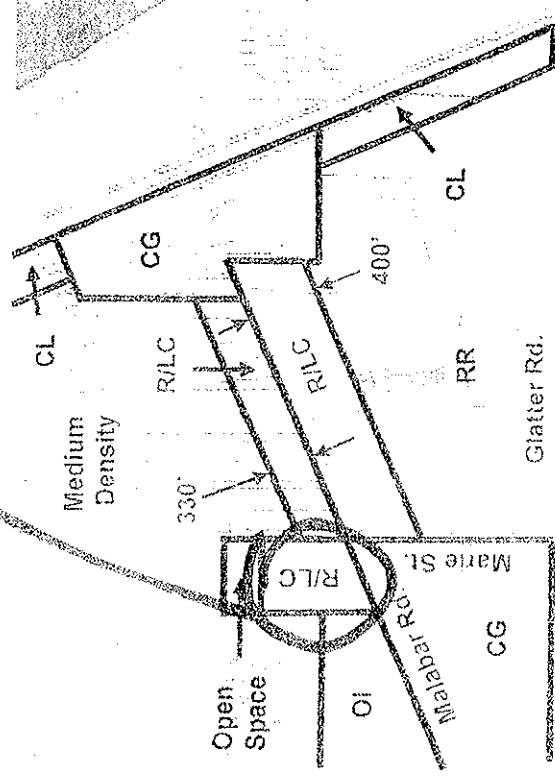
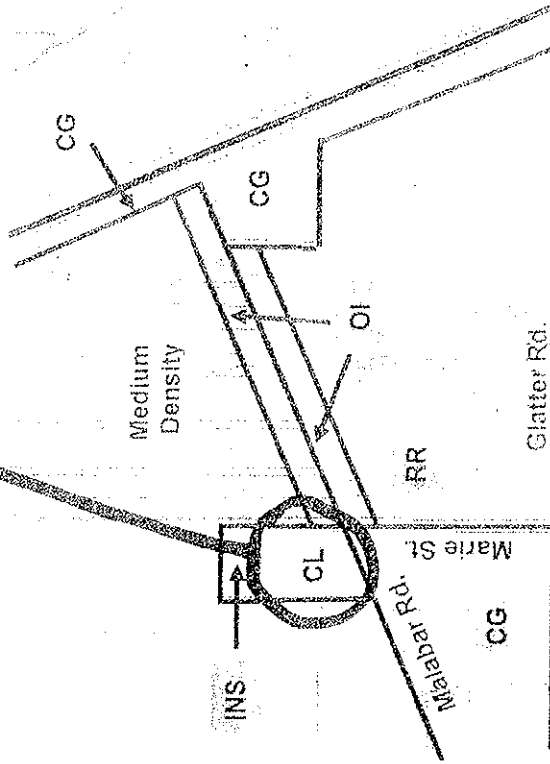
Approved as to form and content:  
Karl W. Bohne, Jr.  
Karl W. Bohne, Jr., Town Attorney

Land Use Along Malabar Rd. (Marie St. to RR Tracks)

**DRAFT**

Present Land Use

Proposed Land Use



Mailed to:

Town of Malabar  
2725 Malabar Rd  
Malabar, FL 32950

A daily publication by:



STATE OF FLORIDA  
COUNTY OF BREVARD

Before the undersigned authority personally appeared **BONNIE BERRY**, who on oath says that she is LEGAL ADVERTISING SPECIALIST of the FLORIDA TODAY, a newspaper published in Brevard County, Florida; that the attached copy of advertising being a

LEGAL NOTICE

Ad # (	317238	\$	129.35	the matter of:
Acct. # (	6TO207	)		
<b>TOWN OF MALABAR</b>				
the	Court	<b>NOTICE OF PUBLIC HEARING</b>		
<b>NOVEMBER 18, 2013</b>				

as published in the FLORIDA TODAY in the issue(s) of:

November 7, 2013

Affiant further says that the said FLORIDA TODAY is a newspaper in said Brevard County, Florida, and that the said newspaper has heretofore been continuously published in said Brevard County, Florida, regularly as stated above, and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

*Bonnie Berry*  
(Signature of Affiant)

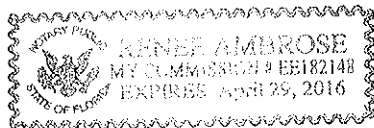
7th day of November 2013

*Renee Ambrose*  
(Signature of Notary Public)

**Renee Ambrose**

(Name of Notary Typed, Printed or Stamped)

Sworn to and subscribed before this:



Personally Known  or Produced Identification \_\_\_\_\_  
Type Identification Produced: \_\_\_\_\_

AC#317238-11/7/2013

**TOWN OF MALABAR  
NOTICE OF PUBLIC HEARING**

The Malabar Town Council, Brevard County, Florida will convene in the Town Hall, 2725 Malabar Road, Malabar, Florida on Monday, November 18, 2013 at 7:30 PM or as soon thereafter as the matters can be heard, for a public hearing on the following ordinance:

**ORDINANCE NO. 2013-67**

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; AMENDING THE FUTURE LAND USE MAP AND THE OFFICIAL ZONING MAP OF THE TOWN REFERENCED IN ARTICLE II OF THE TOWN LAND DEVELOPMENT CODE; CHANGING THE LAND USE DESIGNATION AND ZONING DESIGNATION OF THE PROPERTY AS FOLLOWS: A PARCEL OF LAND LYING ON THE NORTH SIDE OF MALABAR ROAD, LOCATED IN TOWNSHIP 28, RANGE 37, SECTION 36, PARCEL 00753, ALSO KNOWN AS 1490 MARIE STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 30' 34" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 36, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 50' 34" WEST; ALONG SAID SOUTH LINE 423.00 FEET; THENCE NORTH 00 DEGREES 29' 19" EAST 260.00 FEET; THENCE SOUTH 89 DEGREES 50' 34" EAST, 423.00 FEET; THENCE SOUTH 00 DEGREES 29' 19" WEST, 260.00 FEET TO THE POINT OF BEGINNING; IN THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA; FROM COMMERCIAL LIMITED (CL) TO RESIDENTIAL LIMITED COMMERCIAL (RLC); PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP AND THE OFFICIAL TOWN ZONING MAP; PROVIDING AN EFFECTIVE DATE.

The proposed ordinance may be inspected by the public at the Town Clerk's Office between the hours of 8:30AM and 4:30PM weekdays. Interested persons are encouraged to appear at these hearings and provide comments regarding the proposed ordinance. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Clerk's Office, ADA Coordinator, 48 hours in advance of the meeting at 321-727-7764. Debby K. Franklin, Town Clerk

**2. Recommendation from P&Z Board re: FLUM and R/LC Definition  
Speaker Cards:**

**Mr. Moia** representing property owner of 24-acre east of three vacant parcels at SE corner of Malabar and Weber Roads.

**Skip Hard**, stated that the Town needs to get right-of-way from the three lots on SE corner of Weber and Malabar – who is going to ensure that? Re: proposed changes to R/LC, we have many absentee property owners – how do they get noticed. Clerk explained that there would be multiple notices sent to parcel owners via USPS as well as legal ads and property postings. This is a long process.

**Juliana Hirsch**, asked to pass stating her comments may be premature. She reiterated her previous statement to Council to not decrease the density from six (6 units per acre) to four (4 units per acre) in RLC.

