

**TOWN OF MALABAR
PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY MAY 11, 2016
7:30 PM
MALABAR COUNCIL CHAMBERS
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 Meeting – 03/23/2016
 Exhibit: Agenda Report No. 1
 Recommendation: Request Approval
- E. **PUBLIC HEARING: NONE**
- F. **ACTION:**
- G. **DISCUSSION:**
 - 2. **Discuss the 5 year Capital Improvement Plan- 2016**
 Exhibit: Agenda Report No. 2
 Recommendation: Discussion
- H. **ADDITIONAL ITEMS FOR FUTURE MEETING**
- I. **PUBLIC:**
- J. **OLD BUSINESS/NEW BUSINESS:**
- K. **ADJOURN**

NOTE: THERE MAY BE ONE OR MORE MALABAR ELECTED OFFICIALS ATTENDING THIS MEETING.
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: May 11, 2016

Prepared By: Denine M. Sherear, Planning and Zoning Board 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 March 23, 2016

ACTION OPTIONS:

Secretary requests approval of the minutes.

"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
March 23, 2016 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 7:30 P.M. Prayer and Pledge led Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	PAT REILLY
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	BUD RYAN
	WAYNE ABARE
	GEORGE FOSTER, excused
ALTERNATE:	DOUG DIAL
ALTERNATE:	VACANT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

C. ADDITIONS/DELETIONS/CHANGES: none

D. CONSENT AGENDA:

1. Approval of Minutes Planning and Zoning Meeting – 01/27/2016
Planning and Zoning Meeting – 02/10/2016
Planning and Zoning Meeting – 02/24/2016

Exhibit: Agenda Report No. 1

Recommendation: Request Approval

Motion: Ryan/Ritter: To Recommend Approval Minutes of 01/27/2016 as corrected All Vote; Aye

Ritter Corrections:

Page 4/56 5th parag from bottom 2nd line scene should be seen, and last line take "s" off of overs.

Note: Reilly said that Mr. Dial will be voting in place of Mr. Foster who is absent.

Motion: Ryan/Ritter: To Recommend Approval Minutes of 02/10/2016 as corrected All Vote; Aye

Ritter Corrections:

Page 8/56 2nd parag , 2nd line. "We (the Board) should aim for what is reasonable, bad instances can cause bad laws and can affect everyone adversely, we should aim towards reasonable and what works for everybody for the vast majority of the time then we will be where we want to be as far as notifications."

Motion: Ryan/Ritter: To Recommend Approval Minutes of 02/24/2016 as corrected All Vote; Aye

Ritter Corrections:

Page 11/56 parag. 2, 6th line "The access is from US 1 close to turn lane...."

Page 12/56 3rd parag. from the bottom 9th line, You have plans in place for delivery trucks and if they are followed then you have done your part. (Clarification for sentence)

E. PUBLIC HEARING: none

F. ACTION:

G. DISCUSSION:

2. Amend District Provisions Article III to permit second home in RR-65 as a Conditional Use.

Exhibit: Agenda Report No. 2

Recommendation: Discussion

Reilly explained to Board that this subject matter was brought up previously at a PZ Meeting, to allow "mother-in-law" suites in the RR-65 zoning. Reilly explained that presently there is nothing in the code, in the RR-65 it is one single family resident per 1.5 acres. If you wanted second residents you would need 3 acres.

Reilly thought it was a good topic for discussion, there could be no action or if anything wanted to be done. Reilly asked Sherear to look in other surrounding municipalities and the term "mother-in-law" suite is not used.

Ritter, Ryan discussed it would be a temporary arrangement and when it goes away it is what it is. The building is permanent and then could be used for something else. Ritter would not like to make an exception for this; there is a lot of acreage in town we are a rural residential area, we don't have water and sewer.

Reilly said that in the other municipalities they use the word "estate", i.e: on Lake Washington Road there is the "Ponderosa" which are estates with multiple buildings and are not living quarters, connected to one house.

Ryan discussed how you would control the use of the building after the use was satisfied. Abare / Ritter said then it might be used as a rental, etc.

Abare stated that you are allowed mother-in-law suite as long as it is attached. Ritter said it would be an addition to existing residence. Dial commented that if it is a separate building that is a different story.

Juliana Hirsch 1035 Malabar Road, this all started because kids are moving back home with parents. Ms. Hirsch is with the Board, there is RR-65 we should not allow any 900 sq ft houses, the minimum is 1,500 sq ft is under air conditioning. Ms. Hirsch discussed that she has 10 acres and I should be able to put more than one house on 10 acres, dividing property is very costly. She said for the Board to be firm on not allowing more than 1 house on 1.5 acres.

Skip Hard 2560 Hard Lane, discussed that HUD has recently changed their requirements for approving mortgages for multi families or people not related, this would allow immigrant families to live together and buy instead of rent.

Ritter stated that there is different zoning for different uses in Malabar.

Reilly said that most likely anyone building a "mother-in-law" suite would build it attached to the main house.

Reilly asked Board if they would like to move forward on amending this code, and Board asked if there is a need for this type of action. Board discussed right now there is no need for this at this time.

Ryan complemented Sherear on research for this discussion.

H. ADDITIONAL ITEMS FOR FUTURE MEETING

I. PUBLIC

Jan Hussey, 820 Whimsical Lane came to meeting about land use change, he saw minute from the December 7, 2015 and asked if any property owners (along Malabar Road) had requested the rezoning on any of those discussed properties. Mr. Hussey also asked if there has been any public input asking about changes to occur.

Reilly explained to Mr. Hussey that these zoning changes are for the future, and even if all these zoning changes get approved after it goes to Council, it is still the landowner's option if they want to get the new zoning for their property. This is not forced on anyone.

Abare said some of the present land use does not make sense, over the years with the traffic along Malabar Road it is suggested that other uses might make more sense, like "OI"-Office Institutional, over by MIMA, etc. Abare explained if a property owner wants to change their zoning to the future zoning they would need to come into the Town and request that this be done, no one would ever be forced to change their current zoning.

Mr. Hussey said he is just concerned with other residents input about this. Reilly explained that there are Public Hearings, newspaper legal ads, Town website, and signage to notify property owners.

J. OLD BUSINESS/NEW BUSINESS:

Old Business:

Reilly said he received an email concerning a response from the Attorney, in reference to ALF (Assisted Living Facility)

Point 1

We (PZ Board) do want adult care centers permits for conditional uses for OI based on the fact that it is day use only, no sleep overs.

Point 2

Maintain the rural character & rural life in the Town, our intent is to maintain the Town Charter, suggest having Attorney please "word smith"

Ritter had gone to Council Meeting, she reported that they discussed about Kellwill project and the turnaround area, fire hydrants, and fire sprinklers, and the Fire Chief discussed state statutes concerning different issues, where he had final ok. The Fire Chief & Kellwill Representative went in backroom to discuss issues. Ritter also said the back building on the site plan when it came to Council it had side walls and when it was at PZ it only had posts and a roof.

Ryan said he had done a public records request of what happen in back room. It was discussed that Route 1 Motors Sports would have to make a 30 foot ingress/egress entrance on US 1 and/or a second drive on Malabar Road by Railroad tracks. Ryan said the trouble is that there is nothing in writing.

Ritter said it was the Kellwill project was "Tabled" until it came back to Council.

The Board discussed why there was no other staff present when the Route 1 Motor Sports came to PZ Board. Sherear did explain that a package had been sent out to all of staff for comments.

Skip Hard said the proposal was made by CM Vail to re-visit the protocol for approving projects like this and he wants to set up a step by step procedure that involves all the departments and PZ to sign-off and not until this is done, then it will come before Council and have the final say.

Ritter/Abare said the Fire Chief was in the loop. Reilly said there is a list of staff members that reviews projects and submit comments.

Reilly said that he disagreed about having a major change to the site plan concerning the back building for Kellwill, when submitted it was a roof and poles and now has side walls. Ritter said how would Council know of this change and were they made aware of this. Ritter said at Council Meeting that PZ saw back building with no side-walls. Ryan confirmed that is was a structural steel building with no walls.

