



**PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, July 23, 2008
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**
Regular Planning and Zoning Meeting – July 9, 2008
Exhibit: Agenda Report No. 1
Recommendation: Motion to approve
- E. PUBLIC HEARING**
 - 2. Amending Article XV Providing for a Tree Buffer (Ord. No. 2008-08)**
Exhibit: Agenda Report No. 2
Recommendation: Recommendation to Town Council
 - 3. Amend LDC to Provide Requirement for P&Z Review of Site Plan Extension Requests (Proposed Ord No. 2008-09)**
Exhibit: Agenda Report No. 3
Recommendation: Discussion and Direction
- F. ACTION**
- G. DISCUSSION ITEMS – General Items**
- H. OLD BUSINESS/NEW BUSINESS**
 - 4. SCAT Bus Stops In The Town of Malabar**
Exhibit: Agenda Report No. 4
Recommendation: Discussion
 - 5. Landscape Code Art. XIV – Florida Friendly Landscape**
Exhibit: Agenda Report No. 5
Recommendation: Discussion
- I. ADJOURN**

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: July 23, 2008

Prepared By: Michele Kelly, Secretary to P&Z

SUBJECT: Approval of P&Z Minutes

BACKGROUND/HISTORY:

Attached are the summary minutes for the following meeting
Regular P&Z Meeting - July 9, 2008

ATTACHMENTS:

- Minutes from Planning and Zoning regular meeting July 9, 2008

ACTION OPTIONS:

Motion to Approve

"The following draft minutes are subject to changes and/or revisions by the Town Council and shall not be considered the official minutes until approved by the respective Board or Town Council."

TOWN OF MALABAR – PLANNING & ZONING ADVISORY BOARD

JULY 9, 2008 MEETING MINUTES

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER, PRAYER AND PLEDGE

Meeting called to order at 7:30 pm. Prayer and Pledge led by Chair Bob Wilbur.

B. ROLL CALL

ROLL CALL:

Bob Wilbur, Chair
Patrick Reilly, V-Chair
Richard Cameron
Don Krieger
Bud Ryan
Cindy Zindel, Alt. #1 – non-voting

Michele Kelly, Secretary

C. ADDITIONS/DELETIONS/CHANGES

Florida Water Star information added to Action Item #2

D. CONSENT AGENDA

1. Approval of Minutes

Regular Planning and Zoning Meeting – June 25, 2008

Exhibit: Agenda Report No. 1

Recommendation: Motion to approve

Motion: Reilly / Ryan to recommend P&Z approve minutes

Vote: All Ayes

E. PUBLIC HEARING: None

F. ACTION:

2. Review of Landscape Code Art. XIV – Florida-Friendly Landscape

Exhibit: Agenda Report No. 2

Recommendation: Discussion and Direction

Tom Eschenberg, 2835 Beran Lane.

Discussed the future water availability and future problems within Florida. Mayor Eschenberg noted that currently there are water battles occurring and raised the concern that St. Johns River Water Management District (SJRWMD) will begin to refuse or limit water usage that can result in water being a depleting resource. Mayor Eschenberg would like to see the Town of Malabar set an example to Brevard County and even the State by revising the Town's Land Development Code and requiring future development to meet certain water conservation requirements. A Florida Water Star Paper and website (floridawaterstar.com) was offered.

"The following draft minutes are subject to changes and/or revisions by the Town Council and shall not be considered the official minutes until approved by the respective Board or Town Council."

TOWN OF MALABAR – PLANNING & ZONING ADVISORY BOARD

JULY 9, 2008 MEETING MINUTES

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER, PRAYER AND PLEDGE

Meeting called to order at 7:30 pm. Prayer and Pledge led by Chair Bob Wilbur.

B. ROLL CALL

ROLL CALL:

Bob Wilbur, Chair

Patrick Reilly, V-Chair

Richard Cameron

Don Krieger

Bud Ryan

Cindy Zindel, Alt. #1 – non-voting

Michele Kelly, Secretary

C. ADDITIONS/DELETIONS/CHANGES

Florida Water Star information added to Action Item #2

D. CONSENT AGENDA

1. Approval of Minutes

Regular Planning and Zoning Meeting – June 25, 2008

Exhibit: Agenda Report No. 1

Recommendation: Motion to approve

Motion: Reilly / Ryan to recommend P&Z approve minutes

Vote: All Ayes

E. PUBLIC HEARING: None

F. ACTION:

2. Review of Landscape Code Art. XIV – Florida-Friendly Landscape

Exhibit: Agenda Report No. 2

Recommendation: Discussion and Direction

Tom Eschenberg, 2835 Beran Lane.

