



THE MAILBOAT



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The Town of Malabar got its 1st official Post Office and name on December 24, 1883 when R.A. Ward was named Postmaster by President Chester A. Arthur. Two times a week, the boat that travelled down the intracoastal waterway from Jacksonville, would deliver the mail to the palmetto shack post office along the river bank at Malabar. The mail was dumped on the counter for the population of 25 to shuffle through. With the coming of the railroad, in 1893, the mail boat was no longer needed.

Election 2000: Candidate qualifying is NOW! September 8th – 22nd

Who will sit on your Town Council? Of the six possible elected positions, four of them are open this year. The general election will be held on November 7th, and candidate qualifying is September 8th through the 22nd. The four open seats consist of three Council Member seats and the position of Mayor. The District 1 seat has been held by Liz Ritter for the past three years. District 2 has been held by Charlene Horton for the past two years, and John Detwiler has been in the District 3 seat for six years and he has reached his term limit. Mayor Crews has served a three-year term, and in previous years he has served as Council Member.

Council Member seats are for two-year terms, the Mayor serves a four-year term. Council meetings are held twice a month and there are additional workshops throughout the year. You can determine what district you are in by looking at the back of this newsletter.

To qualify for Council Member you must be a registered voter and a resident of the Town for at least six months prior to the date of qualification. The position of Mayor requires that you are at least 30 years old, a registered voter, and a Malabar resident for one year prior to the date of qualifying. The Council Member seats qualify by collecting the signatures of 15 registered voters from their district. The position of Mayor qualifies by collecting 15 signatures of registered voters at large.

The Town Charter states that there is one seat for each of the five districts of Malabar, but be aware that each Council Member and the position of Mayor are all voted on at large. This means you can run for office only within the district in which you live, but everyone in Malabar will be voting on all the open seats. This is also important

to keep in mind if you are campaigning. You would need to reach all the citizens of Malabar, not just those in your district. If you are interested in running, please call the Town Clerk's office.



Possible Charter Referendum on November Ballot

At the August 21st Council meeting the Town Council passed Ordinance 00-7 on its first reading. This ordinance allows for a proposed Charter amendment to be placed on the ballot this November. The amendment is in regard to term limits for Council Members and the Mayor. Currently all elected officials have a term limit of three terms. The question on the ballot will ask if you want to keep term limits or do away with them.

In order for this question to be placed on the ballot, Ordinance 00-7 must pass at the second reading and public hearing that will be held on September 5, 2000 at the regular scheduled Council meeting. If it does not pass, it will not be on the November ballot.

TOWN ADMINISTRATOR'S REPORT

I want to take this opportunity to thank Mike O'Brien, owner of O'Brien Land Clearing and a Malabar resident. Mike has volunteered to clear the land for the tennis courts and the soccer field at Malabar Community Park. His work will save Malabar a considerable amount of money.



We are planning to pave Atz Road and Hall Road from Corey Road east to LaCourt Lane during the last week of September. This has been a long awaited project, but we have been able to secure the funds to move ahead with the paving.

We still have openings on our various boards, especially the Park Board. The Park Board is more active than ever now that we have acquired land purchased with the Florida Communities Trust PT2000 grant funds. The land will be used for walking, biking and equestrian trails. If you have any interest and would like to be involved, please call Town Hall.

We are continuing to work on drainage issues. And with the recent passage of the stormwater utility fee, the St. Johns Water Management District has granted Malabar \$1.3 million dollars. These funds will be used for major construction projects which are currently in the engineer's office.

Council is currently developing a five year capital improvement plan. We are looking for your ideas: what do you think Malabar needs? Please contact your Council Representative or call Town Hall, we are looking forward to your input.

Sincerely,



Bill Hall, Town Administrator

Malabar On-Line

The staff at Town Hall are developing a web page for Malabar. We'll post agendas, meeting minutes, Council Member information, Town services, facts and figures, frequently asked questions, links to other services and more! We are at the beginning of this project and will bring you the site as soon as we can.