Sherear stated the packages turned in by PZ after meeting with Kellwill, were the packages given to Council for packets for them to review at their meeting for approval. Ritter said that Council needs to know of changes.

Abare said if the person(s) who submit to Council make them aware of changes since this was presented to the PZ, if Council sees this as a significant change they could possibly send this back to PZ for review again. Ritter said if Council is aware of changes, maybe they can.

Abare said if a change is made after the PZ Meeting, there needs to be attention made to all when it goes to different Boards.

Abare stated he had let Kellwill know that water/sewer might be available for his project along US Highway 1 that Assist Living Facility (Paladin Project) south of Malabar Road is checking with City of Palm Bay regarding the process.

Reilly asked about Malabar Local Market south of Malabar Road that site plan is over a year. Sherear explained that are now building a house, Lifestyle Builders has permit in the building department now.

Reilly said the next PZ Meeting is April 13, 2016 and there is nothing at this time for discussion we will be tentatively cancelling that meeting as of now. Reilly will let Sherear know the Wednesday before the scheduled Meeting.

s

Ryan said he will be turning in a package to the Town Administrator about AAA Storage, after he gets with Liz about some information, about using the side road for the entrance for daily usage.

New Business:

K. ADJOURN

There being no further business to discuss, MOTION: Ryan/Ritter to adjourn this meeting. Vote: All Ayes. The meeting adjourned 8: 27 P.M.

BY:

Patrick Reilly, Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected

DRAFT

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: May 11, 2016

Prepared By: Denine Sherear, P&Z Board Secretary

SUBJECT: Five-year Plan

BACKGROUND/HISTORY:

This packet includes information from the past review of the Five-year Plan that was done in 2011, this is to assist you with working on the Five-year Plan for 2016.

I have provided Chapter 9 of the Malabar Comprehensive Plan that provides guidance on capital improvements. The Capital Improvement "Plan" deals with five and ten year planning horizons.

ATTACHMENTS:

Comp Plan Chapter 9

Town of Malabar- 5-year Capital improvement plan FY 2014/2015

Town of Malabar 5- year Capital Improvement Plan Approved by Council 5/16/2016

Town of Malabar 5- year Capital Improvement Plan –WORKSHEET

Debby Franklin, Town Clerk/Treasurer Memo - December 8, 2010

Planning & Zoning Meeting Minutes for 2011 discussing the Five year Plan

Joint Meeting Agenda Packet with Town Council, Boards, and Staff Workshop April 13, 2011

ACTION OPTIONS:

Discussion

CHAPTER NINE

CAPITAL IMPROVEMENTS ELEMENT

PURPOSE

Florida Statutes Chapter 163.3177 requires that all comprehensive plans contain a Capital Improvements Element, and Chapter 9J-5 of the Florida Administrative Code states that the purpose of the this Element is to evaluate the need for public improvements as identified in other elements of the Comprehensive Plan; to estimate the cost of the improvements for which the Town is responsible; to analyze the fiscal capability to implement the improvements; and to establish financial policies and schedules to assure the timely delivery of facilities and services based upon prevailing and projected needs. This element also serves as a mechanism to implement the Town's Concurrency Management System; thereby safeguarding the integrity of capital facilities servicing the preexisting built environment while assuring the timely availability of adequate services for future development.

The Town of Malabar's Capital Improvements Element is not the Town's Capital Improvement Program (CIP). The Capital Improvement Element is a portion of the Town's overall Comprehensive Plan and is to be used as a planning tool by Malabar and is not to be used to create a capital budget. The Element addresses short and long term level of service needs that have been identified and will assure the orderly growth and development of the Town. The Element will be used to ensure that the identified levels of service for Malabar's residents will be met.

PLANNING TIMEFRAMES

The Town of Malabar Comprehensive Plan provides guidance on development and redevelopment over two planning horizons: a 5-year period (short term) and a 10-year period (long term). The Capital Improvement Element provides for facility improvements over the short term 5-year planning period. The planning timeframe for the Capital Improvement Element is FY09-FY13.

EXISTING DATA AND CONDITIONS

Inventory of Capital Improvement Needs

A listing of the public facilities and capital improvements that are necessary to correct deficiencies or maintain LOS as identified in the elements within this Comprehensive Plan are reflected discussed below.

Sanitary Sewer Facilities

Most of the town relies on septic systems for wastewater treatment. Four private wastewater package treatment plants service three mobile home parks and the Harris Corporation. The Town owns and maintains the sanitary sewer transmission lines to Palm Bay Utility Department (PBUD) for the portion of the Town where sewage collection is provided. PBUD operates the Troutman Waste Water Treatment Plant (WWTP), a 4.0 Million Gallon per Day (MGD) plant located on the east side of Troutman Boulevard and the Troutman Water Reclamation Facility (WRF), a 1.2 MGD plant on the west side of Troutman Boulevard. This is sufficient to serve the PBUD service area in excess of the 10 year planning period.

The level of service for sanitary sewer is as follows:

Sanitary Sewers:

- 300 gallons per day per dwelling unit;
- 150 gallons per day per mobile home unit;
- 1,089 gallons per day per acre for commercial/light industrial

TABLE 9-1: TOWN OF MALABAR SANITARY DEMAND

	2008	2008 Water Demand	2013	2013 Water Demand	2018	2018 Water Demand
Dwelling Units	1,351.00	405,300.00	1,506.00	451,800.00	1,660.00	498,000.00
Mobile Homes	182.00	27,300.00	182.00	27,300.00	182.00	27,300.00
Commercial /Light Industrial (Acres)	160.72	175,024.08	160.72	175,024.08	160.72	175,024.08
Total Malabar Sanitary Demand		607,624.08		654,124.08		700,324.08
PBUD Treatment Capacity		5,200,000.00		7,000,000.00		7,000,000.00

Source: Palm Bay Utilities Department, Calvin, Giordano & Associates, Inc.

Notes: Number of dwelling units estimated based upon five year trends in dwelling unit growth per Shimberg Center data. The number of mobile homes is not expected to increase. The acreage of commercial and industrial lands decreased from 1986 to 2008. Further decreases are not expected.

Potable Water Facilities

The Town of Malabar's potable water is primarily derived from on-site shallow wells, which withdraw water from the surficial aquifer. The Harris Government Systems development operates and maintains a private water treatment plant. The three mobile home parks within the Town also maintain private water treatment facilities.

The Town owns and maintains a water distribution system that purchases its water from the PBUD under a thirty year contract. PBUD operates the Troutman Water Treatment Facility and the South Regional Water Treatment Facility. The Troutman Water Treatment Facility has both a Lime Softening (LS) Water Treatment Plant (WTP) and a Reverse Osmosis WTP.

The permitted withdrawal rates for this plant are 4.7 MGD declining 0.1 MGD per year until 2021, when the withdrawal rate will be 3.4 MGD for the Surficial Aquifer wells and 0.72 MGD for the Floridan Well. The RO WTP has three Floridan Aquifer wells permitted to withdraw 2.61 MGD. The current capacity of the RO WTP is 1.5 MGD with the ability to expand to 3 MGD. The South Regional Water Treatment Facility is an RO facility with five Floridan Aquifer wells with a permitted withdrawal of 5.09 MGD in 2007 expanding to 10.49 MGD in 2021.

There is sufficient capacity for the 10 year planning period.

The adopted potable water level of service is as follows:

Potable Water:

- Residential – 75 gallons per capita per day;
- Commercial/Industrial – 7,500 gallons per day per gross acre.

TABLE 9-2: TOWN OF MALABAR POTABLE WATER DEMAND

	2008	2008 Water Demand	2013	2013 Water Demand	2018	2018 Water Demand
Population	3,142.00	314,200.00	3,312.00	331,200.00	3,527.00	352,700.00
Commercial /Light Industrial (Acres)	160.72	1,205,400.00	160.72	1,205,400.00	160.72	1,205,400.00
Total Malabar Potable Water Demand		1,519,600.00		1,536,600.00		1,558,100.00
PBUD Treatment Capacity		11,290,000.00		10,790,000.00		10,290,000.00

Source: Palm Bay Utilities Department, Calvin, Giordano & Associates, Inc.