Discussed the future water availability and future problems within Florida. Mayor Eschenberg noted that currently there are water battles occurring and raised the concern that St. Johns River Water Management District (SJRWMD) will begin to refuse or limit water usage that can result in water being a depleting resource. Mayor Eschenberg would like to see the Town of Malabar set an example to Brevard County and even the State by revising the Town's Land Development Code and requiring future development to meet certain water conservation requirements. A Florida Water Star Paper and website (floridawaterstar.com) was offered.

Mayor Eschenberg is requesting that P&Z consider Land Development Code changes that will require future developments in the Town of Malabar to meet certain water conservation requirements in two areas; one being Landscaping— possibly requiring a certain amount of xeriscaping on new development that requires very little water—and the other is the Water Star program that specifies certain water saving appliances be installed in homes and commercial buildings—such as showerheads, low water use toilets, dishwashers, washing machines, etc. This can also benefit the contractors as well by advertising the homes as a Water Star qualified house.

Wilbur is also concerned about saving Florida Aquifers. Wilbur stated that the plan in Oakmont Preserve is that each home will have deep wells into the Aquifer with water treatment systems. He asked if this subdivision would be grandfathered into any changes. Mayor Eschenberg stated that his intent would be for all new construction. Cameron noted that this would be from the date that the law was passed. Ryan stated that Malabar is in a unique position because of its location to two large bodies of water: the Indian River Lagoon and the ocean. He has a concern for the residence with animals; they have a need to maintain pastures and provide water to both animals and fields. Ryan believes this is a worthy endeavor.

Wilbur asked if the Town of Malabar gets the Water Star Streamline paper, he would like the staff to look into getting on the mailing list to get the paper. He believes this is a good idea.

Ryan believes that for the Town of Malabar the wording in the Local Xeriscape ordinance should be changed in two sections:

Page 1, section 2, line 1: is: "...encourage all local governments within it district to adopt new ordinances or amend existing ordinances to require Xeriscape..." suggest changing to: "...amend existing ordinances to encourage

Page 1, Section 2a, line 1: "... installation, and maintenance standards that result in water conservation. Such..." suggest changing to: "... should promote water conservation..."

Reilly noted that the problem is that it is not measurable. Ryan acknowledged this but stated that the wording should not be phrased as a mandate.

Ryan stated that a way to limit the excess use of water would be to limit the amount of building taking place instead of trying to manipulate the amount of water usage. Asked to clarify he provided examples such as making the building conform to the availability of water or the sensible use of water; for a visual example he used the concept of not authorizing a high-density complex on a two-lane road.

Cameron stated that this is an excellent idea and he believes that a lot more input is needed and in getting some guest speakers from SJRWMD in order to obtain more info. He also believes that Malabar needs to try to direct what types of grasses need to be planted. If the Mayors' projections of water usage needs are in the near future and water usage is cut down, the Town can be ready to meet its needs ahead of time instead after the need arrives. This being brought to the board now provides P&Z with the opportunities to help Town Council (TC) to bring this under control now can assist in avoiding an emergency or catastrophe.

Wilbur stated that the article discusses 'consumptive use permits,' which regulates the amount of water that is allowed to be used. SJRWMD does observe and use 'consumptive use permits' and restricts use.

Wilbur stated that investigating this issue is a good idea. He would like someone from agricultural extension office of the University of Florida to come in and speak about Xeriscaping as it would apply specifically to Malabar.

Ryan and Wilbur stated that they believe this should be encouraged and be a good thing for the Town.

Request to Staff: Would like the staff to look into getting the Florida Water Star Streamline paper and to find out about getting guest speakers for UF agricultural extension to discuss Xeriscaping in Malabar. Copy the article from Florida Water Star (front page plus, will be two pages) for P&Z members. Paper came from SJRWMD and website is floridawaterstar.com

Motion: Reilly / Ryan to recommend to TC that P&Z continue looking into Xeriscaping and Water Star Program to come up with an Ordinance and to get consensus of opinion from TC whether to continue.

