

TOWN OF MALABAR

PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY JUNE 10, 2009
7:30 PM
MALABAR COUNCIL CHAMBER
2725 MALABAR ROAD
MALABAR, FLORIDA

AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE
- B. ROLL CALL
- C. ADDITIONS/DELETIONS/CHANGES
- D. CONSENT AGENDA
 - 1. Approval of Minutes
 - Planning and Zoning Meetings: 5/27/09
 - Exhibit: Agenda Report No. 1
 - Recommendation: Action
- E. PUBLIC HEARING: none
- F. ACTION:
 - 2. EAR Maps – Final Review
 - Exhibit: Agenda Report No. 2
 - Recommendation: Action
- G. DISCUSSION:
 - 3. Survey for Malabar Scrub Sanctuary
 - Exhibit: Agenda Report No. 3.
 - Recommendation: Discussion
- H. PUBLIC:
- I. OLD BUSINESS/NEW BUSINESS:
- J. 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: June 10, 2009

Prepared By: Denine Fusco-Scarbro, Planning Zoning Secretary

SUBJECT: Approval of minutes

BACKGROUND/HISTORY:

The minutes must reflect the actions taken by the Board:

- Who made the Motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader the understanding of how the Board came to their vote. It is not verbatim and some editing is done to convey the thought. People do not speak the way they write.

ATTACHMENTS:

Draft minutes of P&Z Board Meeting of May 27, 2009

“The following draft minutes are subject to changes and/or revisions by the Planning and Zoning Board and shall not be considered the official minutes until approved by the P&Z Board.”

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
May 27, 2009 7:30 PM

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 8:30P.M. Prayer and Pledge led by Vice-Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	BOB WILBUR,
VICE-CHAIR:	PATRICK REILLY
BOARD MEMBERS:	DON KRIEGER, excused
	BUD RYAN
	LIZ RITTER
ALTERNATE:	CINDY ZINDEL, voting for Krieger
ALTERNATE:	BRIDGET PORTS
SECRETARY:	DENINE FUSCO-SCARBRO

Also present: Mayor Eschenberg, Debby Franklin, Town Clerk/ Treasurer

C. ADDITIONS/DELETIONS/CHANGES: none

D. CONSENT AGENDA

1. Approval of Minutes

Regular P&Z Meeting – 5/13/09

Exhibit: Agenda Report No. 1

Recommendation: Motion to Approve

MOTION: Rielly / Ritter to approve as corrected. List corrections:

Ritter – stated that in Item F #2 4th sentence, should be turn around. On 7th line it should be approve the request.

Vote: All Ayes

E. PUBLIC: none

F. ACTION:

2. Capital Improvement Projects for 2010 – 2015

Exhibit: Agenda Report No. 2

Recommendation: Action

Staff had provided the Board with the individual lists the Board put together in 2007. Reilly looked at the 2007 priorities. It has everything on it we need to move forward with. We need to update it and send it. We can add to the left column and have staff update the list. This could be their working document. Wilbur said there is room to add things to list. Wilbur would like to see a sidewalk on the north side of Malabar Road so if four laning ever becomes a reality, it is on the record that we wanted this. That is what he would add. Ritter said it would be for both bike path and sidewalk. Bicycle path over the piped ditch. We should be thinking about that and it should be put in place before development comes.

For the Babcock area, we should add that we are working on the Foundation Park Blvd. extension. The board asked about the table on the overhead that showed the stormwater at Corey and Malabar. That was planned for a retention pond but ultimately was developed as subdivision.

Board reviewed list and found the following:

Town Hall – looking at new locations.

Park Board is concerned about having enough land. We were looking at the 17 acres for municipal expansion, library, Ritter asked about the Logue property that is for sale. Franklin not sure if EELs would be interested but perhaps the Town is.

Zindel said that if EELs is conservation – Town supports.

Maries Street down to Leghorn should be removed from infrastructure list. End the road at the wetland before Old Mission Road. Ritter said if you can get it to Atz and then you could get a boardwalk. Keep it in the transportation. But not a high level of feasibility. Ritter said if we are getting ROW from people. It is going to be a dead end road at some junction. St Johns could mitigate. He pointed to the wetland area. Ritter said it is not that it is not doable. Provide for bike path and trail for pedestrian. Franklin had said that we are asking for ROW from property owners now.