Solid Waste

Solid waste collection is provided to the Town under contract with Waste Management Inc. Hazardous wastes are discussed in the Conservation Element. The Town coordinates with Brevard County on solid waste issues, including landfill issues. Solid waste handling and disposal is performed by the Solid Waste Department of Brevard County. The County owns and operates the Central Disposal Facility, Sarno Transfer Station and Landfill, Mockingbird Mulching Facility and the Titusville Transfer Station. The Central Disposal Facility has permitted capacity for nearly 10 years. There is an additional 16 years of capacity in the southern expansion area.

The level of service for solid waste is as follows: 6.85 pounds per capita per day. The following table calculates the solid waste to be produced by the Town through 2018.

TABLE 9-3: TOWN OF MALABAR SOLID WASTE PRODUCTION 2008-2018

Year	Population	Solid Waste Generation (pounds)
2008	3142	21,522.70
2013	3312	22,687.20
2018	3527	24,159.95

Source: Brevard County and Calvin, Giordano & Associates, Inc.
Per Brevard County, the Central Disposal Facility that is the Class I receiving facility for the Town of Malabar has capacity until 2028 to meet the Town's needs.

Stormwater Drainage Facilities

The Town of Malabar joined the Brevard County Stormwater Program in 2000. Funding for the stormwater program is collected through taxes by the Town as an average of \$50,000 annually since 2000. Through this program, the County acts as the stormwater administrator for the town, ensuring that the procedures and policies enacted in the Town are consistent with that of the County. This partnership has proven to be a more efficient and cost effective approach to stormwater management. There are currently no stormwater capital improvement projects planned for the Town and no deficiencies in level of service have been indicated.

The drainage level of service is a design standard for required for development and redevelopment. It is not a townwide level of service.

Drainage Level of Service:

Off-Site: 25-year, 24 hour design storm

On-Site: 10-year, 24 hour design storm

Transportation

The major north-south traversing roadways for the Town are US-1, SR-507/Babcock Street, Corey Road, Weber Road, Marie Street, and I-95. The major east-west traversing roadways are SR514/Malabar Road, Valkaria Road, Hall Road, and Atz Road.

The level of service analysis for existing conditions indicates that all the roadways within the Town of Malabar, except SR-9/I-95 and SR 507/Babcock Street, are operating at the adopted level of service. A feasibility study regarding widening of Malabar Road has recently been completed by FDOT. The MPO is planning engineering studies in 2025 to regarding widening of Babcock Street. FDOT plans to widen I-95 to increase its capacity and address level of service standards as shown in the Schedule of Capital Improvements.

Parks and Recreation

The Town has adopted a Level of Service of five (5) acres of parks and recreation lands per 1,000 residents. The Town has approximately 150 acres of parks space will continue to meet their level of service through the short term (5 year) and long term (10 year) planning periods.

The Town has adopted a Level of Service of five (5) acres per 1,000 residents. As can be seen in the following table, the Town will continue to meet this level of service through 2030. The existing park space is based upon Town-owned parks and open space. It does not include parks and spaces leased by the Town.

TABLE 9-4: TOWN OF MALABAR LEVEL OF SERVICE 2005-2030

Fiscal Year	Town Population	Existing Space	Required LOS (Space per Capita)	Space needed for Required LOS	Actual LOS (Space per Capita)	Surplus or Deficit Space
2005	2,842	147.34 acres	0.005	14.21 acres	0.0529	133.13 acres
2010	3,412	147.34 acres	0.005	17.06 acres	0.0441	130.28 acres
2015	3,426	147.34 acres	0.005	17.13 acres	0.0439	130.21 acres
2020	3,687	147.34 acres	0.005	18.44 acres	0.0408	128.91 acres
2025	3,925	147.34 acres	0.005	19.63 acres	0.0383	127.72 acres
2030	4,145	147.34 acres	0.005	20.73 acres	0.0363	126.62 acres

Source: Calvin, Giordano & Associates, Inc.

Public Education and Healthcare Systems

Brevard County Public Schools provided level of service projections for the FY09-F13 planning period. Among schools, that Malabar students attend, only Bayside High School is currently overcrowded. Bayside is expected to have a utilization rate of 100% in FY10 and its utilization rate is expected to continue through the five year period.

The Brevard County School Board provides figures for current and projected student enrollment and capacity by school for each district. Malabar is within the School Board District 3. Within District 3 there are currently 2 elementary schools, 1 middle school, and 2 high schools serving the Town of Malabar. Following are the current and projected capacity utilization rates for each according to the 2008-2009 Brevard County School District Five Year Facilities Work Program.

TABLE 9-5: SCHOOL UTILIZATION

School	Type	Actual 2008-09 Utilization	Projected 2012-13 Utilization
Port Malabar Elementary	Elementary	85%	84%
John F. Turner, Sr. Elementary	Elementary	82%	91%
Stone Middle School	Middle	65%	64%
Palm Bay High School	High	62%	67%
Bayside High school	High	78%	82%

Source: Brevard County Public Schools

Brevard County has adopted a concurrency management system designed to address the need for correction of school facility deficiencies. Specifically, the following tiered Level of Service (LOS) standards for public schools, based upon permanent Florida Inventory of School Houses (FISH) capacity, address the correction of existing school facilities deficiencies.

TABLE 9-6: SCHOOL LOS PROJECTIONS

TIERED LEVEL OF SERVICE SCHOOL YEAR 2008-09 to 2012-13					
Facility Type	2008-09	2009-10	2010-11	2011-12	2012-2013
Elementary Schools	126%	126%	125%	104%	100%
Middle Schools	117%	116%	88%	95%	97%
Junior / Senior High Schools	127%	123%	102%	100%	96%
High Schools	125%	100%	92%	93%	97%

Source: Brevard County Public Schools

The School District's 2008-09 Five Year Facilities Work Program goes on to project the 2017-18 average utilization rate for all schools will be 82.63%. Therefore, LOS will be met for the five year and ten year planning timeframes.

Health care facilities near the Town include the following:

Holmes Regional Medical Center
1421 Malabar Road, Palm Bay, FL

Palm Bay Community Hospital
1425 Malabar Road, Palm Bay, FL

Timing and Priority of Capital Improvement Needs

The Town of Malabar Comprehensive Plan has identified capital improvements by type, location and cost. Timing and priority of capital improvement needs will be determined by the following:

- 1) Emergency and post-disaster mitigation
- 2) Deficiency determination by a Concurrency Management System.
- 3) Public involvement in Capital Improvement Program and budget
- 4) Existing land development and Town master plans
- 5) Plans of county state agencies including the water management district.
- 6) Accommodation of new development and redevelopment
- 7) Financial feasibility

Financial Resources Relative to Capital Improvements

The Town reserves funds in its General Fund for transportation and park improvements. Stormwater funds received from the County for stormwater projects within the Town. The Utility Funds is an enterprise fund used to maintain potable and wastewater transmission in the Town.

Bonding Capacity

Currently, the Town has no bonds.

Projected Revenues-and Expenditures

The following table projects revenues and expenditures for the Town through the year 2013. FY09 revenues and expenditures were adopted by the Town Council in the Town's annual budget. Projections for FY10-F13 were calculated based upon a 4% yearly increase in expenses and revenues. The Town maintains a balanced budget with expenditures not surpassing revenues.