Vote: Wilbur, Cameron, Reilly, Ryan Ayes; Krieger Nay.

3: Discuss Billboards and Signage in Malabar

Exhibit: Agenda Report No. 3

Recommendation: Discussion and Direction

Reilly request verification on what action was to be taken on this issue. Wilbur stated that if a billboard was destroyed or knocked down then they cannot be reconstructed. Wilbur read the Code from page 1117, Section 1-19.7. Krieger stated that he believes they should leave the Code alone; the Codes give the Town the opportunity to defend itself.

Ryan had a question about an item on page 1115, line 1: "Noncommercial flags and insignia of any government..." does that mean **any** government, local, international, federal, etc.? Ryan asked if this should this be changed? Krieger noted that there is a code that can counter this in another section, implying that it could be requested that flags and insignias be taken down; it needs to be understood why it was put up.

Wilbur stated he read that Signs are suppose to have a number on them. Krieger noted that the signs can have a number on them but the Town has decided not to do that at the present time. The Code implies that each and every sign is an individual sign and that each would therefore require a permit.

Ryan recounted his experience in Pennsylvania where signs had to be a certain size, have a non-maintenance identification with a stainless steel marker or something that provided permit number or identification.

Wilbur asked what the costs of signs are. Cameron stated that there was a charge for signs in the past but there are no longer charges. Krieger noted that Malabar is a rural community and as such should not be charging their citizens for signs. Ryan asked Krieger if he believed that enacting this Ordinance would cost more than the benefit gained. Krieger stated that most Ordinances are written stricter than they are defended. Wilbur stated that if there is a Code then it should either be enforced or eliminated.

Wilbur brought up Political Signs. Code Book page 1120, 1-19.10. Wilbur reads, '... that no permit fee is required for political signs providing that signs are subject to the following regulations: should be removed within five (5) days following election.'

Cameron asked for a clarification on wording in the code regarding what constitutes a public body. Wilbur stated that those would be the bodies someone would have to speak with to get signs in front the Town Hall, the Fire Department, a public park, etc. Wilbur stated that Code

Enforcement would be the one to enforce the signs. Wilbur would like to see the campaign signs moved from public property.

Ryan discussed page 1120, section c: "...notwithstanding the provisions of this subparagraph, a sign may be placed upon any legally existing sign structure..." Ryan asked if this should not include 'with the owners permission.'

Krieger noted that a billboard can be put up but the information/advertisement/material can be changed.

Wilbur brought up page 1121, Item K: "No billboards shall be permitted in the Town." Item L: "No outside signs shall be permitted in the Town..."

Wilbur noted that the Political Signs had been discussed prior. Ryan stated that political signs are for name recognition only, they do not show what the political stand for, etc. Ryan had previously requested that the information on the qualified candidates, not their platform and how they can be reached, be put in the Mailboat in hopes to reduce or eliminate the sign pollution. Ryan would like to make this suggestion to this current board. Wilbur agreed that this should be forwarded to the board for their input.

Wilbur asked the board whether they want to go on with this sign issue. Board agreed to drop it. The issue will be dropped.

G. DISCUSSION ITEMS – General Items

Tom Eschenberg.

Had more info on the water issue he had forgotten, there is a representative from SJRWMD provided in the newsletter. He had e-mailed the individual for more information but has not heard from the individual.

H. OLD BUSINESS/NEW BUSINESS:

Old Business:

Reilly asked about the Comp Plan Company planners coming in and giving a complimentary update in July 2008 that had been request at the last meeting. Was told the request was forwarded to Debby Franklin for T.C. It was requested that Franklin forward the status to each board member.

Ryan asked about the columns and wall on Eva Lane. Board requested an update on the status.

New business:

Wilbur stated that Malabar is no longer being serviced by the Brevard County Transit Service. Per Wilbur, SCAT claimed there was no ridership. Wilbur believes with the cost of fuel there would be ridership if it were available. However, the previous bus pattern took riders out of their way, he would like to see a 'loop' that would go either east or west on Malabar Rd and up US 1 to Melbourne. Per Wilbur, SCAT said it was taken out by the County Commission and it would require the Town to ask County Commission to put Malabar Roads back on the route. Wilbur thinks this would be a good thing, he would like to see bus stop benches, and sign designations showing the bus stops because there were never any designations before so people did not

know. He would like bus stops at the Hospital, the Park, and at Marie St and Malabar (the Trail Head). Krieger asked who is responsible for putting up the signs and seats.