**Chair of P&Z Board Pat Reilly**, then presented the Board's recommendation. He stated the last FLUM update was done in 1994. They have been working on this for the last five years. He is giving the top view of the Board's recommendation and asked if Council was looking for joint workshop to discuss this in detail? He asked if they wanted to break it up into sections. Or move forward with it as is?

CM Korn had some concerns over changing land use on Babcock that abutted residential uses. Mr. Reilly gave the rationale for their recommendation.

CM Vail said to CM Korn that this is just a presentation and at a later date they can go into workshop so it can be discussed in detail.

Mayor said P&Z should break it down. CM Vail said it should be discussed at a workshop – CB Ball agreed. CM Vail said he would like to see the added language underlined and the deleted areas shown with strike throughs for the workshop.

CM Ball said move forward with a WS – can EELs ever sell it. Mayor said conservation designations should be their first items for action.

CM Korn said lets define the workshop rules. CM Krieger said it should just be Council at first. CM Vail said there should be one representative from P&Z Board. Attorney said no final action is taken at a workshop. Generally not open for public input. He said input from staff is appropriate and perhaps a representative from the P&Z Board as well.

**MOTION: CM Korn / CM Vail to place on next agenda the setting of a date for a workshop with up to one P&Z member picked by Chair of P&Z. VOTE: All Ayes.**  
Set workshop date at the 1/4/16 meeting. Do they want Chair Reilly there? Yes.

Read to P&Z Board on their meeting of 2/11/15 by Juliana Hirsch, 1035 Malabar Road, Malabar, FL 32950

"The discussion about RLC by P&Z Bd has gone on for over a decade. I recommend the Board Members read pages 18-20 of the 2010 Comp Plan, where it is repeatedly stressed this zoning is intended primarily for Limited Commercial and it appears now that certain Members if the Board favor the overturn the RLC zoning long approved by Council to a now predominantly residential use. The entire RLC was created to insulate the existing residential homes from higher taxes and insurance.

I recommend the Board Members review pages 18, 19 and 20 to familiarize themselves with what R/LC zoning is so to understand the zoning and it's intention.

The suggest ratio recommendation by Board Member Ritter is ridiculous and cannot be implemented; for instance, a resident could not build a home without a business occupying the same parcel. The ratio is unrealistic and not comply with what the R/LC zoning was created for.

Additionally I recommend the Board Members review the 1985 though 1995 Zoning Map indicating Commercial Limited and General Commercial then known as B1 and B2 Zoning. Read the minutes of the RTCM of 1988 to better understand the intent. I feel it has been established why and how the zoning has been created and should not be changed – if you think the zoning needs changing it should go back to the 1995 zoning map; it's more workable in my opinion.

R/LC is not a bad zoning but it has taken an entirely wrong turn for what it was originally intended – that was to insulate the existing homes.

I recommend that you review the available ordinance and Comp Plan and Zoning Map to familiarize yourselves of the actual meaning and intention of the R/LC Zoning so to minimize the obvious confusion for an entire decade.

In closing, it appears the Board is rehabing items that already have been approved or disapproved by Council for whatever reason; it just indicates the existing confusion.

# TOWN OF MALABAR PROPOSED FUTURE LAND USE CHANGES

PRESENTED BY THE PLANNING AND ZONING BOARD

*December 7, 2015*



# Present Land Use Designations

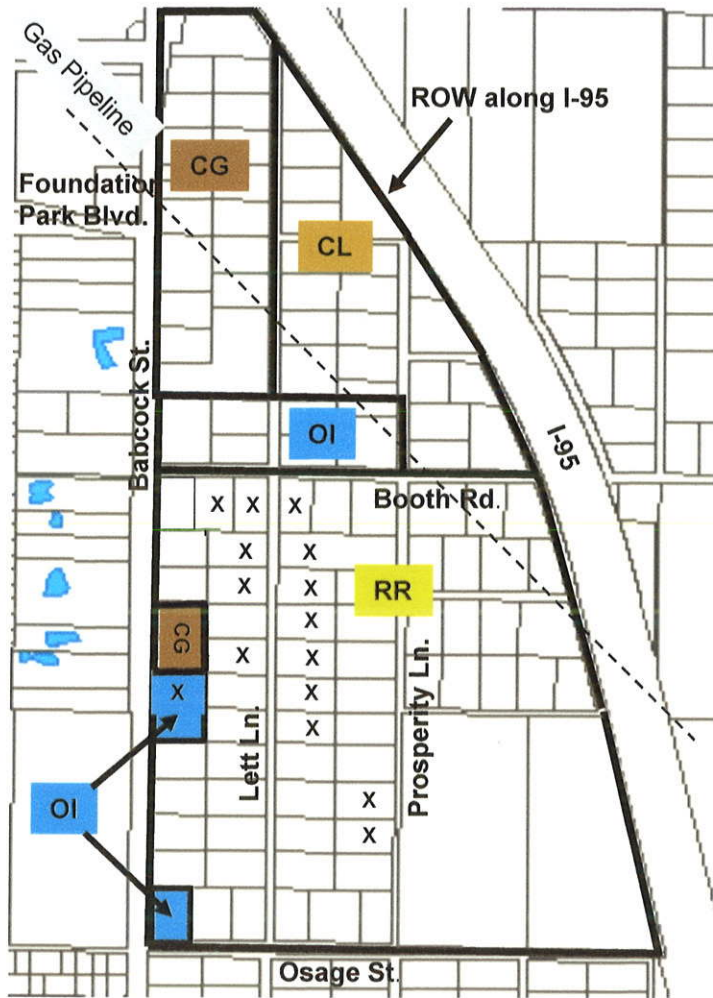
- Residential/Limited Commercial (R/LC)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Rural Residential (RR)
- Commercial General (CG)
- Commercial Limited (CL)
- Industrial (IND)
- Office Institutional (OI)
- Institutional (INS)
- Open Space and Recreation (OSR)
- Multiple-family Residential or Office Space (MRO)
- Conservation (CON)
- Recreational Services (RS)
- PUD (Residential or Commercial)
- Coastal Preserve (CP)

# Related Data

- Use FLU-1 Map for Present Land Use
  - It was 2009's Future Land Use, now it is Malabar's Present Land Use Map
- Definitions of Malabar's Land Use Districts
  - Malabar Land Development Code, Article III, District Provisions handout
  - Board has completed looking at the R/LC densities in the Land Development Codes
- Satellite Aerial Maps