Wilbur said that for stormwater, from Glatter to RR needs to be addressed. The large ditch system from Marie heading east to river needs to be maintained. Ports said the drainage from Eva to Turkey Creek. That needs to be addressed. The old maps show a drainage line that has been contaminated. It is plugged up. Franklin has notified Doug Engle regarding the corner property at Corey and Malabar Roads. There is a St. Johns conservation easement along the ditch within the subdivision.

Add heading for transportation.

In industrial, the opening of Foundation Park Blvd and put it under transportation. The status is we are supporting a feasibility study.

Recreation – designated usage for passive recreation. Put plan in to some kind of recreation. It would have to be developed. Funding for the 17 acre parcel. An equestrian center? Ritter asked about the property north of Malabar at Weber Road by power line access. It hits the C1 canal at the spillway. They had talked about doing a cross over bridge to get to the community center. It would be a great project for a joint thing with Palm Bay and give Malabar access to the recreation center and the library. They just trimmed all that and it would be a good time to survey.

Contact Remax regarding the Warren Logue property – it is adjacent to town's pier remnants and there is parking there now.

Put heading for utilities. Instead of expanding water system. Get water down US 1 and

Wilbur said accent the land acquisition and put it higher on the list. Make it a priority.

Once we commit to the land to build on. If we don't have the land we will never do anything.

Ryan asked to be excused.

Ports said under facilities, add remodel the existing fire department. The existing is out of compliance. It needs to be updated. It needs to be remodeled.

Wilbur said PW needs to get a utility tractor. A general purpose 40/60 hp that they can do small grading and mowing jobs. It would be a great asset. The riding lawn mower is not. They discussed the mowing during the dry season. They don't need a new one – get a military surplus one from Starke. To pull a bush hog or box blade. Bigger than a garden tractor.

These are capital improvement projects for 2010 – 2015. This will go to Administrator.

Wilbur said keep the restrooms for the trailhead. And at Cameron Preserve add a restroom and trailhead and primitive camping, parking and pavilion. Not as elaborate as Marie Street.

The mezzanine for the PW building is needed. Keep it in. Zindel asked if the Billie houses could be saved for historical purposes. Franklin and Denine will put together updated list and bring back to P&Z.

G. PUBLIC:

Juliana said she did not know what the final height for the columns would be in reference to the previous workshop. The complaint was that the height of the columns. She understood from several people that columns can be 8 feet. She is retired homebuilder. It is simpler to have a stated height or say 10 feet or less. Or 8 foot or less.

The five year plan she thought there would be something there for land use. She explained that her property was originally commercial. If you want Malabar Road widened then bring it to the forefront. She referenced the last meeting with the Council in regards to EEL purchase of Coastal property. The wording would be that they would support the purchase but more and more can come off the tax role. How does P&Z feel about widening Malabar Road. Wilbur said that the widening was on FDOT 5 year plan but was taken off in the 1980's. She asked Wilbur. Wilbur supports it and wants the trail and bike path requirement in place. He also wants to have the corridor plan in place. They brought two plans in the 1980s: one would widen existing Malabar Road and the other would use Township road and do an overpass and go over to Coconut Pass. Even if we get support now, it would be 5 – 10 years before a shovel hits the ground. It is the responsibility of the Town fathers to make an effort. Ritter said there are some people that don't want it widened. They hope they will go elsewhere. Wilbur agreed and said we need to work with MPO and we need this put in a package and get it to them.

H. OLD BUSINESS/NEW BUSINESS:

Franklin updated Board on boundary maps and topo map from Calvin-Giordano and Associates. The boundary lines have been corrected and the topo references have been changed to reflect information from USGS and St. Johns.

I. ADJOURN:

There being no further business to discuss, **MOTION:** Reilly / Ritter to adjourn this meeting. **Vote:** All Ayes. The meeting adjourned at 9:45 P.M.