Cameron suggested that something is put in the Mailboat to find out if residences are interested in utilizing the bus before asking the County Commissioners to go to the expense of put Malabar back on the route since there was no usage before. He believes some type of research is needed prior to the request. Mayor Eschenberg added that this issue had been brought up at TC but he was unsure of the outcome; however, he believes that the Town Administrator may have looked into it.

Wilbur suggests that maybe someone from SCAT could come in and speak with them about the routes.

Ryan stated that he does not believe it is that practical for many of the Malabar residents

Wilbur showed the board a copy of Grant-Valkarias' newsletter the "Sandhill Bugle," he said it is well done. He believes that Grant-Valkaria should be put on our mailing list for the Mailboat (send them several copies for their boards) and that we should request that the Town be put on Grant-Valkarias' mailing list, receiving several copies for our boards. This could foster communication and discussion between the two Towns. Krieger raised the question if Grant-Valkaria puts their newsletter on their website like Malabar puts the Mailboat on our webpage.

Ryan made the comment that it might be good if each Town referenced the others' website in their newsletters.

Wilbur stated he would like to be put on Grant-Valkarias' mailing list.

I. ADJOURN: 8:53pm

Motion: Reilly / Krieger to adjourn

Vote: All Ayes

Michele Kelly, Secretary

Bob Wilbur, Chairman

Date Approved

TOWN OF MALABAR

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: July 23, 2008

Prepared By: Debby K. Franklin, Town Clerk/Treasurer

SUBJECT: Amend LDC, Article XV to Provide Buffer (Proposed Ord No. 2008-08)

BACKGROUND/HISTORY:

This was discussed at Council after the fires in May to provide for a method to allow property owners to remove Slash Pines from around houses to create a buffer. The discussion of a Division of Forestry recommendation of 30 feet was changed to provide for a formula if some Pine trees close to the house were taller than 30 feet. The Mayor had proposed some wording to the Attorney and the ordinance you are reviewing has been drafted to include that wording.

Council discussed this at the RTCM of July 7, 2008 and directed that the requirement be formalized and sent to P&Z for a Public Hearing before coming to Council for First and Second readings and adoption.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

- Proposed Ordinance 2008-08

ACTION OPTIONS:

Staff seeks discussion and direction concerning this matter.

ORDINANCE NO. 2008-08

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE TOWN; AMENDING ARTICLE XV, SECTION 1-15.7 OF THE LAND DEVELOPMENT CODE OF THE TOWN; PROVIDING FOR THE PRUNING OR REMOVAL OF PINE TREES (*PINUS ELLIOTTI*) UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Town of Malabar is predominately a rural community and pine trees (*Pinus elliotti*) are a predominant tree species in the Town; and

WHEREAS, The Town Council finds that during the Hurricane season of 2004 a large number of pine trees were damaged and threatened life and property of the citizens of Malabar; and

WHEREAS, The Town Council has also determined that during the 2008 wildfires the pine trees served as fuel for fires and a conduit for the spread of fires thereby endangering life and property of the citizens of Malabar; and

WHEREAS, The Town Council has determined that allowing the removal of pine trees under limited circumstances will benefit the health, safety and welfare of the citizens of the Town and will assist in preserving and protecting life and property.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Malabar, Brevard County, Florida, that

SECTION 1. Section 1-15.7 of Article XV of the Land Development Code of the Town is hereby amended by adding a subsection D, which new subsection shall read as follows:

"Section 1-15.7. Limited exceptions.

...

D. Pine Trees (Pinus elliotti). Where any portion of the canopy of a pine tree of the *Pinus elliotti* species is within thirty (30) feet of the roofs edge of any structure located on property said pine tree may be pruned without a permit or removed upon the issuance of a Type IV permit from the Building Official. Additionally, any pine tree, where the canopy is greater than thirty (30) feet from the roofs edge of any structure located on property, may be pruned without a permit or removed upon the issuance of a Type IV permit from the Building Official if the height of said tree is equal to or greater than the distance from the canopy of the pine tree and the roofs edge of any structure.

