

TOWN OF MALABAR
TOWN HALL SITE SELECTION COMMITTEE MEETING

April 8, 2008 7:30 PM

This meeting of the Malabar Town Hall Site Committee was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER:

The meeting was called to order at 7:30 pm by Chair Alan Wollard.

B. ROLL CALL:

CHAIR	ALAN WOLLARD
VICE-CHAIR:	VICKIE THOMAS
COUNCIL MEMBERS:	BOBBI MOCCIA
	BOB WILBUR, excused
	GREG PURDEN, excused
	BILL WITHERS, not present
TOWN ADMINISTRATOR:	BONILYN WILBANKS-FREE, excused
TOWN CLERK/TREASURER:	DEBBY FRANKLIN

C. ANNOUNCEMENT -

THERE MAY BE ONE OR MORE MALABAR ELECTED OFFICIALS ATTENDING THIS MEETING.

D. OLD BUSINESS

1. Review Sites Proposed at earlier meetings
Exhibit: Agenda Report No 1
Recommendation: Action

Committee reviewed the presentation of the sites they had previously discussed on the overhead. They included the property to the west of the Fire Station on Malabar Road that we don't own. Purchasing it would square off the Town owned property and provide that front area for a possible Town Hall site. The existing driveway could be moved. The 13 acres behind that had also been considered when it was for sale. There is one owner at the north end that expressed interest in selling to the Town. This purchase would enlarge the municipal center of the Town.

They also looked at alternative sites on Marie Street, north of the Trail Head. The owner has not sold to EELs, perhaps they would sell to the Town. It is about 10 acres. The five acres north of the church on Marie. The church had offered to lease the land to the Town. Committee stated that is the same property that had been reviewed for paint ball park.

They discussed using part of the Cameron Preserve but there were many drawbacks: conservation, destroy the rural character of the neighborhood, no through street, etc.

The 17 acre site off of Weber behind Dr. Leedy's would be close to Malabar, off of Weber, could hook up to water, is already zoned OI and would be more centrally located in town than present location. The drawback is it is under conservation. Town tried to trade it for the property east of the Malabar Woods Boulevard. State representative had been contacted, inspected it and was supportive. Staff met with Rep Needleman and County Commissioner Voltz. When it was

realized the property is already under conservation the idea collapsed. The State's goal was to add new land to conservation protection. The 17 acres purchase was part of the Greenway II, Florida Forever Grant Program to put under conservation protection lands that are adjacent to tributaries of the Turkey Creek. We are responsible for an annual Management Report and any projects within the property would need to be approved by the State. We could ask to develop an environmental education center on the property and include a new town hall within the center.

Committee discussed the rural nature of Malabar and the desire to encourage that type of development. Perhaps the Town could develop a plan to utilize green techniques and low impacts on the land and new stormwater approaches that could qualify for grant monies.

Tow has approved buying Mr. Billie's one acre site for 175K. The Engineer has shown a sketch of possible layout with stormwater, buffering, septic, parking, landscaping, etc. This purchase will connect the Town's nonconforming piece to the Town's Public Works property, thereby making it conforming and providing many options for development.

There are three small properties within the block, west of Mr. Billie's and fronting on Malabar that are not owned by the Town. They are each under a .20 acre. The corner piece (Pine and Malabar) is vacant and the one to the east of it is a nonconforming residential use in CG zoning. Neither of those owners responded to our requests for level of interest in selling. The owners of the bookstore, the Cochrane's, did express an interest to sell to the Town. They purchased it and then made major improvements and have recently had it on the market for 186K. It is .17 of an acre.

Vicki' Thomas suggested the idea to offer to move the Cochrane's structure to a piece we would trade them on the furthest west of our property. Then we would have more space next to Billie's for site layout and development.

Committee summarized their choices at this point. Alan Wollard's three places in order of choice:

- 1) Existing location plus Billie property
- 2) To the right of the Malabar Woods Boulevard along Malabar Road
- 3) the 17 acres off of Weber Road

Bobbi Moccia:

- 1) FD area
- 2) 17 acre site off of Weber Road
- 3) Existing location with Billie purchase.

Vicki Thomas:

- 1) FD area
- 2) 17 acre site off of Weber Road
- 3) Existing location with Billie purchase.

Franklin will contact the State and determine the possibility and requirements for using the 17 acres for environmental educational building / public use. Alan Wollard will call his contact in Tallahassee to seek any information that could help us.

Committee discussed taking a sincere green approach – it is part of what Malabar is all about. Franklin then made them aware of the financial reductions in our projected revenues for the current budget. Alan Wollard stated that drainage issues have continued to improve over the

years. Need to continue on this path. We will start this by not just mouthing the green policies but implementing them.

E. NEW BUSINESS

2. Discuss Future Meetings Focus
Exhibit: Agenda Report No 2
Recommendation: Action

Committee chose two dates in May for their next meeting. They wanted to know if they should have a joint meeting with Council and then meet with P&Z before they meet with the architect. Have them there before the regular meeting. Mondays are not good Vicki but are ok for Bobbi. May 5, 12, 7, are not good for Alan.

May 19th is good for Alan Wollard and Bobbi Moccia. Use May 22nd as the other date. Let Council decide if they should meet as joint.

G. ADJOURNMENT

There being no further business to discuss, MOTION: Moccia / Thomas to adjourn this meeting.
VOTE: All Ayes. The meeting adjourned at 9:15 PM.

BY: Alan Wollard
Chair Alan Wollard

ATTEST BY:

Debby K. Franklin
Debby K. Franklin, Town Clerk/Treasurer

05/19/08
Date Approved