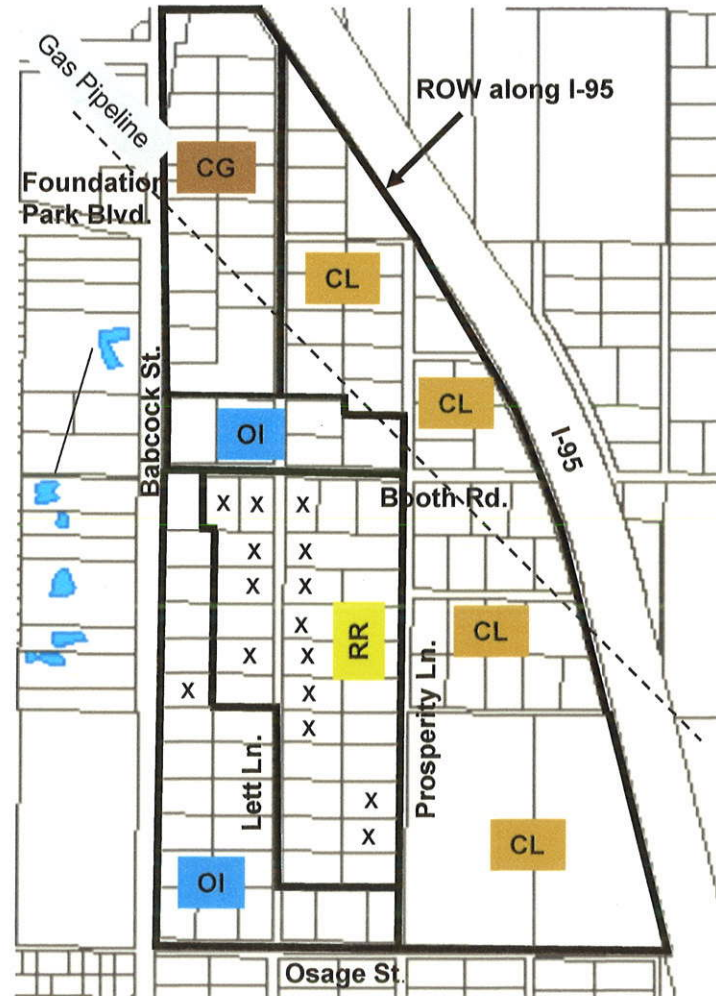
# Land Use Along Babcock Street

## Present Land Use



X = Homes

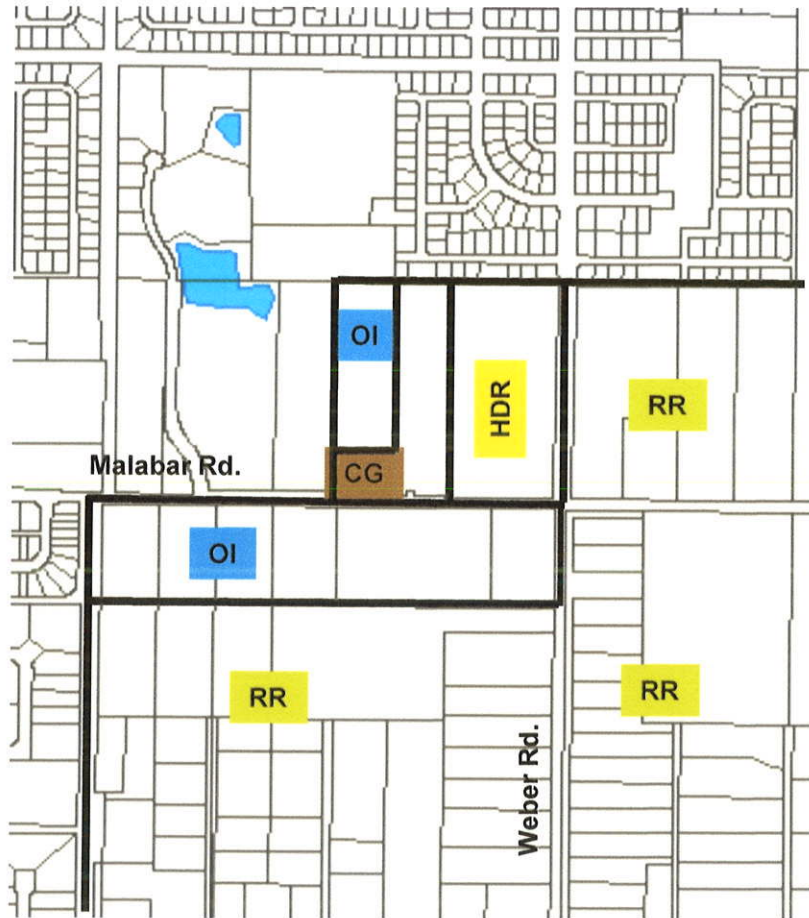
## Proposed Land Use



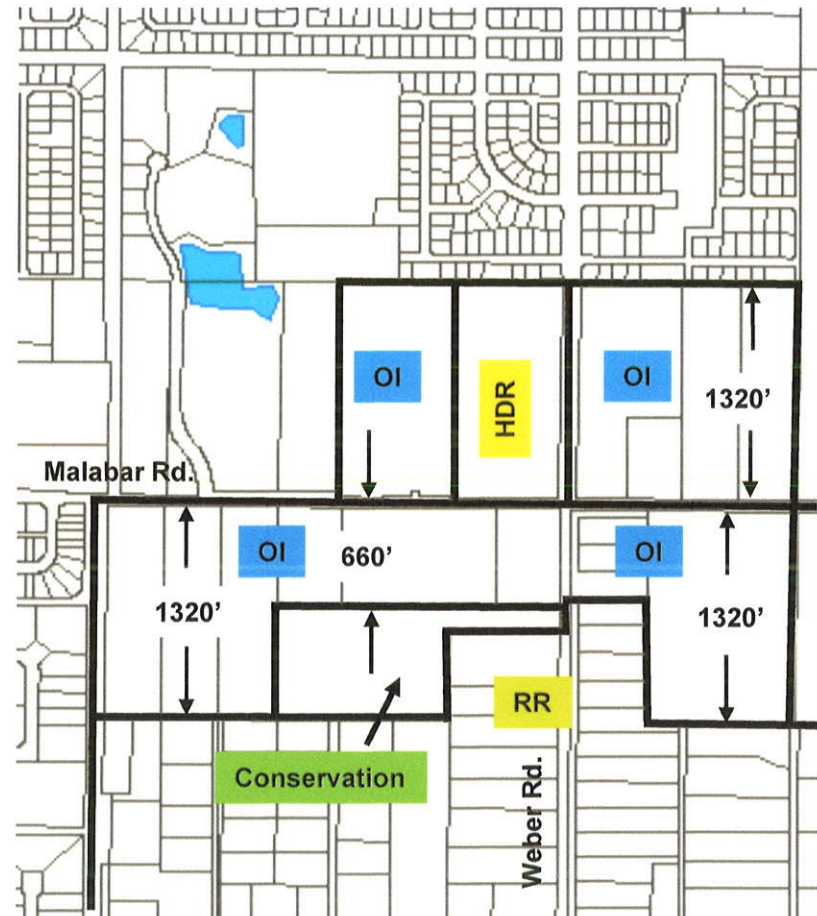
December 7, 2015

# Land Use Along Malabar Rd. (West end)

## Present Land Use

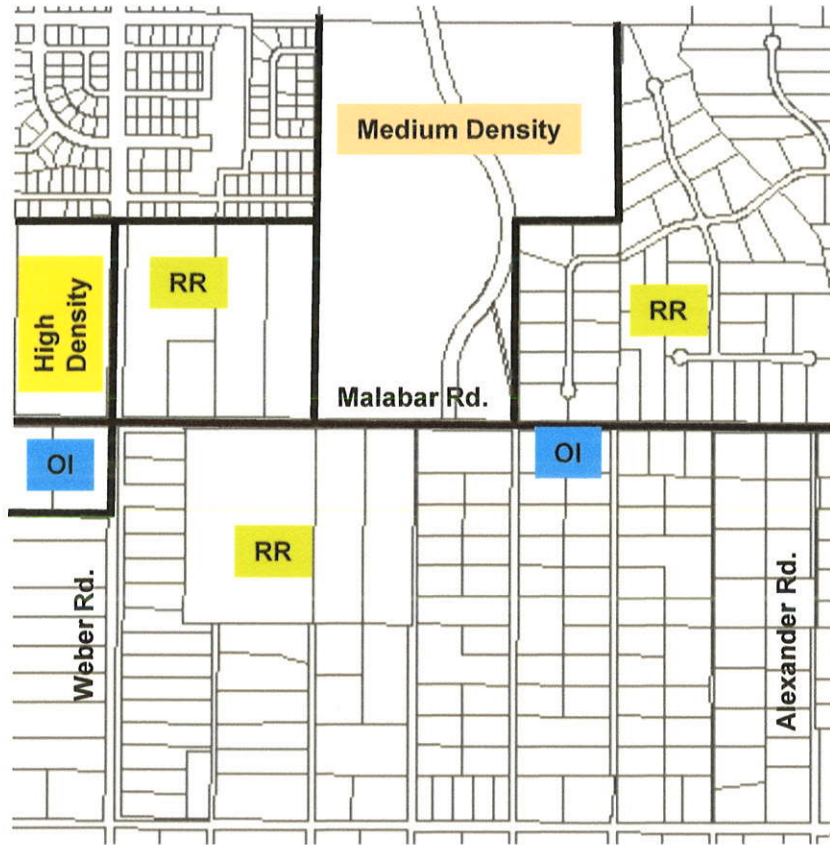


## Proposed Land Use

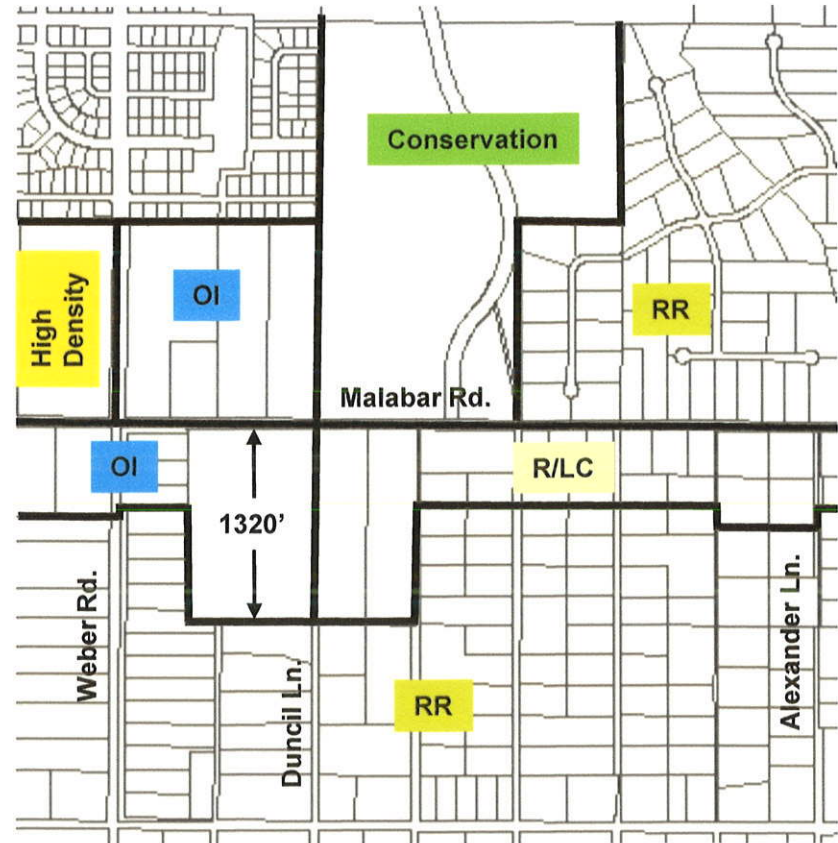