TABLE 9-7: REVENUES AND EXPENSE FY09-FY13

Revenues	FY09	FY10	FY11	FY12	FY13
Taxes	1,024,150	1,065,116	1,107,721	1,152,029	1,198,111
Licenses and Permits	95,630	99,455	103,433	107,571	111,874
Intergovernmental Revenue	238,059	247,581	257,485	267,784	278,495
Charges for Services	44,600	46,384	48,239	50,169	52,176
Fines and Forfeitures	120	125	130	135	140
Miscellaneous	169,801	176,593	183,657	191,003	198,643
Other Sources	44,769	46,560	48,422	50,359	52,373
Total General Fund	1,617,129	1,681,814	1,749,087	1,819,050	1,891,812
Stormwater Utility	140,030	145,631	151,456	157,515	163,815
Utility Fund	169,899	176,695	183,763	191,113	198,758
Total Revenues	1,927,058	2,004,140	2,084,306	2,167,678	2,254,385
Expenses	FY09	FY10	FY11	FY12	FY13
Legislative	16,117	16,780	17,818	18,535	19,281
Executive	142,712	148,582	157,772	164,121	170,724
Finance and Administrative	193,932	201,909	214,397	223,025	231,998
Legal	35,610	37,075	39,368	40,952	42,600
Comprehensive Planning	44,500	44,500	10,500	10,500	10,500
General Government	103,392	107,645	114,303	118,903	123,686
Fire Control	325,844	339,247	360,230	374,726	389,802
Protective Inspections	127,429	132,670	140,876	146,546	152,441
Public Works	24,771	25,790	27,385	28,487	29,633
Streets and Roads	561,688	584,791	620,962	645,951	671,939
Parks and Recreation	37,134	38,661	41,053	42,705	44,423
Special Events	4,000	4,165	4,422	4,600	4,785
Total Expenses	1,617,129	1,681,814	1,749,087	1,819,050	1,891,812
Stormwater Utility	140,030	145,631	151,456	157,515	163,815
Utility Fund	169,899	176,695	183,763	191,113	198,758
Total Expenses	1,927,058	2,004,140	2,084,306	2,167,678	2,254,385

Source: Town of Malabar, Calvin Giordano and Associates, Inc.

MONITORING AND EVALUATION

The adoption of a Comprehensive Plan requires that procedures be established to evaluate and monitor the intended capital improvements addressed in the Plan. These procedures must be in place and clearly identified. In order to accomplish this, the Town will annually review the Capital Improvement Element and other relevant portions of the Plan to assure that the capital needs are being met.

The review will also determine if adequate revenues are available to meet the needs. The data regarding the listed improvements will be updated and revised as needed in order to meet current and future capital improvement needs as they relate to the City's adopted Level's of Service.

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements is a subset of a local government's Capital Improvement Program and includes only capital improvements related to level of service standards scheduled for construction within the community during the next five years. State guidelines for Capital Improvement Elements indicate that FDOT and projects related to potable water supply should be included as well.

FISCAL IMPLICATIONS

Because the capital improvements projects affecting level of service standards are not provided by the Town of Malabar, there are no fiscal implications on the Town.

CAPITAL IMPROVEMENTS ELEMENT GOAL, OBJECTIVES, AND POLICIES

§9-1 Capital Improvement goals, objectives and implementing policies. This section stipulates goals, objectives, and implementing policies for the Capital Improvements Element pursuant to Section 163.3177(3)(a), F.S., and Section 9J-5.016(3), F.A.C.

Goal 1-1

Management of capital improvements. The Town shall undertake actions necessary to adequately provide needed public facilities within the Town's jurisdiction in a manner which protects investments and existing facilities, maximizes the use of existing facilities, and promotes orderly growth.

9-1.1 Objective:

Rationale for capital improvements. Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing worn-out or obsolete facilities, as indicated in the five-year schedule of improvements contained within this Element.

9-1.1.1 Policy:

Capital Improvement Program (CIP). The Town shall prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the Town's annual budgeting process. Amend the Capital Improvement Element annually to reflect these changes. The Town shall include within the five-year schedule of capital improvements contained within this Element all capital improvements with an estimated cost of \$25,000 or more which are identified in any of the respective elements of the Town's Comprehensive Plan.

9-1.1.2 Policy:

Priorities in Allocating Capital Improvements. In allocating priorities for scheduling and funding capital improvement needs, the Town shall assign highest priority to capital improvement projects in the five-year schedule of improvements which are designed to correct existing deficiencies.

9-1.1.3 Policy:

Planning and Zoning Board to Draft and Rank Capital Improvement Priorities. The Planning and Zoning Board shall have the authority and responsibility to evaluate and recommend a rank order of priority for capital improvements which is proposed for inclusion in the five-year schedule of capital improvements. The Town Council shall review and retain its authority to adopt the recommendations of the Planning and Zoning Board with or without modifications in the proposed five-year schedule of improvements.

9-1.1.4 Policy:

Financial feasibility. The Schedule of Capital Improvements shall be financially feasible. Sufficient revenues shall be available for the first three years or will be available from committed or planned funding sources for 4 and 5 years of a 5-year capital improvement schedule.

9-1.1.5 Policy:

Consistency with Comprehensive Plan. The Schedule of Capital Improvements shall be based upon the Future Land Use Element and consistent with all other Plan elements.

9-1.1.6 Policy:

Intergovernmental coordination. Coordinate planning for Town improvements with the plans of state agencies, St. John's River Water Management District (SJRWMD), Brevard County, and the City of Palm Bay when applicable.

9-1.2 Objective:

Limitation on public investments in the Coastal Area. The public expenditures that subsidize development in the Coastal Area shall be limited to improvements included in the Coastal Management Element.

9-1.2.1 Policy:

Public improvements in the Coastal Area. No public infrastructure exists within the Town's designated Coastal Area defined as the area located east of the U.S. 1 and Rocky Point Drive corridors. The Town shall not invest public funds in public facilities within this area unless the facility is for public access or resource restoration.

9-1.3 Objective:

Maintain a Concurrency Management System. Future development shall bear a proportionate cost for facility improvements necessitated by the development in order to maintain adopted LOS standards.

9-1.3.1 Policy:

Transportation impacts. As part of the proposed Master Drainage and Road Improvement Master Plan, the Town shall investigate a transportation impact fee program which would assess new development of a pro rate share of the costs required to finance transportation improvements necessitated by such development.

9-1.3.2 Policy:

Recreation impacts. The Town shall continue to implement its program for mandatory dedications or fee in lieu thereof as a condition of plat approval for the provision of recreation and open space.

9-1.3.3 Policy:

Stormwater management impacts. As part of the Master Drainage and Road Improvement Master Plan, the Town shall investigate additional programs for assessing new development of a proportionate cost of drainage facility improvements necessitated by the respective development.

9-1.4 Objective:

Fiscal resource development. The Town shall manage the fiscal resources to ensure a provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

9-1.4.1 Policy:

Limitation on indebtedness. Providing capital improvements, the Town shall limit the maximum ratio of outstanding indebtedness to no greater than fifteen (15%) percent of the property tax base.

9-1.4.2 Policy:

Capital improvements program. The Town shall prepare and adopt a six-year capital improvement program and annual capital budget as part of its budgeting process.

9-1.4.3 Policy:

Master drainage plan. As part of the Master Drainage Plan the Town shall investigate the desirability of enacting a special district(s) as a mechanism for managing and funding needed drainage improvements through the year 2010 as shall be identified in the Master Drainage Plan.

9-1.4.4 Policy:

Grantsmanship. The Town shall pursue available grants or private funds in order to finance the provision of needed capital improvements.

9-1.5 Objective:

Management of development orders and permits. Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the Town's adopted Land Development Code, and requirements for adequate public facilities meeting stated levels of service criteria.

9-1.5.1 Policy:

Level of service standards. The Town shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities:

Sanitary Sewers:

300 gallons per day per dwelling unit;
150 gallons per day per mobile home unit;
1089 gallons per day per acre for commercial/light industrial.

Solid Waste:

6.85 pounds per capita per day.

Drainage:

Off-Site: 25-year, 24-hour design storm, per Ordinance #2-14-86
On-Site: 10-year, 24-hour design storm, per Ordinance #2-14-86

In addition: The Town shall adopt the drainage ordinance to include the following standard where the same is more restrictive: retention or detention with filtration, as a minimum the first one-inch of run-offs or run-off from a one-hour, three year storm event, whichever is greater.