BY:

Bob Wilbur, Chair

Denine Fusco-Scarbro, Secretary

Date Approved

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: June 10, 2009

Prepared By: Denine Fusco-Scarbro, Planning and Zoning Board Secretary

SUBJECT: Review Maps for Evaluation and Appraisal Report Amendments

BACKGROUND/HISTORY:

The comments from P&Z were sent to Calvin-Giordano and Associates for review and updating. Lorrain Tappen replied to these comments and provided explanation.

The boundary lines have been corrected. The roadways that have been improved are shown with a darker line than unimproved right-of-ways. They wanted the TRN-1 map as correct as possible as it would serve as the backbone for all the other maps. We reviewed and provided corrections as late as yesterday afternoon. Lorraine Tappen said she would try to overnight the maps (ten sets) for our packets today (Friday). As of 3PM we have not received them.

If we do not get them prior to packet pick-up, we will have them Monday.

ATTACHMENTS:

Email from Lorraine Tappen of Calvin-Giordano & Associates, Inc.
FLU Maps - due
CST Maps – due
TRN Maps – due

Town Clerk / Treasurer

From: Lorraine Tappen [ltappen@calvin-giordano.com]
Sent: Monday, June 01, 2009 2:57 PM
To: Town Clerk / Treasurer
Cc: Michael Green; Hector Perez; Bonilyn Wilbanks-Free; Denine Fusco-Scarbro
Subject: FW: Malabar Road Network
Attachments: TRN 1 - Existing Roadway System.pdf

Debby-
Here is the corrected Roadway Map.



Mike from GIS wanted to express his concern about the changes and accuracy. Also, it is important to note that we have expended out budget on the project. Therefore, we need to wrap up our changes so we can produce the final versions.

I will be out of the office Tuesday and Wednesday. Would you forward any changes or confirmation that the map is correct to Mike? Then he can move forward on completing all the map changes.

Lorraine

From: Michael Green
Sent: Monday, June 01, 2009 2:12 PM
To: Lorraine Tappen
Cc: Hector Perez
Subject: Malabar Road Network

Lorraine,

Attached is the update road network for the Town of Malabar. I made all corrections based on the markups we received from the Town. If the Town requires a more accurate roadway map it is in their best interest to acquire a road survey. Within GIS we utilize data from other sources and correct as permitted, sometimes with the assistance of survey. GIS corrections are far from survey quality and cannot be used as such. Please let me know when you hear from the Town so I can move forward with exporting all EAR maps so we can finalize this project.

Thanks!

[P:\Projects\2007\071226 Town of Malabar\GIS\Exports\EAR-based Amendments PDF\First Draft 7-31-2008\Transportation \(TRN\)\TRN 1 - Existing Roadway System.pdf](P:\Projects\2007\071226 Town of Malabar\GIS\Exports\EAR-based Amendments PDF\First Draft 7-31-2008\Transportation (TRN)\TRN 1 - Existing Roadway System.pdf)

MICHAEL GREEN
GIS Specialist
Data Technologies (Broward)