# Land Use Along Malabar Rd. (Weber Rd. to Alexander Ln.)

## Present Land Use

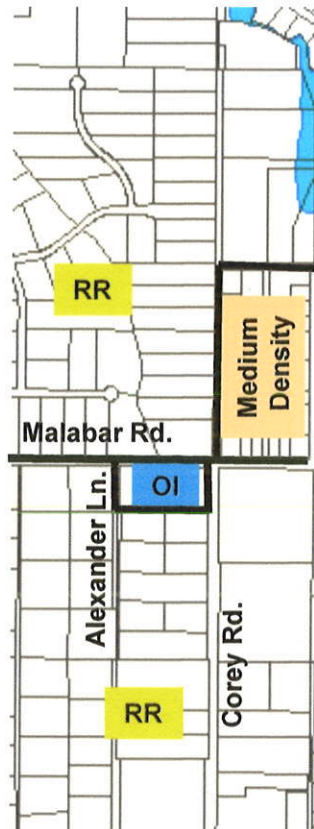


## Proposed Land Use

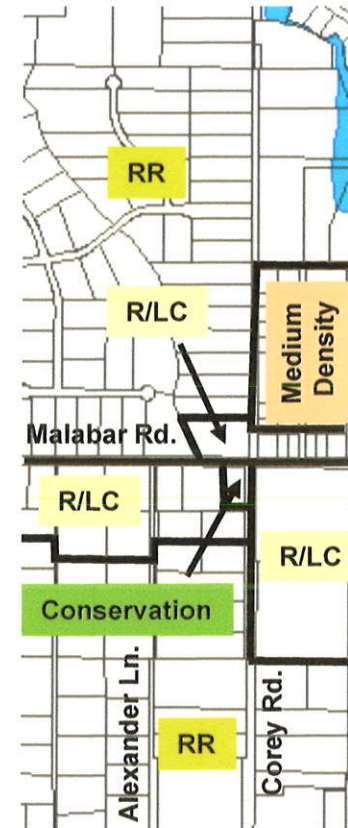


# Land Use Along Malabar Rd. (Alexander Ln. to Corey Rd.)

## Present Land Use



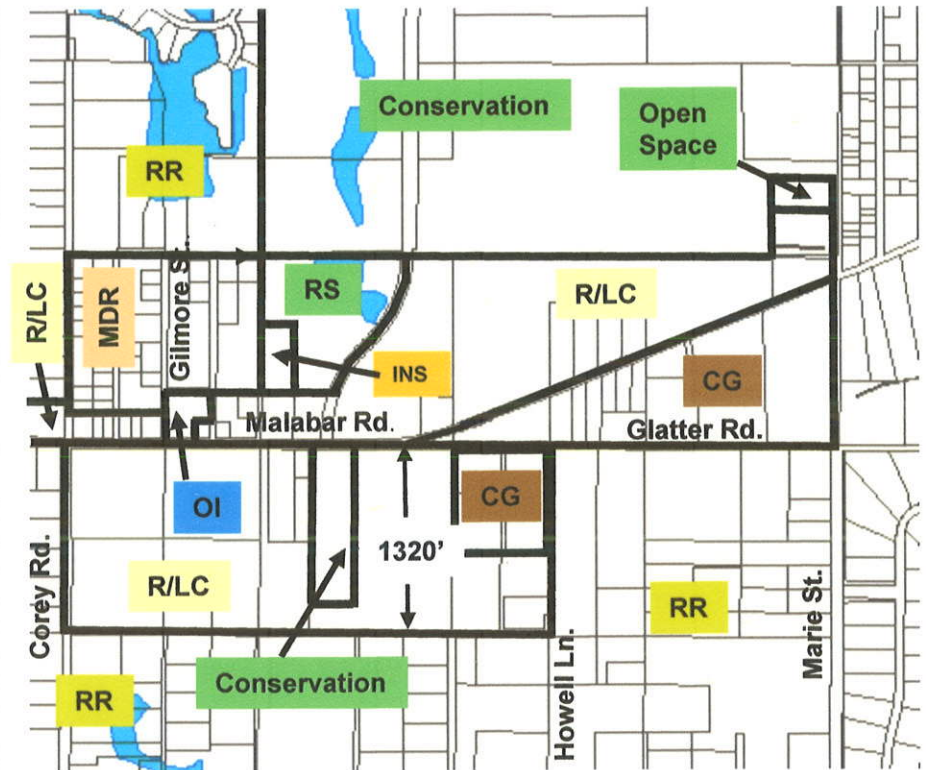
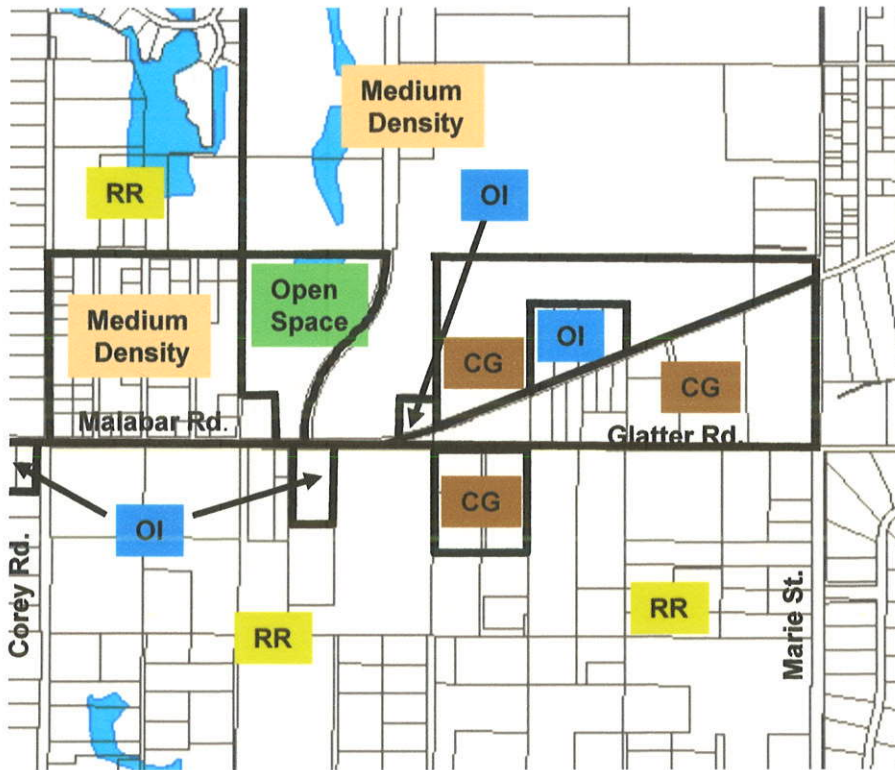
## Proposed Land Use