Potable Water:

- Residential – 100 gallons per capita per day;
- Commercial/Industrial – 7,500 gallons per day per gross acre.

Transportation Linkages:

- U.S. 1: LOS Standard D (FDOT facility)
- Malabar Road (SR 514): LOS Standard D (FDOT facility)
- Babcock Road (SR 507): LOS Standard E (FDOT facility)
- Collector Roadways: LOS Standard D
- Paved Local Roadways: LOS Standard D
- Unpaved Local Roadways: LOS Standard D

Parks:

5 acres per 1,000 population

Schools

The Town has adopted the following tiered Level of Service (LOS) standards for public schools, based upon permanent Florida Inventory of School Houses (FISH) capacity, which shall address the correction of existing school facility deficiencies.

TABLE 9-8 PUBLIC SCHOOLS LEVEL OF SERVICE

TIERED LEVEL OF SERVICE - SCHOOL YEAR 2008-09 to 2012-13					
Facility Type	2008-09	2009-10	2010-11	2011-12	2012-13
Elementary Schools	126%	126%	125%	104%	100%
Middle Schools	117%	116%	88%	95%	97%
Junior / Senior High Schools	127%	123%	102%	100%	96%
High Schools	125%	100%	92%	93%	97%

9-1.5.2 Policy:

Adequate facilities ordinance. The Town shall issue no development order for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the respective facility up to standards. The Town shall include an adequate facilities requirement as part of the updated Land Development Code. The adequate facilities ordinance shall mandate the future applications for development on the levels of services for the water and wastewater systems, development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a building permit the Town shall render (1) a finding that the applicant has provided written assurance that the proposed development shall be services with each of the above cited facilities with a level of service at least equal to that level of service stipulated in Policy 4.1.1.1. and (2) consult with the Palm Bay Utilities Department and the Town's Public Works Department to determine if adequate water supplies will be available to serve

the development by the anticipated date of issuance of a certificate of occupancy or its functional equivalent. The developers application shall include written assurances that any required improvements shall be in place concurrent with the impacts of the development (i.e., by the time a certificate of occupancy is granted by the Town).

9-1.5.3 Policy:

Evaluation criteria for plan amendments. Proposed Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

- a. Does the proposed action contribute to a condition of public hazard as described in the Public Facilities and/or Coastal Management Elements;
- b. Does the proposed action exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Circulation, Public Facilities, and/or Recreation and Open Space Elements;
- c. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
- d. Does the proposed action conform with the future land use designated on the Future Land Use Map within the Future Land Use Element;
- e. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;
- f. If the proposed action required that any public facilities be provided by the Town, there shall be a demonstration of financial feasibility; and
- g. Does the proposed action impact facility plans of any State agencies or facility plans of the St. Johns River Water Management District.
- h. Does the proposed action demonstrate availability of adequate water supply and potable water facilities to support the development?

9-1.6 Objective:

The Town shall work with the School Board to ensure that capital improvements are provided, when needed, to maintain the adopted Level of Service standards for public schools, to meet the future public school facility needs of the Town.

9-1.6.1 Policy:

By December 1 of each year, the Town shall adopt as part of its Capital Improvement Element the School Board of Brevard County's Five-Year Work Program. The Town hereby adopts by reference the School Board of Brevard County's Five-Year Work Program for the planning period 2008/2009 through 2013/2013, dated 9/28/08 as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the level of service standards will be achieved by the end of the five-year period.

§9-2 Implementing capital improvements. This section stipulated a five year schedule of Capital Improvements together with criteria for monitoring and evaluation the Capital Improvements Element.

9-2.1 Policy:

Five year schedule of improvements. Table 9-2 Schedule of Improvements: contained herein, established the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

Table 9-9 Schedule of Capital Improvements

Facility Type	FY09	FY10	FY11	FY12	FY13	Total 5-Year Cost (FY09-13)
FDOT Projects						
I-95 (Brevard County Line to SR514/Malabar Road)	\$1,197,657	\$10,879,790	\$2,176,062	\$1,656,480	\$0	\$15,836,101
City of Palm Bay Potable Water Projects						
No projects scheduled affecting Level of Service						
Town Recreation and Open Space Improvements						
No projects scheduled affecting Level of Service						
Town Potable Water Projects						
No projects scheduled affecting Level of Service						
Town Sanitary Sewer Projects						
No projects scheduled affecting Level of Service						
Town Stormwater Drainage Projects						
No projects scheduled affecting Level of Service						
Town Transportation Projects						
No projects scheduled affecting Level of Service						

Source: FDOT FY09-013 Five Year Work Program, City of Palm Bay, Town of Malabar

§9-3 Monitoring and evaluation the capital improvements element. The Capital Improvements element shall be reviewed on an annual basis in order to insure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The annual review of the Capital Improvements Element shall be the responsibility of the Planning and Zoning Board. Findings and recommendations of the Planning and Zoning Board shall be considered by the Town Council at a public meeting. At such time the Town Council shall take action as it deems necessary in order to refine/update the Capital Improvements Element.

The monitoring and evaluation procedure shall incorporate the following considerations:

1. Data Update Refinements. Determine if any corrections, updates, and /or modifications should be undertaken, such considerations shall include, but not necessarily be limited to, the following:
 - Estimated costs
 - Revenue sources
 - Recently constructed capital improvements
 - Dedications
 - Scheduled dates of improvements projects
2. Consistency Review. Determine whether changes to the Capital Improvements Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.
3. Implications of Scheduled Master Plans. The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in the proposed Master Plans for drainage and road improvements as well as in the possible Master Plans for area-wide potable water and wastewater system.
4. Priority of Scheduled Improvements. The Plan shall assess the accuracy of testing deficiencies and reassess schedule priorities for public improvements.
5. Capital Improvement Criteria. Review the criteria used to evaluate capital improvement projects in order to insure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.
6. Level of Service Standards. The plan shall evaluate the Town's effectiveness in maintaining the adopted level of service standards and recommend and needed action to address problem areas.
7. County, State and Regional Improvement Programs. The Town shall review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of state agencies and the St. John River Water Management District that provide public facilities within the Town's jurisdiction. Consider the effectiveness of intergovernmental coordination surrounding the improvements to the State Road 514 corridor.

8. Private Sector Improvements, Dedications or Fees in Lieu Thereof. Evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof as well as progress toward incorporating other programs for assessing new development a pro-rated share of the improvement costs generated by the respective developments.
9. Impact of Other Jurisdictions in Maintaining Level of Service Standards. Evaluate the success and failure of inter-governmental coordination in achieving an area-wide approach to achieving central water and waste water systems, area-wide, transportation improvements, as well as drainage improvements, which may be required to maintain level of service standards.
10. Outstanding Indebtedness. Evaluate the ratio of outstanding indebtedness to the property tax base.
11. Grantsmanship. Evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements.
12. Fiscal Management. Evaluate the Town's progress in finding elective funding mechanisms for promoting road and drainage improvements or other capital improvement needs identified in the scheduled Master Plans.
13. Evaluation Criteria. Evaluate the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment.
14. Update Schedule of Improvements. Review the success in implementing the five-year capital improvement program and refine the schedule to include any new projects required to support any development during the latter part of the five-year schedule.