Broward

phone: 954.921.7781
fax: 954.921.8807

West Palm Beach

phone: 561.684.6161
fax: 561.684.6360

Orlando

phone: 407.324.0523
fax: 407.328.0549



Existing Roadway System

TRN - 1

Legend

- Roads
- Florida East Coast Railway
- Malabar Town Boundary

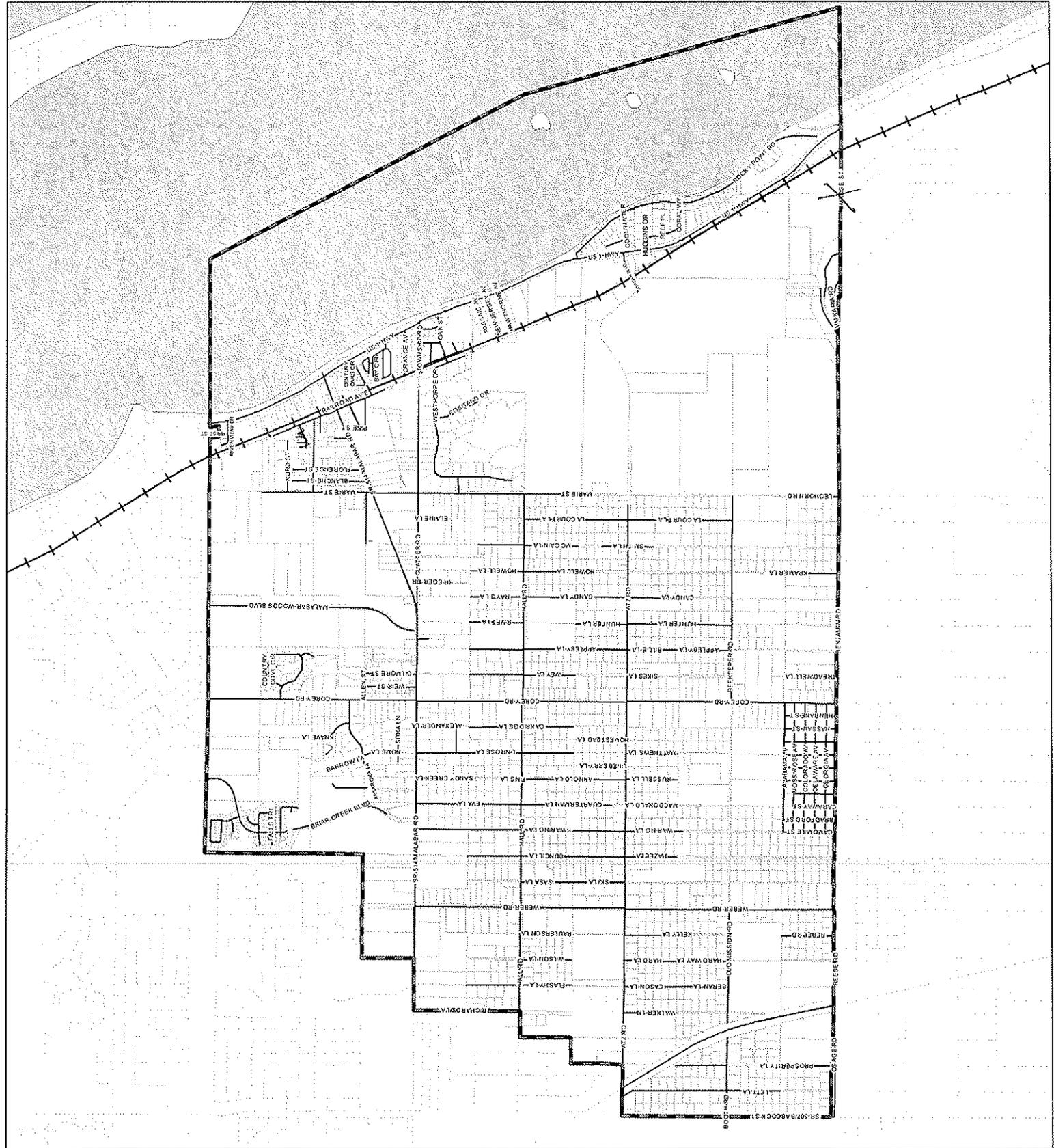
Print Date : July, 2008

Source :
Town of Malabar



John Gardner Associates, Inc.
PLANNING AND CONSULTING

GIS
Geographic Information Systems



TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 3
Meeting Date: June 10, 2009

Prepared By: Debby Franklin, Town Clerk

SUBJECT: Survey for Malabar Scrub Sanctuary

BACKGROUND/HISTORY:

The County Park and EEL staff are seeking input on the educational center planned for the Malabar Scrub Sanctuary. It was originally planned as a 5000sf building in the management plan from 1996. The recent plan has it much decreased.

Staff has indicated in meetings with the EEL and Park staff that we felt there was a need for the educational center as provided for in the plan or at some level that the public and the local schools could visit and well as visitors to our area.

We have learned that they have arranged for FIT to conduct a needs assessment on the educational center.