SECTION 2. CODIFICATION. It is the intention of the Town Council of the Town of

Malabar, Brevard County, Florida, that the provisions of Section 1 of this ordinance become part of the Land Development Code of the Town of Malabar. The Town Clerk is hereby authorized and directed to cause the provisions of section 1 of this ordinance to be incorporated into the Town's Land Development Code.

SECTION 3. SEVERABILITY. In the event a court of competent jurisdiction shall hold or determine that any part of this ordinance is invalid or unconstitutional, the remainder of the ordinance shall not be affected and it shall be presumed that the Town Council of the Town of Malabar did not intend to enact such invalid or unconstitutional provision. It shall further be assumed that the Town Council would have enacted the remainder of this ordinance without said invalid or unconstitutional provision, thereby causing said remainder to remain in full force and effect.

SECTION 4. CONFLICT. All ordinances or parts thereof in conflict herewith are hereby repealed to the extent of such conflict with this Ordinance.

SECTION 5. EFFECTIVE DATE. The ordinance shall take effect immediately upon its adoption.

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

| | |
|---|-------|
| Council Member Nancy Borton | _____ |
| Council Member Brian Vail | _____ |
| Council Member Charles (Chuck) McClelland | _____ |
| Council Member Jeffrey (Jeff) McKnight | _____ |
| Council Member Patricia (Pat) Dezman | _____ |

PASSED AND ADOPTED by the Town Council, Town of Malabar, Brevard County, Florida this day of _____, 2008.

BY: TOWN OF MALABAR

Mayor Thomas M. Eschenberg

First Reading: _____
Second Reading: _____

ATTEST:

Debby K. Franklin
Town Clerk/Treasurer

Approved as to form and
legal sufficiency by:

Karl W. Bohne, Jr.
Town Attorney

TOWN OF MALABAR

AGENDA ITEM REPORT

AGENDA ITEM NO: 3
Meeting Date: July 23, 2008

Prepared By: Debby K. Franklin, Town Clerk/Treasurer

SUBJECT: Amend LDC to Provide Requirement for P&Z Review of Site Plan Extension Requests (Proposed Ord No. 2008-09)

BACKGROUND/HISTORY:

This was discussed and P&Z and recommended that Council adopt such a requirement. Council discussed this at the RTCM of July 7, 2008 and directed that the requirement be formalized and sent to P&Z for a Public Hearing before coming to Council for First and Second readings and adoption.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

- Proposed Ordinance 2008-09

ACTION OPTIONS:

Staff seeks discussion and direction concerning this matter.

ORDINANCE NO. 2008-09

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE TOWN; AMENDING SECTION 1-7.5 OF ARTICLE VII; PROVIDING FOR REVIEW AND RECOMMENDATION OF SITE PLAN EXTENSIONS BY THE PLANNING AND ZONING BOARD; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Malabar, Brevard County, Florida, that

SECTION 1. Section 1-7.5 of Article VII of the Land Development Code of the Town is hereby amended in full to read as follows:

“ **Section 1-7.5. Termination, extension and transferability.**

Whenever site approval shall have been granted, it shall not be considered to run with the land. The site plan approval shall terminate twelve (12) months thereafter, if construction has not been started as evidenced by steady and continuous progress, including the pouring of footings by said termination date. Extensions may be ~~made~~ granted by the Town Council at its sole and absolute discretion. Any request for extension shall be made in writing prior to the expiration of the site plan and such request for extension shall be reviewed by the Planning and Zoning Board which shall make a recommendation on the request for extension to the Town Council. In the event the property receiving site plan approval shall be sold, transferred, leased, or the ownership thereof changes in any way whatsoever, the site plan approval shall be transferrable. ~~However, any extension of the twelve (12) month time limit shall require a favorable vote of the Town Council.”~~

SECTION 2. CODIFICATION. It is the intention of the Town Council of the Town of Malabar, Brevard County, Florida, that the provisions of Section 1 of this ordinance become part of the Land Development Code of the Town of Malabar. The Town Clerk is hereby authorized and directed to cause the provisions of section 1 of this ordinance to be incorporated into the Town's Land Development Code, as approved by Town Council.