MALABAR 5-yr CAPITAL IMPROVEMENT PLAN APPROVED BY COUNCIL 5/16/11

CAPITAL IMPROVEMENT	YEAR 1 FY2012	YEAR 2 FY2013	YEAR 3 FY2014	YEAR 4 FY2015	YEAR 5 FY2016
COMMUNITY CENTER					X
TOWN HALL LAND			X		
RIVER FRONT ACCESS					X
EXTEND MARIE TO ATZ			X		
COREY RIGHT TURN LN	X				
FIRE DPT EMERG LIGHT			X		
RESURFACE WEST HALL				X	
RESURFACE WEST ATZ		X			
RESURFACE OLD MISSION			X		
TRAILHEAD RESTROOMS	X				
HUGGINS PARK UPGRADE		X			
MALABAR RD BIKE PATH			X		
WEBER RIGHT TURN LANE				X	
ARTESIAN HYDRANT		X	X	X	X
BASEBALL FIELD DUGOUTS AND CONCESSION STAND	X				

TOWN OF MALABAR

MEMORANDUM

Date: December 8, 2010 10-TC-067
To: Bob Wilbur, Chairman, Planning & Zoning Advisory Board
Denine Sherear, Planning & Zoning Secretary
From: Debby K. Franklin, Town Clerk/Treasurer
Ref: Council Directive

At the RTCM of December 6, 2010 the Mayor added an item to the agenda for action. After discussion Council voted to approve the item and I am forwarding that information to the Board.

As a future P&Z agenda item for action, Council would like the Board to formulate a five-year plan. This would not necessarily be a capital improvement plan but rather a five-year plan for action. The idea is to get a list from the P&Z Board, Town Hall staff and the Fire Department and then hold a workshop with all three groups to review them, combine them and prioritize them.

The directive did not include how to fund them – that is Council's responsibility. They only want the ideas from these three groups.

As you will recall, P&Z has worked on updating the Town's previous five-year plans. I have attached information you have used in the past to help in your discussions. If you have any questions or would like other information, please let Denine know and we will research it and provide it to the Board.

cc: Roger Cloutier, Building Official
Denine Sherear, Secretary to P&Z Board

Attachment: RTCM 12/06/2010 minutes
Capital Improvement Lists from the past

3. Employee Holiday Schedule. Mayor recommended Council give employees an extra half day off before Christmas and New Years. His reasoning is that they did not get a pay increase this year.

MOTION: Beatty / Acquaviva to approve adding the extra half day off before Christmas and New Years for Town employees. **VOTE:** All Ayes.

4. Mayor went over some old papers and found a 5-year plan dated 2001. Mayor said it is divided up and seems more like a wish list. He explained in his meetings with the ECFRPC for over a year the Renaissance Planning group did a projection for road improvements and the program determined the priority list. Step 2 – look out the next 25 years and forecast the revenues, local option, federal, state DOT and started funding. What this gave you is report of what was feasible today.

Mayor would like to see Town staff, the Fire Department and the P&Z Board work on this independently and if each of them do a 5-year plan and submit and they all get together and then decide what the priorities are. Eventually we could come up with a list. It would be Council's job to come up with funding. Mayor is looking for an ok. Acquaviva said one of the frustrating things is not getting things done. Let's make a plan and follow through with it. She thinks it is a great idea if we are held accountable to do it and follow through.

If there is an economic turnaround in a couple of years we may have more ad valorem. White said do a 5 and 10 year plan. Start with a 5 year plan. They will be more energetic with a 5 year plan. Acquaviva stated we lose site of the picture dealing with the problems we have mired ourselves in. Mayor said we got to figure out how to get word to Denine. Acquaviva said this is a very positive thing. Mayor would like to see a workshop in February. It could be regular meeting or a workshop. TA would finish. Franklin stated that Denine get copies of the meeting minutes to share with P&Z and she also will do a memo to her to advise her what Council decisions are.

L. DISCUSSION ITEMS:

M. MAYOR AND COUNCIL REPORTS:

1) Beatty – went to teen council and park board and introduced himself and tree lighting. Also the social on Sunday. It was very nice.

2) White – He did research on SB550 and he has a three minute letter to read into the record. He got it from internet and this will be verbatim. There are 2.3 million persons in Florida. This new law on regulation on septic systems was approved but it has been put on hold until July 2011. Current plan is to relook at this in March. No one has a clue about the inspection requirements. Type this into the minutes. Who would do inspections? Who are you going to trust to do this inspection? We have opportunity to fight it now. TA suggested doing a resolution. Council consensus to do resolution for next Council meeting.

For the record: Senate Bill 550

It is difficult if not impossible to argue with someone wanting clean water in our lakes and estuary systems. However, to blame septic systems for the water quality issues in the state of Florida are not only wrong, but incorrect. Pollution comes from many sources. While SB550 does have some good merits, it is also fraught with many problems that must be dealt with before fair and equitable implementation and enforcement can be achieved.

In order to understand SB550 and how it would be implemented, I spoke with a State of Florida Environmental management Manager based in Brevard County. My first question regarding this new law was who would perform the mandatory inspections? The answer was, inspectors licensed by the state. Second question, where do I find an inspector to perform the required inspection? I was informed septic companies have licensed inspectors that could perform this job for me. This is when the red flag went up. When notified by the state that I must have my system inspected and re-certified, I am now expected to hire an inspector to assess my septic system that will likely be employed by and paid by a septic

TOWN OF MALABAR

MEMORANDUM

Date: May 30 2007 07-ABD-20
To: Bonilyn Wilbanks-Free, Town Administrator
From: Debby Franklin, Administrative Assistant to the Building Official
Ref: Capital Improvement Plan – 5 year

In reviewing the handout I can offer that no land acquisition has been made for future well site locations, stormwater ponds, library/community center or a new town hall. The Town needs to make some serious decisions on how they plan to handle future water and sewer needs. We also are aware that stormwater retention areas have been required and sought for the past ten years unsuccessfully.

The Town pursued CDBG grant money to get water and sewer to the Riverview Subdivision and the residents overwhelmingly rejected the proposal.

No rights-of-way have been purchased. The Building Department asks for additional dedications of right-of-way at permitting time to meet the local street goal of 60 feet. The Town needs to decide on a traffic flow for the Town and then strictly require the acquisition of rights-of-way to make the plan work. The Town also needs to enforce the requirement for cul-de-sacs at the terminus of the roads. This is a rural community but we don't really support the agricultural side. Perhaps we could plan a horse trail system throughout the town and then work toward acquiring those specific r-o-w needed to accomplish.

The shoreline was cleaned during Mr. Booth's tenure of the pepper trees. We got a lot of positive feedback from citizens on that project because we could see the river again. Even Palm Bay followed suit and cleaned their shoreline.

Recreation needs stated in our Comp Plan at two acres per 1000 population has been met with our:

- 20 acre Malabar Community Park with ball fields and playgrounds,
- 5-acre Huggins (neighborhood) Park.
- 8.48 acre Golf Disc Park
- 1.1 acre Butterfly Park
- The 17-acre parcel we are trying to trade to the State for the future Town Hall site is also set aside for passive recreation.
- 100-acre Cameron Wilderness Preserve is passive recreation

There are some parcels at the south end of town, located in Malabar but showing as owned by the County, that we could pursue asking the County to give to us. We made a similar request in 1994.

We promoted Neighborhood Watch programs but no other revitalization projects. Council seems opposed to proactive code enforcement. When there is a complaint it is more difficult because the offender then says "you let me do it for the last ten years" and we have to agree.

We built a public works building in 1995 but never put in the second floor storage.

We accomplished all but one of the capital improvements specifically called for in the 1988 Comp Plan:

- New Fire Station
- 10 acre park developed
- Purchased new fire truck
- Paved Weber and Corey

We still haven't got a new town hall. We could put a road paving master plan into the capital improvement 5-year plan. The location of the town dump is in RR-65 zoning. It is on a portion of road the Town never improved – properly. We could plan to clear off the dump site or improve the road to it or sell it. We don't own any land large enough to use as a staging area or holding area. We realized that when we were paving roads and had to use the ball field at the park to stage road materials.

It has been discussed to offer to buy the land to the west of town hall owned by Mr. Billie. At one point we had a deal and then he backed out.

We need to budget for updating the Land Development Code and the Code of Ordinances. We need to do what is required so we can increase OL fees. I think a rate study is required because we did not do one in 1995 we haven't been able to increase our OL fee.