In the mean time, if you would like to receive a Council meeting agenda please send an e-mail to

It was PASS/FAIL for the Non-Ad Valorem Assessments

As mentioned in the past two newsletters the Council was considering the adoption of two non-ad valorem assessments. The first was a stormwater utility fee assessment and it was passed by Council during the August 7th Council meeting. This assessment will be added to your November 2000 tax bill. These funds will be used for stormwater quality control and quantity control within the town limits of Malabar. The stormwater projects will be monitored in conjunction with Brevard County. A benefit to working with the County on stormwater projects is the expertise of the County engineers, environmentalists, and experts will be at Malabar's disposal to help us continue to develop the best stormwater systems for Malabar.

The second non-ad valorem assessment that was on the August 7th agenda was regarding solid waste collection. This assessment did not pass, and it will not be on your November tax bill. **[Since this assessment failed you will receive your normal quarterly bill from Harris Sanitation and your payments should be made directly to Harris as usual.]** The next Harris Sanitation billing will be mailed out in late September for the October, November, December quarter. Please be sure to pay your Harris Sanitation bill when you receive it!

Park Board Members Needed

The Park and Recreation Board is in need of new alternates. As you can read from other articles in this edition of the Mailboat, Malabar is growing and changing, and we need your input to help direct that growth. The trails and greenways are just part of the Eco-tourism that is developing in Malabar. Would you like to learn more? Would you like to be involved in this interesting and worthwhile endeavor? Please call Town Hall and find out how to fill out an application.

The Park Board meets once a month and there are two alternate positions open at this time. The position of alternate allows you to gain knowledge of the Town, its programs, and how the Board operates before becoming a voting member.

skabana@malabartown.org. Please put the word agenda in the subject, there is no need to send a message unless you have a question.

The agendas will be sent out by the Friday before the Monday Council meeting. The meetings in September have moved to the 5th and the 25th. Please check the Standard Meeting Schedule for other meetings and times.

Town Happenings . . .

Malabar Scrub Sanctuary Opens in October

The Malabar Scrub Sanctuary is planning a soft opening in October. This is the 395-acre property located adjacent to the Malabar Community Park on Malabar Road. The entrance is the divided concrete road just east of the Fire Department. Zach Prusak is the Land Manager for this site. He works with the Brevard County Parks and Recreation Department for the Environmentally Endangered Lands Program, which oversees these properties.

In 1990 the voters of Brevard approved the Environmentally Endangered Lands Program, which acquired the Malabar Scrub. This property was originally planned for a 700-home subdivision, but the developer did not complete the project. It was bought by the EEL's Program and fenced in to allow the area to return to its natural state. Upon opening they plan to have signs identifying the types and names of the various trails.

The trails will accommodate hikers, bicycles and horse-back riders. These trails are a result of many public workshops. There will be at least one kiosk, which will display a large aerial of the property allowing an overview of the property. The main gate is on the south side at the end of the concrete entrance road. The EEL's hope to start construction of a 5,000-square-foot Education Center in the near future. Although there are no plans at this time to install a horse staging area, there are plans for a water trough for horses when the Education Center is constructed.

This October will be the first time the Malabar Scrub Sanctuary will be included in the Great Birding Trails book published by the Audubon Society. While enjoying the Sanctuary, please remember that equestrian riders have the right of way when sharing a trail with bikers, it is international law to yield to them. No motorcycles or all terrain vehicles are allowed in the Sanctuary. For more information call Zach Prusak at 633-2046.

September Council Meeting Dates

The September Council meetings do not follow the standard meeting schedule due to the Labor Day holiday. The dates are September 5th, and September 25th. At both of these meetings the major topic of discussion will be the 2000/2001 millage rate and fiscal budget.