SECTION 3. SEVERABILITY. In the event a court of competent jurisdiction shall hold or determine that any part of this ordinance is invalid or unconstitutional, the remainder of the ordinance shall not be affected and it shall be presumed that the Town Council of the Town of Malabar did not intend to enact such invalid or unconstitutional provision. It shall further be assumed that the Town Council would have enacted the remainder of this ordinance without said

invalid or unconstitutional provision, thereby causing said remainder to remain in full force and effect.

SECTION 4. CONFLICT. All ordinances or parts thereof in conflict herewith are hereby repealed to the extent of such conflict with this Ordinance.

SECTION 5. EFFECTIVE DATE. The ordinance shall take effect immediately upon its adoption.

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

- Council Member Nancy Borton _____
- Council Member Brian Vail _____
- Council Member Charles (Chuck) McClelland _____
- Council Member Jeffrey (Jeff) McKnight _____
- Council Member Patricia (Pat) Dezman _____

PASSED AND ADOPTED by the Town Council, Town of Malabar, Brevard County, Florida this ____ day of _____, 2008.

TOWN OF MALABAR

BY: _____
Mayor Tom Eschenberg, Chairperson

First Reading: _____
Second Reading: _____

ATTEST: _____
Debby Franklin, Town Clerk

Approved as to form and content:

Karl W. Bohne, Jr., Town Attorney

TOWN OF MALABAR
PLANNING AND ZONING
AGENDA ITEM REPORT

AGENDA ITEM NO: 4
Meeting Date: July 23, 2008

Prepared By: Michele Kelly, Secretary to P&Z

SUBJECT: SCAT Bus Stops In The Town of Malabar

BACKGROUND/HISTORY:

During the July 9, 2008 P&Z meeting Chair Bob Wilbur requested Staff look into getting SCAT bus service in the Town of Malabar

ATTACHMENTS:

- Memo 08-AABO-015: Adding Bus Stops Within Malabar Town Limits

ACTION OPTIONS:

Discussion

TOWN OF MALABAR

MEMORANDUM

Date: July 14, 2008 08-AABO-015
To: P&Z Board Members
From: Michele Kelly, Administrative Assistant to the Building Official
Ref: Adding Bus Stops Within Malabar Town Limits

The Town Administrator, Bonilyn Wilbanks-Free, has already researched getting bus stops within the Town of Malabar. Per the Town Administrator, SCAT stated they do not have the budget to add new stops to their schedule.

TOWN OF MALABAR
PLANNING AND ZONING
AGENDA ITEM REPORT

AGENDA ITEM NO: 5
Meeting Date: July 23, 2008

Prepared By: Michele Kelly, Secretary to P&Z

SUBJECT: Landscape Code Art. XIV – Florida Friendly Landscape

BACKGROUND/HISTORY:

During the July 9, 2008 P&Z meeting Mayor Eschenberg requested a copy of the article 'Waterwise building' be copied and given to the P&Z board.

ATTACHMENTS:

- Copy of SJRWMD article titled: 'Waterwise building'

ACTION OPTIONS:

Discussion



Cover photo and Page One photo by Matt O'Malley

Liz Block inspects a sprinkler head as part of an inspection of the irrigation system of a home built by ICI Homes seeking Florida Water StarSM certification. ON THE COVER: Brent Philpot, a Florida Water StarSM specialist with the St. Johns River Water Management District, and Block, a Toho Water Authority employee and Florida Water StarSM certifier, go over a checklist of criteria during a home inspection.

Waterwise building

“More and more builders are joining the effort to build water-efficient homes, and more and more home buyers want those homes, fueling growth of the District’s Florida Water StarSM program.”

By Teresa Monson

PALATKA — Most second birthdays are celebrated with a party. But the Florida Water StarSM program is too busy to slow down to celebrate its first two years.

Florida Water StarSM, a certification program promoting water efficiency in new home construction, was launched by the St. Johns River Water Management District two years ago, when the first Florida Water StarSM homes were certified in July 2006 in Jacksonville.

For several months, one builder partnered with the District in a pilot program to test the program’s criteria, then was followed by a second builder, then a third.

Today more than 50 Florida Water StarSM-certified homes have been built in Duval, St. Johns, Flagler, Brevard, Lake and Orange counties, and 15 builders have signed agreements to build water-efficient homes in their communities.