~~WE NEED MAPS—If we could budget for new maps for the next five years so that we have up to date, GIS type maps with overlay capability and flood zone information that would be very helpful, useful, etc.~~

We need to budget for computer replacements and related equipment.

CAPITAL IMPROVEMENT PLAN UPDATE
AUGUST 2007

NOT ADOPTED – JUST UPDATED BY STAFF
AND SENT TO P&Z

RECOMMENDATIONS TO CAPITAL IMPROVEMENT BY TOWN ENGINEER

Water system

- Delete references to well sites, aquifer recharge and stormwater retention areas because the PBJC Agreement supersedes any of the named considerations and it is felt that the ideas were probably not scientifically based initially
- The Town should discuss the water and sewer system future.
- Town should implement a requirement to have developments install water distribution systems and fire hydrants even where the potable system is presently unavailable.
- A simple master plan for both water and sewer systems should be prepared and adopted by Council

Stormwater activities

The Town should focus its efforts on up-grading & replacing conduits and conveyance structures/ditches because of the following:

- The SWIM plan substantiates the minimal impact of any Malabar off-line stormwater storage/retention.
- The SJRWMD permit for the improved drainage system and off-line storage was amended in 2006 to delete that feature (the WMD committed insufficient funds to accomplish it)
- The baffle boxes in Malabar do not trap significant trash and sediments
- Many of the direct Indian River Lagoon discharge pipes belong to the State (FDOT) and not to Malabar
- The recently developed large S/Ds in Malabar incorporate off line stormwater storage and occupy large portions of the developable Malabar property. The database for SWIM should be updated by the WMD to reflect the water quality improvements resulting from these developments.
- The most successful regional off-line water storage projects are constructed in conjunction with water reuse systems such that a revenue base is created.

Roadways and Paving

Recommendation is for a roadway improvement program to include paving streets and Right of Way acquisition is a Council issue for roadways wherever they think the funds are best spent.

Public Works Storage

Complete the second floor segment in the PW Building.

Equipment

Continue the current installment purchasing for purchasing of large equipment.

Other issues (non-engineering)

- Setting up a simple process for probate/estate/business donations of property/assets to the Town with public education
- Initiating public education on reasons for roadway R/W width requirements and soliciting participation in R/W dedication to the Town
- Explain that property area includes R/W for permitting purposes)



TOWN OF MALABAR

Five Year Plan Priorities

As of: March 13, 2001

Infrastructure

1. Roads
2. Drainage
3. Fire Hydrants
4. Neighborhood Revitalization
5. Beautification

Facilities

1. Expand Water & Sewer Lines
2. Public Works Storage
3. Town Hall
4. Community Center/Library
5. Recreation

Public Safety

1. Purchase Defibrillator
2. Replacing Tanker
3. Engine 99 Refurb
4. Replace obsolete radio packsets
5. Paint Building
6. Refurb Overhead Doors
7. Purchase Bunker Gear
8. Purchase Radios Headsets
9. Purchase Fire Hose
10. Replace Concrete Around Building
11. Purchase Utility Vehicle
12. Purchase Scott Air Packs
13. Purchase Squad Car

Land Acquisition

1. Stormwater
2. Industrial
3. Parks and Recreation
4. Parks and Recreation ROW
5. Town Hall/Municipal ROW

Equipment

1. Tractor and accessories for park maintenance
2. Pick-up Truck for Public Works
3. Dump Truck
4. Mower/Slope Mower
5. Office Equipment/Computers

EXCERPTS FROM P&Z MINUTES REGARDING SUGGESTED CAPITAL IMPROVEMENTS FOR TOWN

March 12, 1996:

CAPITAL IMPROVEMENT PLAN -

The Board reviewed and updated a 1994 "wish list" eliminating completed projects.

ACQUISITIONS -

1. Right-of-ways along West Railroad Avenue
Malabar Road to slightly south of Glatter Road
2. Right-of-ways south of Harris to Old Dixie Highway
3. Right-of-way - Marie Street - Along east side of scrub habitat
4. Water retention areas - north and south of Malabar Road
Alagood recommended the Town start looking toward purchasing sites now. Maybe this should be tied in with engineer's drainage plan.
5. Storm water retention areas - town-wide
Wilbur stated the time will come soon when we will not be able to discharge storm water into the river. There is an area in sec. 31 west of the railroad tracks and south of the (Camelot) ditch that would be ideal for collecting water from the Marie Street area. Could be dug and diked. Pull water up in storm event. Hold there and let it polish and run into shallow well injection. ~~Injecting water into ground in order to get~~ drinking water. Have to be careful not to pollute that aquifer. Boyer noted that some areas are using reverse well point with stormwater being pumped back into the ground.
6. Well water sites, possible utility plant
Discussed water and need for water & sewer plant. If Malabar does not take some initiative, Palm Bay will be using Malabar's water as a water farm. Consider possibility of utility plant to first serve Rocky Point area then moving northward up US #1. Alagood suggested Town should start looking for a parcel of land to purchase as the site for a proposed water processing plant. Boyer indicated RO plants are quite small these days. Flushing of RO system is where you could have a problem.
7. Property for new Town Hall or obtain option on it.
Recommend looking into acquiring property (with house) at southwest corner of fire station (parcel 502).
7. Property in the Town for Conservation/Development
8. Property for community center
The old schoolhouse would be ideal site.

COMPREHENSIVE PLAN ITEMS -

1. Complete drainage plan
2. Provide for bridle paths along Hall, Marie and Atz
3. Provide for bicycle and other trails
4. Preserve/restore historic homes

Paets organizing historical association which will look into possibilities.

5. Create boulevard effect with trees & shrubs when Malabar Road is widened
6. Designate certain 25-foot roads as one way
7. Insure dead-ended 25-foot roads have cul-de-sacs

Garbage trucks have to back up. Some streets like Kramer dead end at wetlands. These wetlands belong to some person(s) who cannot build. Ordinance says we cannot dead-end streets without a cul-de-sac. This should apply to Town, not just to developers.

RECREATION/GRANT FUNDING/CITIZEN PARTICIPATION GROUPS -

1. Baseball field/soccer field/playground - fire station park
2. Riverfront park at north end of Rocky Point
3. Boat dock
4. Link nature ways to Palm Bay and south to Valkaria
5. Fitness and nature trails
6. Clean up shoreline, remove non-native trees and shrubs, replant with native habitat

~~Wilbur suggested board members work on this list with additions, deletions, or revisions and improvements for later presentation to Council.~~

April 9, 1996

Capital Improvement Plan - Acquisitions

Rankins - We need more than a list. We need to prioritize items with statements identifying reasons for the proposed acquisitions.

Boyer indicated a lot of these items have been brought up to Council before. Rankins felt all we can do is keep bringing them up. Alagood questioned why keep doing it if there is no money. Rankins' opinion is that Council probably has the best of intentions and suggested that items such as long-term capital improvements be listed as agenda items every meeting. Rankins stated financing the projects is up to Administrator Hall.

Break 8:35; Resume 8:40.

1. Right-of-ways along West Railroad Avenue

From Malabar Road to slightly south of Glatter Road.

- This strip of right-of-way is needed to provide future access to the large land area even if there is already one access. The r-o-w would allow the area to the south to develop with reasonable access. This would allow connection to commercial district without going through the neighborhoods.
- Overpass would be needed if state straightened out and four-laned Malabar Road.
- The area north of Glatter and west of railroad tracks is good recharge area.

Rankins wondered if property owners would give up the right-of-ways. Eden felt it would be up to the people developing the southern area to give up the right-of-ways. This project is not top priority and should be moved down the list.

Brief discussion on Camelot ditch. It has been suggested the baffle boxes be installed on the west side of the railroad, not near US #1.

2. Right-of-Way south of Harris to Old Dixie Highway (in Valkaria)

- This r-o-w could be valuable if industrial area along Jordan Boulevard does develop.
- There are a lot of things in the works for Valkaria airport. If you wanted to get high tech industry to set up shop, they would want easy access out.