ATTACHMENTS:

Visitor Survey

Participant Consent Form

Malabar Scrub Sanctuary and Management Center Needs Assessment Survey

Richard Santangelo, Masters of Science Student
Science and Mathematics Education Department
Florida Institute of Technology

For whom is this study being conducted? - This Masters Research Project is being conducted through the Science and Mathematics Education Department at the *Florida Institute of Technology* in cooperation with the *Brevard County Environmentally Endangered Lands (EEL) Program*.

What is the purpose of this study? - The purpose of this project is to conduct a needs assessment for the future *Malabar Scrub Sanctuary Management and Education Center (MSS)*. This nature center will serve as the hub for all management, outreach, and education activities in the southern region of Brevard County for the EEL Program.

How were you chosen to participate? All residents of the south region of Brevard County over the age of 18 may be asked to participate in this study. You may have been asked if (a) you live in a neighborhood selected by EEL personnel, or (b) you have one or more children in public schools in this region.

What does participating involve? The only thing you will be asked to do for this study is to complete the accompanying survey.

Are there any costs or risks associated with your participation? We do not anticipate any cost beyond the time it takes to complete this survey. Further, we do not anticipate any risks from your participation.

What are your rights as a participant? - Your participation in this study is voluntary, and you have the right to withdraw, as well as to ask for your responses back, at any time. You will not be asked to provide your name or any contact information unless you have expressed an interest in serving as a volunteer at *MSS*. Even then, providing your name and/or contact information is strictly VOLUNTARY on your part. During data entry, names and contact information will be kept in a separate file. Your survey will be assigned an ID number so that survey responses can never be traced back to you. Finally, all completed surveys will be destroyed upon completion of reports for Florida Tech, EEL, and the Brevard County Commission.

How will this data be used? – Data that are collected will be used to assist *EEL* Program personnel in their design of educational and recreational programs at the *MSS*, and help ensure that these programs will meet the needs and interests of Brevard County's community.

Who do I contact for more information? – For more information about and/or to pose additional questions about this project, please contact my academic advisor, Dr. Tom Marcinkowski: by e-mail at <marcinko@fit.edu> or by phone at (321) 674-8946, You may also contact Florida Tech's Institutional Review Board for the Protection of Human Subjects by calling the following office number: (321) 674-8120.

I have read this form and give my consent to use the information gathered by my voluntary participation in this research as stated. I further understand that I am free to withdraw my participation in this research at any time without penalty or loss of any benefits to which I am otherwise entitled. *(Please note that surveys returned without this completed form implies consent to use the data under full protection of these revisions)*

Signature of Participation

Date

Print or Type Name

Visitor Survey for the Malabar Scrub Sanctuary Education Center

We appreciate your assistance with this survey. The following 10 questions will take approximately 10 minutes to complete.

1. On average, for how many months per year do you reside in Brevard County? Please CHECK the appropriate response. ___ < 1 month ___ 1-4 months ___ 5-8 months ___ 9-12 months
2. Please indicate the number of times (e.g., 0 = none) that you visited each of the natural areas listed below in the past 12 months. Please indicate the main reason(s) for your visit(s) using the letters in the box at the right. *You may give more than one reason.*

	<u>No. of Visits</u>	<u>Main Reason for Visit</u>	
Turkey Creek Sanctuary	_____	_____	<div style="border: 1px solid black; padding: 5px;"> <p>Reason(s) for Visit</p> <p>F = family</p> <p>S = social events</p> <p>E = education</p> <p>R = recreation</p> <p style="margin-left: 20px;">i.e. -fishing</p> <p style="margin-left: 20px;">-birding</p> <p style="margin-left: 20px;">-hiking</p> <p style="margin-left: 20px;">-kayaking</p> <p style="margin-left: 20px;">-bicycling</p> <p style="margin-left: 20px;">-surfing</p> <p>O = other</p> </div>
St. Sebastian Buffer Preserve	_____	_____	
Malabar Scrub Sanctuary	_____	_____	
Micco Scrub Sanctuary	_____	_____	
Jordan Scrub Sanctuary	_____	_____	
Grant Flatwoods Sanctuary	_____	_____	
Enchanted Forest Sanctuary	_____	_____	
Barrier Island Ecosystem Center	_____	_____	
Brevard County Parks <i>(South of Melbourne Causeway)</i>	_____	_____	

3. Prior to reading materials for this survey, were you aware that an Education Center was planned for the Malabar Scrub Sanctuary? ___ No ___ Yes
4. For which audience(s) should this Education Center develop and provide programs? Please CHECK all that apply. ___ Families ___ Schools ___ Teens ___ Adults ___ Seniors ___ Tots ___ Other (Please ID): _____
5. How likely is it that you would visit this Education Center? Please CIRCLE the response (number and words) that best reflects your views.