Malabar Business Spotlight

Our focus this issue is on one of the friendliest places in town, a store with personality. Yes, we're referring to the Sunshine Food Mart at the corner of Malabar Road and US1. This family-owned business brings us the flavor of London where the owner spent his previous career in the government finance office. When he brought his wife, two daughters and son to Florida to visit Mickey Mouse, they liked it so well they left London and moved to this area. Age and experience dictated they buy their own business, and they were lucky enough to find one with a beautiful view of the river three years ago.

The owners are friendly and have many regular and repeat customers, which is unusual for a convenience store location like this one. They not only sell gas, food, and lottery tickets, they also sell themselves with a smile and friendly conversation. The family works long hours without a break: Monday to Friday 6AM to 9PM and Saturday and Sunday from 6AM until 9:30PM, or until there aren't any more customers.

They sell gas pre-pay to avoid confusion, and there is a vegetable stand (owned separately) on the north side of the building providing fresh fruits and vegetables.

Many people who stop by want to fish in the river; however, their parking lot is only large enough to accommodate their regular customers. So folks, if you want to fish, buy your food and drinks at the Mart but please park elsewhere. They are always glad to see you, so stop by and get to know them.

CITIZENS NEEDED **Are you BORED?!**

If you have time, talents, & motivation - Malabar Needs You and You can make a Difference!!

If you are computer savvy, if you have ideas, if you enjoy sports, if you have a love of nature, if you enjoy detail work, if you have visions of bigger things to come, or if you just want something to do we are looking for ideas!

MALABAR WEB SITE
TOWN VISION & PLANNING
PARKS & RECREATION
EELS SCRUB JAY SANCTUARY
INDIAN RIVER LAGOON/US1 SCENIC HWY
SAND HILL TRAIL/ECO-TOURISM
COMMUNITY COMMUNICATIONS
COME AND MAKE A DIFFERENCE !!

HELP MALABAR DEVELOP & GROW INTO ALL IT CAN BE!!

Eco-tourism and Malabar

Planning and Zoning member Richard Cameron attended the 3rd Annual Agro-Ecology/Eco-tourism Conference last May as the Town's representative. This is a new industry that looks to become very big in Florida. As Florida's population rapidly expands, the state's land is being converted to urban and suburban use. Florida is ranked #1 in the country to relocate to or retire. This added population is putting additional demands on natural resources and creates potential conflict with agricultural land use. It is also opening a new field of tourism and offers opportunities for cooperative endeavors.

The state is in the process of purchasing working farms and ranches and leasing them back in a partnership. These lands are then returned to their natural state by returning some to wetlands, replacing exotic plants and trees with native growth, and expanding the use of the property by opening them as public parks. There are currently active cattle ranches, citrus groves, dairies, vegetable farms and timber operations that are doing very well since diversifying their operations. These businesses are open for the public to enjoy. For a small fee you can horseback ride, stable your horse, camp, and enjoy the diversity of natural habitats that provide wildlife viewing opportunities.

The Dupuis Reserve is an active citrus grove that has expanded its nature based activities to include hunting, fishing, hiking, horseback riding, camping, an interpretive center, a butterfly garden and bird watching. It also offers hands-on field trips to school children from the city who otherwise would not have such opportunities to experience nature. They have also partnered with a private organization and built a dining hall next to the stables. These long-term leases and partnerships with private businesses are the keys to the success of these operations.

Florida is ranked the highest in regard to having the most parks in the country and for the accessibility to those parks. This new industry – nature based tourism – will generate a tremendous need for tour guides familiar with flora and fauna identification, landmarks and historic sites. It will also create a demand for canoe guides, horse rentals, boat rentals, gift shop owners, food service, bed and breakfast or other lodging accommodations, and so much more. There are already courses being offered at community colleges in Natural Areas Management. The University of Florida has both an undergraduate and graduate level of programs in Ecotourism. Certification in these courses, and even licensing by the State of Florida, will become mandatory.