# Land Use Along Malabar Rd. (Corey Rd. to Marie St.)

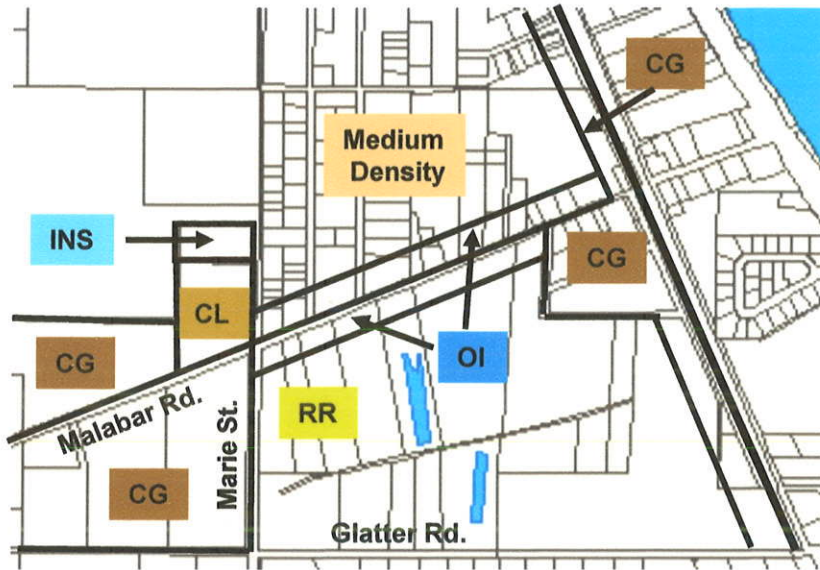
## Present Land Use

## Proposed Land Use

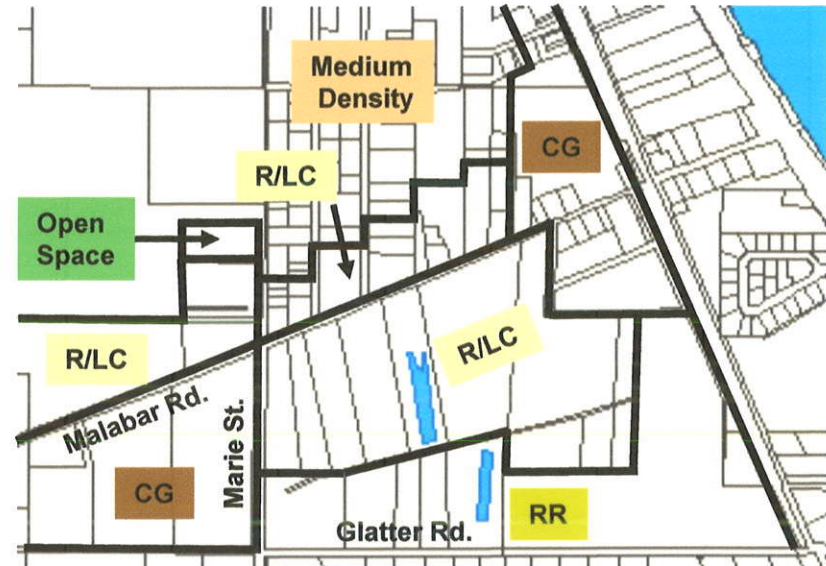


## Land Use Along Malabar Rd. (Marie St. to RR Tracks)

**Present Land Use**



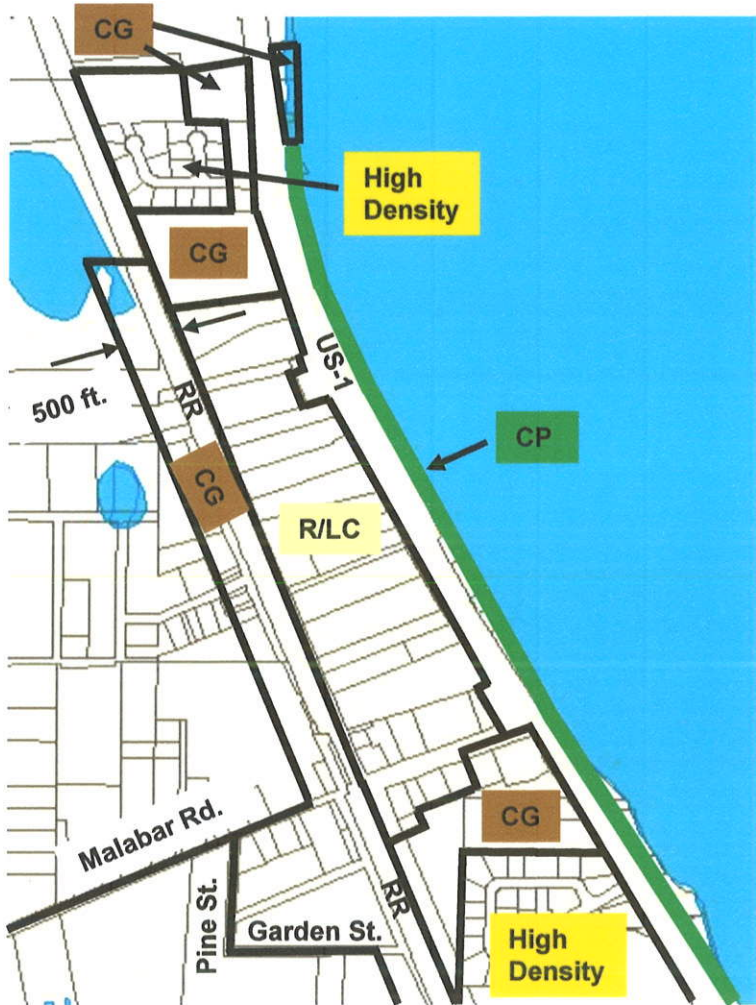