“Florida Water StarSM provides criteria to improve a home’s water efficiency both indoors and outdoors,” says Linda Burnette,

director of the District’s Office of Communications and Governmental Affairs, which conceived of and then spearheaded the program. “The District developed Florida Water StarSM to increase the building industry’s knowledge of water-efficient building practices and to provide educational resources and incentives to make these practices common in the marketplace.”

As the program matures, more and more builders have expressed interest in participating. In addition, some utilities offer rebates or incentives for participation, and two regional planning councils recommend the program for all developments of regional impact, which are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.

“The District has no statutory authority to manage local growth, so instead, we are concentrating on finding strategic ways to minimize the impacts of growth to our natural resources, such as in this case, water,” Burnette says. “But to be attractive to builders and potential home buyers, there must be incentives beyond conserving water. Florida Water StarSM helps residents save money on utility bills and gives homeowners peace of mind in knowing that quality is built into their new homes.”

In the average new home, an initial small investment on indoor fixtures could save 20,000 gallons of water every year. Using

See “Waterwise building,” continued on Page 6

Waterwise building found in Florida Water StarSM program

Continued from Page One

Florida Water StarSM features in the landscape and irrigation system could provide water savings of about 40 percent outdoors.

For Burnette, one of most satisfying aspects of the program is how it offers the benefits of water conservation to home buyers at both ends of the market spectrum, from high-end homes to work force/low-income homes.

For instance, regardless of the home's market value, Florida Water StarSM works to eliminate inefficient irrigation systems that waste not only water, but also money on maintenance and repair of these systems. Leaky appliances and overwatering can encourage mold, which penetrates walls, damages structures and encourages pests such as termites.

Water efficiency also has benefits that can be seen with the eye. Florida Water StarSM landscapes are attractive, which increases curb appeal and home values. These landscapes also can require less effort to maintain once established.

While attracting builders to the program, the District has also focused its attention on training and certifying inspectors to examine the new homes. Generally, a Florida Water StarSM certifier has a background in either irrigation or landscaping or is an inspector/provider for other certification programs. More than 50 certifiers have been trained.

The training process is lengthy, including a three-day class, a test, an apprenticeship and, finally, the submittal of two complete and correct inspection reports. In July,

the District is holding its fourth training course, for which there is a waiting list of people interested in becoming certified inspectors.

District staff are working in conjunction with existing professional organizations to develop a training program for landscape and irrigation professionals to become Florida Water StarSM designers and installers.

Florida Water StarSM will be progressing even further in the months ahead. This fall, the program will expand to a three-tier certification process, when quality assurance providers will be coming on board, and the District will complete its development of a database for managing the inspection reports to track all activity in the program.

Program coordinators also are working with the Southwest and South Florida water management districts to develop an advanced level of the program with more stringent standards and perhaps a water quality component in addition to the current water quantity elements.

Staff will soon begin pilot testing a commercial component of the program on a 688-unit apartment complex being developed in Duval County by the Fort Group. The structure and criteria of the commercial component is similar to what is currently in the original Florida Water StarSM program for new homes.

The District's goal for Florida Water StarSM is to realize a water savings of at least 40 percent outdoors and 20 percent indoors versus traditionally built homes. As a measure of efficiency, the program is engaged in a study with the U.S. Environmental Protection Agency to compare water-efficient homes in 20 communities throughout the country.

Florida Water StarSM also has contracted with the University of Florida's Program for Resource Efficient Communities to examine the water savings in Florida Water StarSM landscapes that use soil moisture sensors as compared to Florida Water StarSM homes without the sensors.

Already, in a brief two-year time frame, the program has attracted numerous partners, including the Florida Irrigation Society, JEA, St. Johns Utilities, Gainesville Regional Utilities, Toho Water Authority, and the Southwest Florida Water Management District.

Beyond the 15 builders who have signed agreements to build Florida Water StarSM homes, the District is currently working with 25 builders. Those builders who signed agreements with the District at the beginning of the program include Beazer Homes, Beston Homes, St. Johns Housing Partnership, ICI Homes, Mercedes Homes, Top of the World Builders, and Palace Builders.

Information about Florida Water StarSM can be found online at floridawaterstar.com or by calling program coordinator Deirdre Irwin at (386) 312-2310.