This process is not only creating a winning proposition for both the farmers and the tourist, but also offers opportunities for the related businesses. The big winners

are the Florida residents who will have the many varied natural areas restored and preserved for future generations. The State of Florida is going to great lengths in advertising these parks both locally and outside the state to promote their use. If you would like more information on this program please call Town Hall.

Florida Trails and Greenways

Planning and Zoning Chairman Bob Wilbur attended a conference in May on Florida Trails and Greenways – Creating a New Landscape for Florida. His presentation to the Park and Recreation Board covered what he learned and how it could apply to Malabar. With the grants we have already been awarded, Malabar has the potential to connect with the Turkey Creek Sanctuary in Palm Bay via four parcels at the northern town limits, just west of Brook Hollow. From there, the trail would connect with the Malabar Scrub to the south. Following that to the east the trail would travel down Marie Street on what will some day be known as the Sand Hill Trail. Crossing Glatter travel to the east side of Marie and proceed south past the town limits to connect with the County Preserve.

Bob cited the City of Dunedin as a prime example of what can be done by embracing the greenway system. On the west coast of Florida, the Pinellas Trail was built in an abandoned railroad right-of-way. Prior to the Pinellas Trail, the downtown area of the nearby city of Dunedin was 80% vacant and in blighted condition. After embracing the trail and deciding to utilize it, they turned their town around. The area was rezoned to Residential Limited Commercial which increased the density in the downtown area. This allowed the town-houses to set up shops on the main floor and provided residential living area in the other portions. Artist studios, bookstores, craft shops, delis, and bakeries have lined the streets. Restaurants and diners have sprung up. These businesses cater to the people coming through the Pinellas trail, and the downtown area is now 98% occupied. This example of what can be done in an urban setting bolsters our belief of what can be done in our rural residential setting.

A trail system would provide safe opportunities for bicycling, walking and horseback riding. It would protect linear wildlife corridors, and connect residences to parks, cultural activities, schools, shops and offices. There are funding sources available to help Malabar establish such a success. These sources help to pay for the management and connectivity. We could create a real trail experience that would give residents a sense of place and community spirit. For more information call Bob Wilbur at 723-7264 or stop by Town Hall.

Building Official's Report

By Jim Phelps, CBO

Code Enforcement

Have you ever wondered, "how does the city enforce its codes and ordinances?" When code enforcement personnel identify a violation of town code, they notify the property owner and the person/s responsible for the violation and specify the action required to correct the violation. If the



violation is not corrected by the time specified, the case is then referred to the Code Enforcement Special Master for a hearing and possible further action, or a citation can be issued to the county court system.

As an overview of the Code Enforcement Special Master process, it is quasi-judicial, and the hearing officer has the same authority as a Code Enforcement Board.

When a case is referred to the Special Master (an attorney), he must decide if a violation exists based on evidence presented by the town. If a violation is found, those persons responsible for the violation may present any evidence or testimony that is applicable to the case. After the Special Master is satisfied that all pertinent facts have been heard and a decision is reached on the action necessary to correct the violation, the Special Master may issue an order. The order specifies the action required to correct the violation, a reasonable time to comply with the order, and may include a monetary penalty if the order is not complied with, including awarding the town reasonable cost incurred to process the case.

Permits, who needs them? If you are planning to make improvements to your property you probably do. The term building permit has become a common term for any type of permit associated with construction of anything. Actually there are many types of permits that are required for different kinds of work – Building, Electrical, Plumbing, Signs, Wells, Pools, Furnaces, Air Conditioning, Fences, Ponds, Fill, Culverts, Drainage, Burning, Land Clearing, Tree Removal, etc.

You may ask yourself, "Why should I get a permit? My neighbor didn't get one, and he didn't get caught." There are many reasons for getting a permit; let's look at your benefit. First, safety. How important is yours and that of your family? If you had a fire, what are your chances of getting out? What will be the property loss? If we have a storm will your improvements stand and protect your home, or become part of what damages your home or

someone else's? Will it be wind-born debris and maybe take someone's life? These are only a few of the questions that you should ask yourself if you consider doing work without a permit.