**Proposed Land Use**



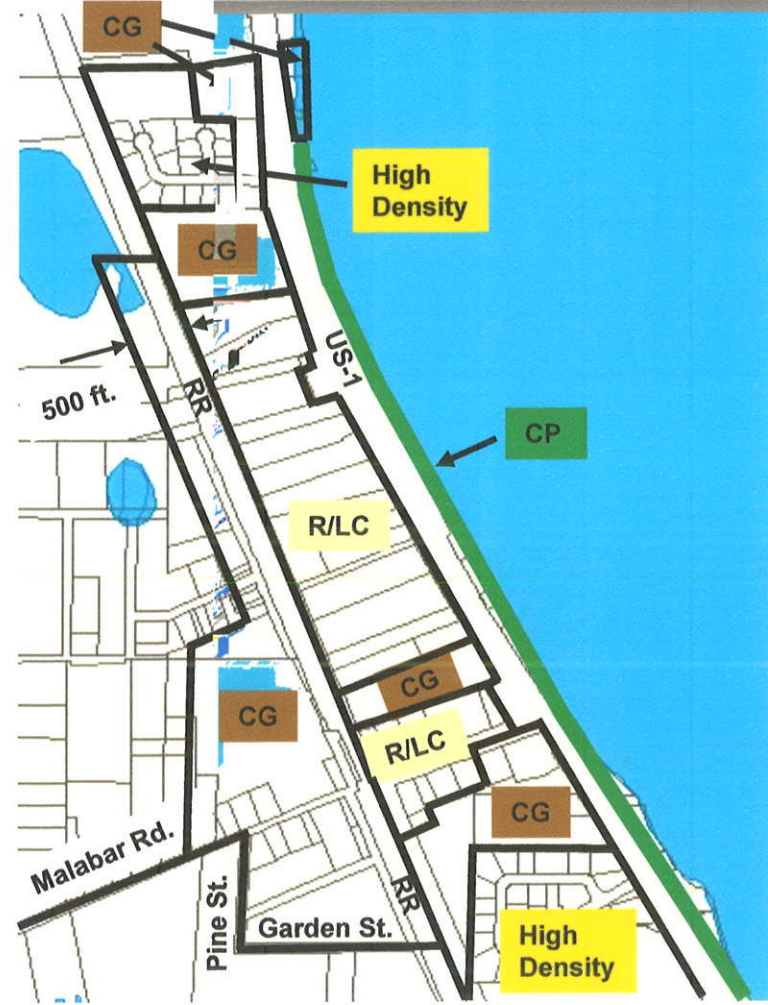


# Land Use Along US-1 (North end of Malabar)

## Present Land Use

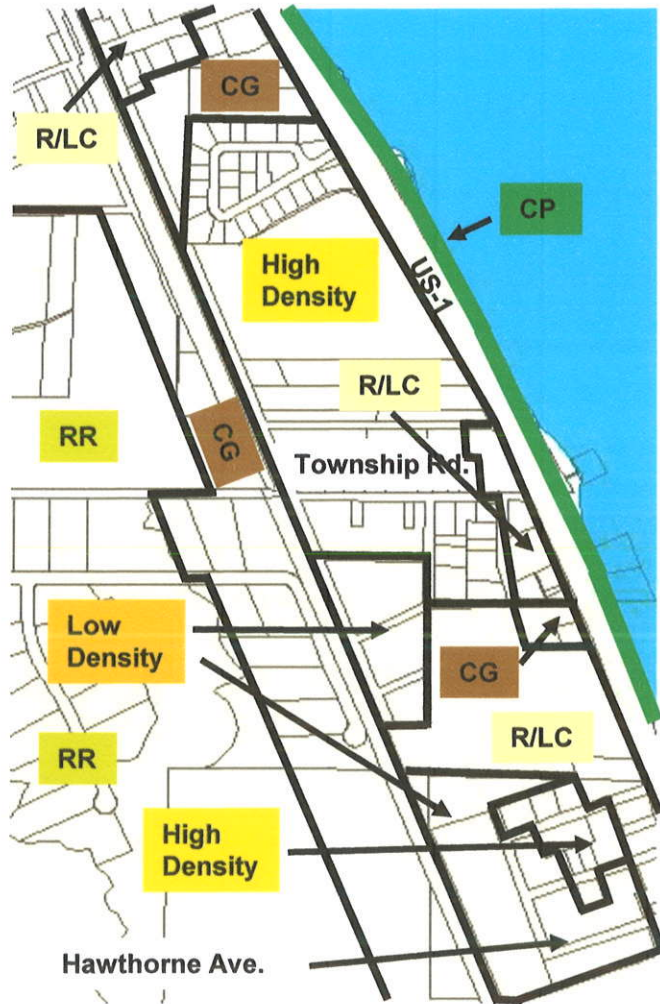


## Proposed Land Use

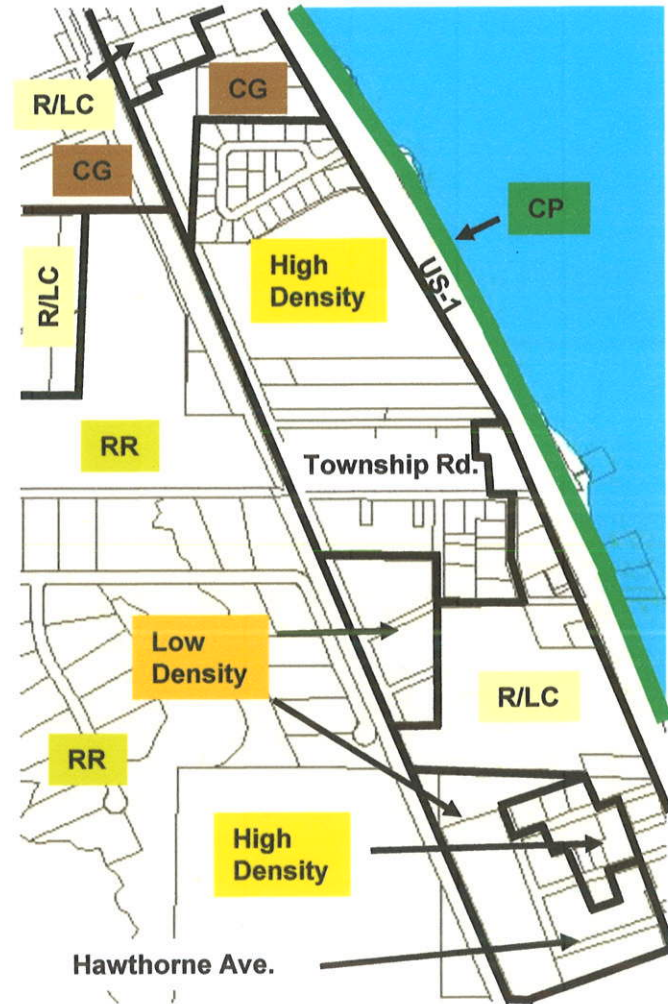


## Land Use Along US-1 (Malabar Rd. to Hawthorn Ave.)