0
Not at all
1
Slight
2
Moderate
3
Considerable
4
Great

Why you circled this response: _____

6. Who, if anyone, would be most likely to visit this Education Center with you? Please CHECK all that apply. ___ On my own ___ With family ___ With friends ___ With a school group (Please ID): _____ ___ With another group (Please ID): _____

OVER

7. Please **CIRCLE** the number that best reflects your level of interest in the activities listed at the right. Use the box below as a key.

Level of Interest

0 = Not at all NS = Not sure
 1 = Slightly
 2 = Moderately
 3 = Considerably
 4 = Highly

Activity	Level of Interest					
a. School field trips	0	1	2	3	4	NS
b. Family events	0	1	2	3	4	NS
c. Community festivals	0	1	2	3	4	NS
d. Adult programming	0	1	2	3	4	NS
e. Senior programming	0	1	2	3	4	NS
f. Nature Classes	0	1	2	3	4	NS
g. Guided hikes	0	1	2	3	4	NS
h. Bicycling	0	1	2	3	4	NS
i. Public lectures on local environmental issues	0	1	2	3	4	NS
j. Room rental	0	1	2	3	4	NS
k. Other (ID): _____	0	1	2	3	4	NS

8. Please **CIRCLE** the number that best indicates your level of interest in the program topics listed at the right. Use the box below as a key.

Level of Interest

0 = Not at all NS = Not sure
 1 = Slightly
 2 = Moderately
 3 = Considerably
 4 = Highly

Program Topics	Level of Interest					
a. Local history	0	1	2	3	4	NS
b. Biodiversity	0	1	2	3	4	NS
c. Wildflowers	0	1	2	3	4	NS
d. Insects	0	1	2	3	4	NS
e. Reptiles/amphibians	0	1	2	3	4	NS
f. Birds/bird watching	0	1	2	3	4	NS
g. Mammals	0	1	2	3	4	NS
h. Endangered Species	0	1	2	3	4	NS
i. Habitat restoration	0	1	2	3	4	NS
j. Prescribed fire	0	1	2	3	4	NS
k. Other (ID): _____	0	1	2	3	4	NS

9. For the following set of questions, please **CHECK** the appropriate response.

- a. Your gender: ___ Male ___ Female
- b. Your ethnic background: ___ Hispanic ___ Black (non-Hispanic) ___ White (non-Hispanic)
 ___ American Indian/Native Alaskan ___ Asian/Pacific Islander ___ Biethnic/biracial (*any two of the above*)
 ___ Multiethnic/multiracial (*more than any two of the above*)
- c. Your age: ___ <20 ___ 20-29 ___ 30-39 ___ 40-49 ___ 50-59 ___ 60-69 ___ 70-79 ___ >80
- d. Your annual income: ___ <\$10,000 ___ \$10-\$19,999 ___ \$20-\$29,999 ___ \$30-\$39,999 ___ \$40-\$49,999
 ___ \$50-\$59,000 ___ \$60-\$69,000 ___ \$70-\$79,999 ___ \$80-\$89,999 ___ \$90-99,999 ___ >\$100,000
- e. Do you have any children under 18? ___ No ___ Yes: If yes, how many? _____

10. (Optional) Volunteering at the Malabar Education Center

Please note that your responses to the items below are completely **VOLUNTARY**.

a. Would you be interested in volunteering at the Malabar Education Center?

___ No ___ Yes ___ Unsure

b. If your response above was **“Yes”** please provide your contact information below.

Name: _____ E-mail Address: _____

Phone Number: _____