When you submit an application for a permit, the drawings are reviewed for code compliance. Inspections are performed to verify compliance with the approved plans and to help protect you and others. If you are doing your own work, or if you contract with someone, it makes no difference; the process is the same.

Often the insurance company will check the records to verify that a permit was obtained; if there is no permit, they may not provide full coverage.

Trash and Garbage: the town is receiving complaints from citizens that trash and garbage containers are being left by the edge of the streets. Containers can be placed by the street for collection after 5:00 p.m. the day before collection and must be removed the day of collection. Some locations have built racks for the containers by the edge of the street. At this time the town has no objection; however, the containers can only be placed in them during the time indicated for collection.

Water conservation: irrigation of lawns should not be done during the heat of the day. For the summer months that is usually between 10:00 a.m. and 4:00 p.m.. Pond water level can be maintained by use of wells; however, the wells must be controlled so that the pond water level is not higher than the seasonal level.

If you will cooperate with these hours, it will assist in conserving water. It is reported in some instances people are having trouble with their wells because of the lack of rain.

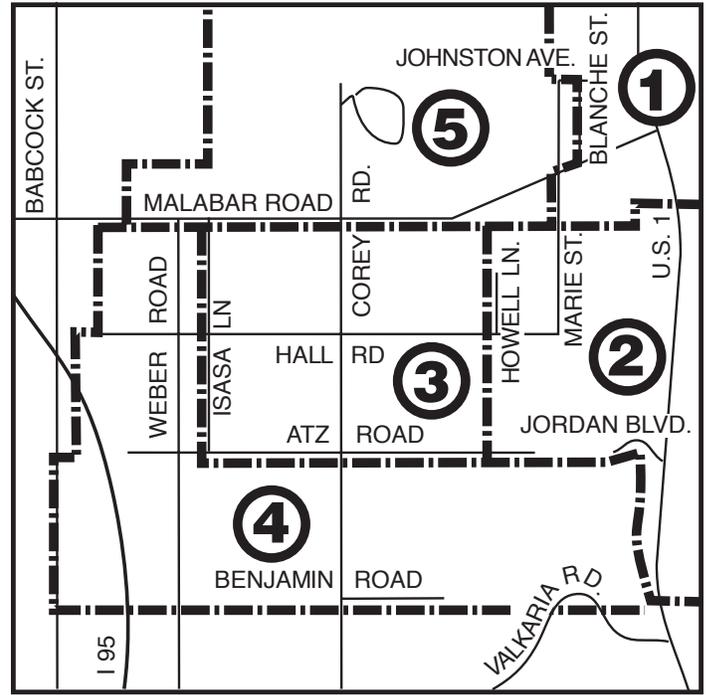
If you plan to do cleaning or maintenance of an existing pond, please call Town Hall to discuss your plan. You may not need a permit but need to be aware of certain requirements for shaping the banks and disposal of cleaning material.

If you have any question pertaining to any type of permit, or if a permit is required for any work you plan to do, please call 727-7764. We will be glad to answer your questions. Remember the property owner is responsible to ensure that a permit is obtained if required.

Know Your Representatives on Council

The following Council members represent these districts:

District 1	Elizabeth Ritter 350 Camelot Circle	723-5845
District 2	Charlene Horton 2175 LaCourt Lane	727-2194
District 3	John Detwiler 1780 Eva Lane	725-7759
District 4	Tom Eschenberg 2835 Beran Lane	724-1007
District 5	Henry Dekker 1260 Hollow Brook Lane	722-9717
Mayor	Phillip Crews 2480 Johnston Ave.	951-0422
Town Administrator	Bill Hall Town Hall	723-3261
Town Clerk/ Treasurer	Susan Kabana Town Hall	727-7764
County Comm.	Nancy Higgs, Dist. 3	952-6300
State Senator	Patsy Kurth, Dist. 15	984-4951



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