### Present Land Use

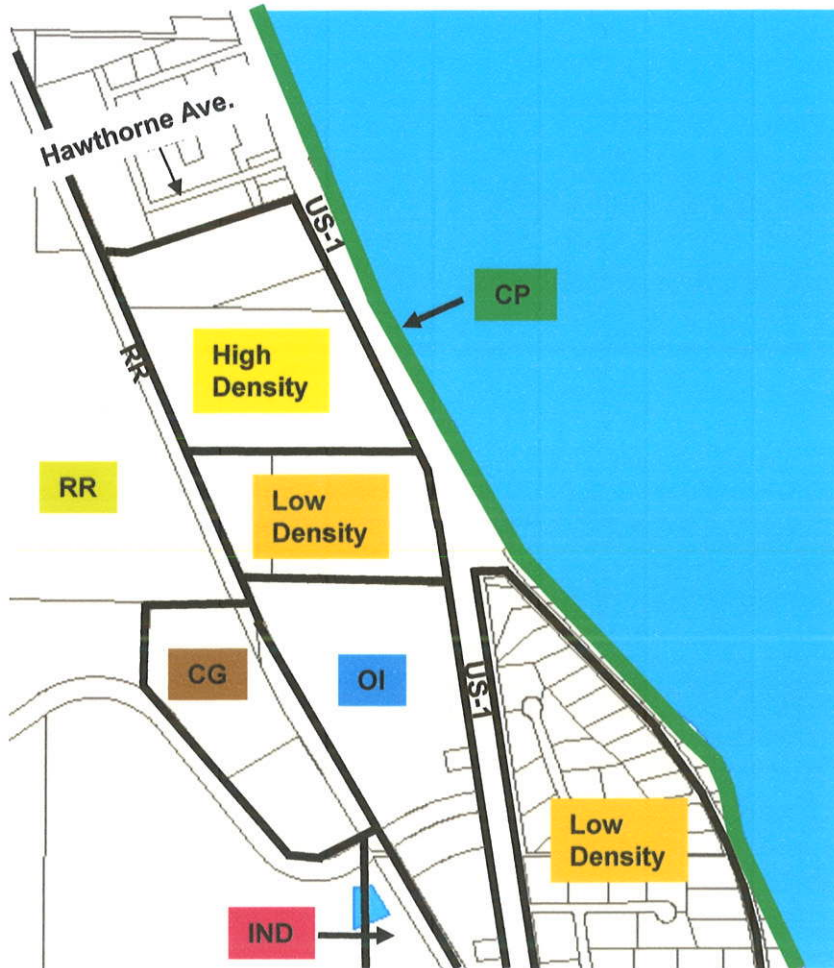


### Proposed Land Use

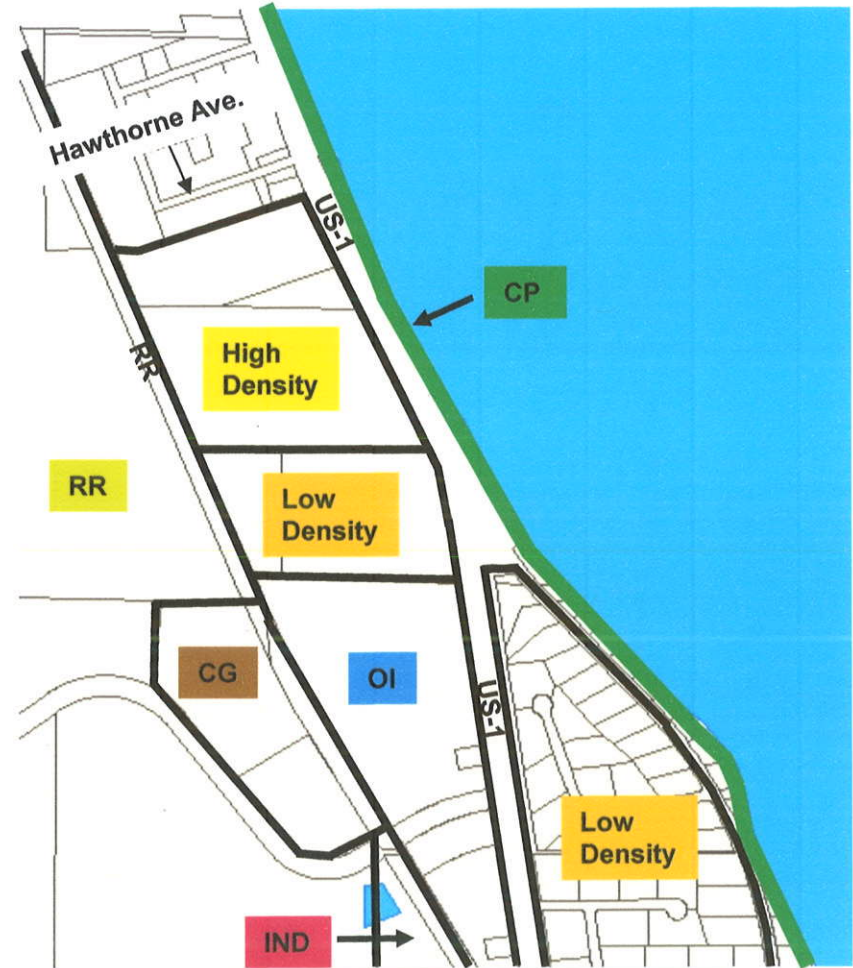


# Land Use Along US-1 (North Rocky Point)

## Present Land Use



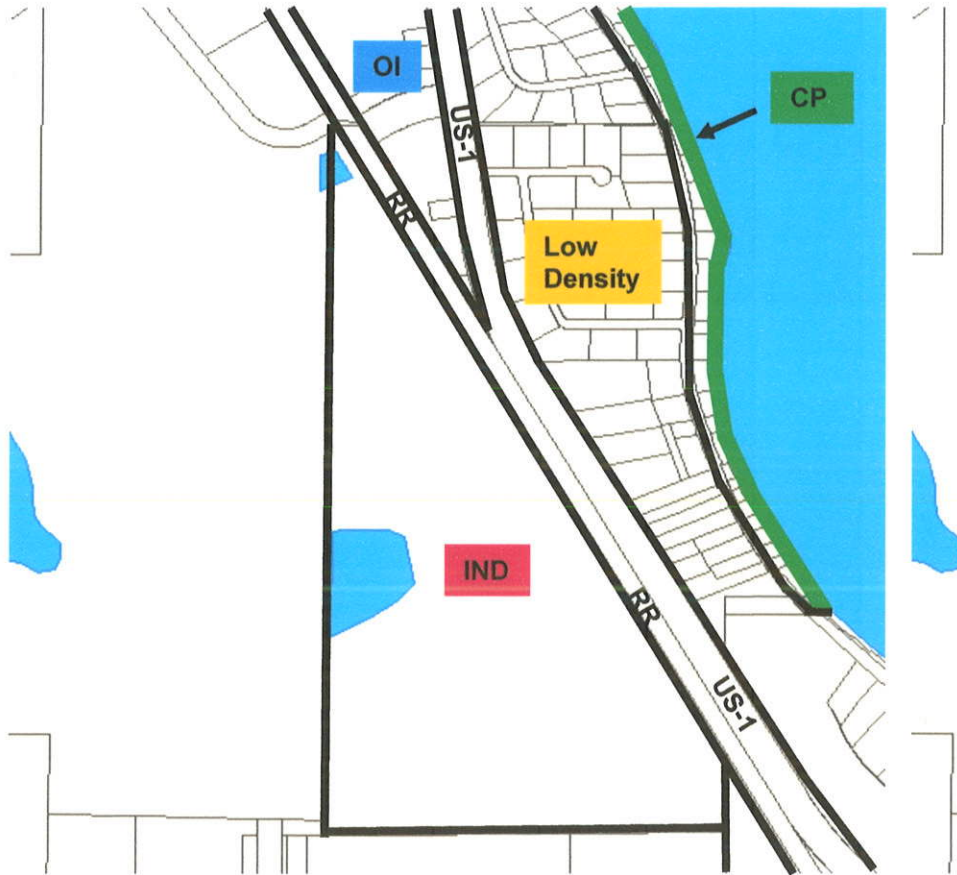
## Proposed Land Use



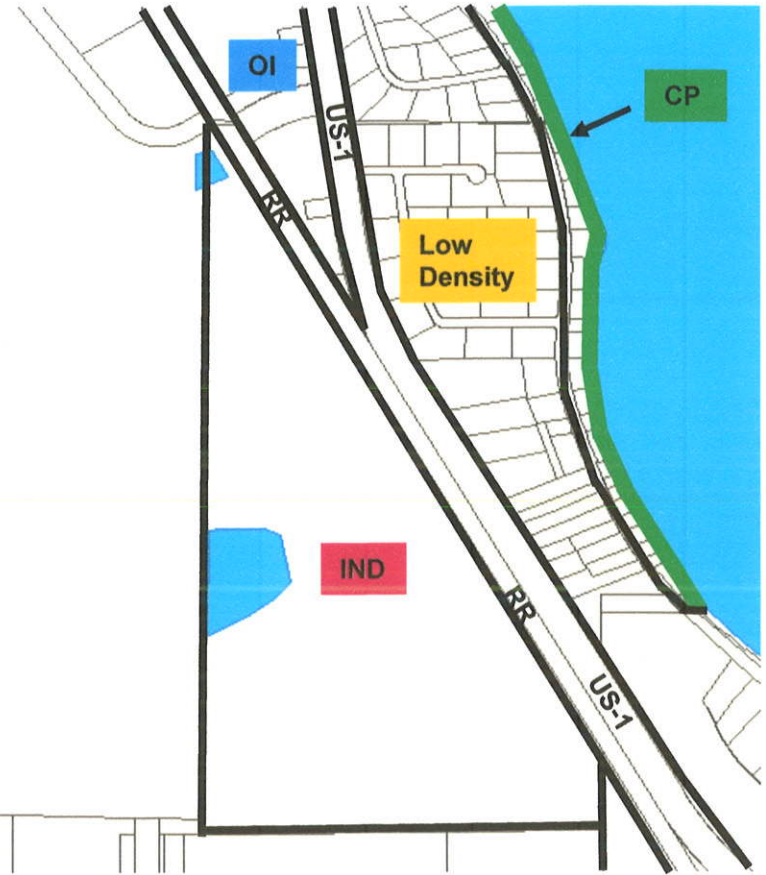
No Change from Present

# Land Use Along US-1 (Rocky Point)

## Present Land Use



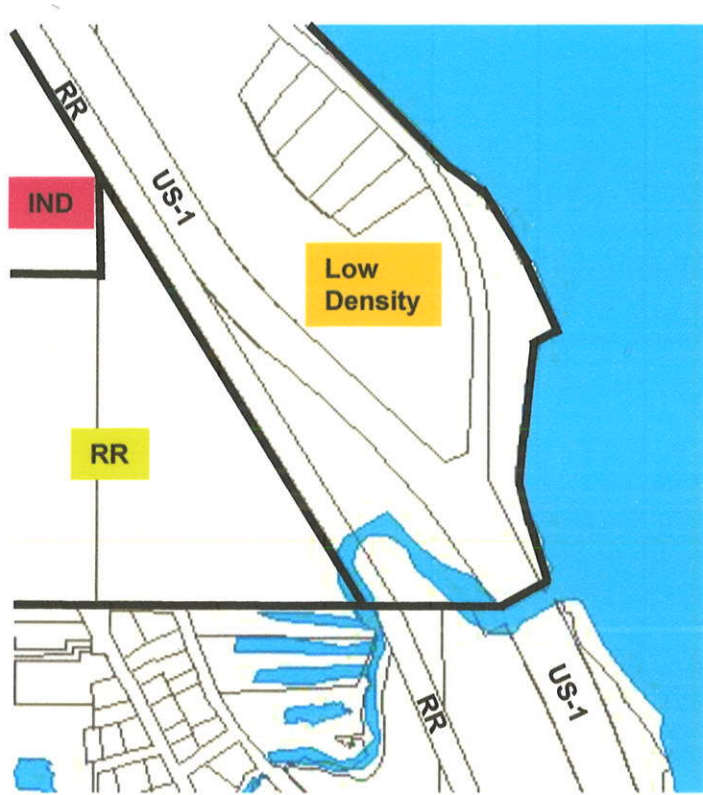
## Proposed Land Use



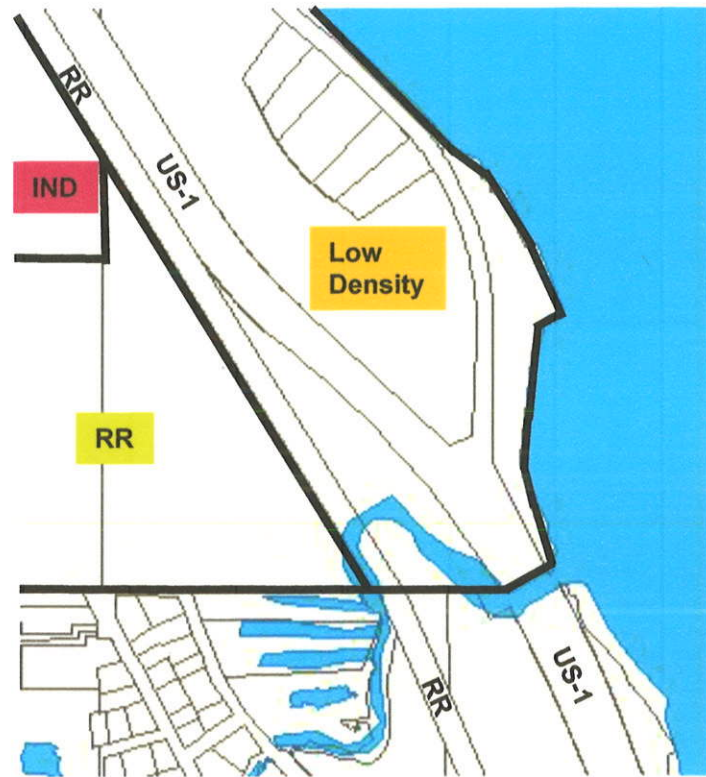
No Change from Present

# Land Use Along US-1 (South Rocky Point)

## Present Land Use



## Proposed Land Use



No Change from Present