3. Right-of-ways - Marie Street, along east side of scrub habitat

- Right-of-way is required to provide access to the property owners north of Mr. Fenter's land.

Marie Street, north end, goes up to Zacke's, runs to Fenter who has never given right-of-way on his west side. Now the scrub habitat has come along, and something is going to have to give.

Boyer stressed that property owners along northeast side must have access to property. County bought the scrub land. They want to concede only 15 feet; they do not want to "give" Malabar the right-of-ways that were shown on the old subdivision plat from 1912. They want Town to vacate the other right-of-ways within the scrub area.

The Town received an inquiry re subdividing CITA property with a parcel being cut out for Ellison's son, facing Marie Street. Unless there is a 60-foot r-o-w, a building permit cannot be issued, nor can they subdivide until there is a 60-foot r-o-w.

It is the town's responsibility to work things out with the County. Since County wants to vacate r-o-w's, we are now in a bargaining position. We will not be able to obtain the r-o-w once the fence goes in. Wilbur indicated there is a good possibility

Marie Street will end up being part of trails from scrub area, etc., to Valkaria. This acquisition is priority at this time.

Suggestion made to write to the County noting that there is right-of-way in some places; and if a fence is put in now, they may be required to move the fence.

Mention made of obsoleted road ordinance 6-5-84 which required public hearing for vacating right-of-ways. Would the Town have to hold public hearing if the County wants to vacate right-of-ways?

Secretary to send memo to Council as follows: Regarding County Scrub Habitat and Right-of-Ways. It is our understanding that the County wishes to vacate certain right-of-ways within the habitat and that Malabar requires right-of-way along Marie Street.

In view of the Town's bartering position in this issue, would Council consider having Mr. Hall negotiate to acquire a sufficient right-of-way on the east side of the scrub habitat in exchange for the r-o-w's the County wishes be vacated. According to the Land Development Code, future development along the northern part of Marie Street would require a 60-foot-wide road. If there are any questions, we will be glad to explain.

X. Right-of-Way, South end of Marie Street to eastern extension of Atz Road. (As previously recommended to Council.)

- This acquisition would help ease the traffic from LaCourt Lane and would simplify the traffic pattern.

- This additional right-of-way would also help make property in that area buildable.

- Digging a ditch on the east side of Marie would act as natural barrier and would allow for gates to be put up on the west end of Jordan Boulevard from Hall Road southward to Jordan Boulevard.

It was suggested that ordinances dealing with land, roads, right-of-ways, etc., be presented to P&Z before the Council hearings so that Council can be advised if there are problems that would be recognized by Planning and Zoning.

4. Water Retention Areas

Map indicating Malabar's recharge areas was reviewed. We should be looking at highest surficial aquifer recharge areas in our search for storage areas. The downstream end at railroad east end of Glatter Road, and ridge west of railroad is a natural dike or dam which would allow for percolation. That area had a deep layer of peat/humus and is great for porous filtering capability.

Eden suggested looking at central area between Corey and Weber which also has a natural dike. Area is not developed too much now. It is still a large area that is apparently very good as a recharge area, and we should look at it.

- Water retention areas help stop pollution of Turkey creek.
- These areas recharge aquifer for wells for Malabar residents.
- We are mandated to clean up the water that goes to Turkey Creek and then to Indian River Lagoon. Malabar would not want to be the town to contribute to the pollution.

Rankins is certain there are several agencies that would be happy to have a municipality take over these areas.

It was mentioned the 10-acre proposed Reilly subdivision has been identified for possible acquisition as a polishing pond to clean up water before it goes into Turkey Creek. There is an indication the Town may be able to obtain funds to purchase this property.

May 14, 1998:

Capital Improvement Plan - Regarding #4 on list - Acquiring right-of-way south end of Marie Street to eastern extension of Atz Road - Wilbur spoke with Hall who is to direct Carl Beatty to dig a ditch on east side of Marie to Atz and south of Atz. This would extend existing ditch. It was suggested that Hall check into ownership of property on the east. Eden felt right-of-way should be acquired before they dig a ditch. Wilbur indicated people on the east side apparently want it blocked off and probably would be open-minded to giving the right-of-way.

Boyer stated if we ask the people for right-of-way, we have to have a total of 100 feet to make it a major collector. Wilbur said it would eventually be 100 feet for bike trails, greenway, etc. County was not going to pursue giving right-of-way on Marie Street, and County will not give us the 15 feet that is already on the plat maps north of Malabar Road.

Some discussion questioning the need for requiring 100-foot r.o.w. for major collectors (ordinance 93-7) in areas such as Corey, north of Malabar Road and Marie Street, north of Malabar Road as it seems unlikely they will ever connect to other major collectors. It was felt the Town make a mistake in making these 100-foot roads.

Grady - The property owner on the east is liable if anything happens on their property. Alagood - This (acquisition) should be done before sending someone to dig the ditch.

A gate at LaCourt and Atz will not solve the problem. Solution could be to put a gate a Jordan Boulevard.

MOTION - Eden/Alagood - That we request William Hall to contact the owners on the

east side of Marie Street, south of Hall to as far south as possible, in a north/south progression (to the southern Malabar boundary) to obtain a 50-foot right-of-way east of the Marie Street section line where we would put in a drainage ditch along that east side. Vote: All aye.

May 28, 1996:

Capitol Improvement Plan - Hall - When we talk about right-of-ways, the Council thinks of cost/money.

5. Retention - We have selected property on Corey and Hall for retention area.

8. Conservation - We have enough.

Rankins asked how the Town could increase revenues. Malabar needs a new revenue source. Discussed possibility of a golf course.

Hall indicated the Grant residents, as well as Valkaria's, were asking if they could annex to Malabar. They may be "afraid of Palm Bay." Member felt that even if Valkaria and Grant were to come in, it would not help us that much because it would add to our worries.

Wilbur mentioned the railroad is divesting. Secretary indicated appraiser was here previous week asking about the property. Wilbur wonders if this might be a good opportunity to obtain some property from them for water retention.

~~Rankins asked what had happened to collecting stormwater fees. Hall indicated the amount was not that much and that Council did not pursue.~~

JUNE 25, 1996:

**PLANNING & ZONING MEETING MINUTES
FOR 2011 DISCUSSING THE FIVE YEAR
PLAN PROJECTION FOR THE TOWN OF
MALABAR**

- **JANUARY 12, 2011**
- **FEBRUARY 23, 2011**
- **MARCH 9, 2011**
- **MARCH 23, 2011**
- **JOINT MEETING WITH TOWN COUNCIL,
BOARDS, AND STAFF WORKSHOP
APRIL 13, 2011**

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
January 12, 2011 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 7:35 P.M. Prayer and Pledge were led by Chair Bob Wilbur.

B. SWEARING IN BOARD MEMBERS FOR NEW TERM:

Note: Mr. Ryan came in before the meeting to ask to be excused from meeting as his wife was sick. Clerk Franklin gave him the Oath to read and sign. Ryan left before meeting. The other new member Mr. Abare had 1/19/11 on his calendar for his first meeting.

C. ROLL CALL:

CHAIR:	BOB WILBUR
VICE-CHAIR:	PATRICK REILLY
BOARD MEMBERS:	DON KRIEGER
	BUD RYAN, excused
	LIZ RITTER
ALTERNATE:	CINDY ZINDEL
ALTERNATE:	WAYNE ABARE, absent
SECRETARY:	DENINE SHEREAR
TOWN PLANNER	KEITH MILLS, excused
TOWN ENGINEER	MORRIS SMITH, P.E. excused

D. ADDITIONS/DELETIONS/CHANGES:

E. CONSENT AGENDA -

- 1. Approval of Minute- Planning and Zoning Meeting- 10/13/10**
Exhibit: Agenda Report No. 1
Recommendation: Action

Motion: Reilly / Krieger to approve the minutes of October 13, 2010. Secretary explained the wrong set of minutes was included in package; October 13 minutes have already been approved with changes and she has made the corrections. Sherear will send out approved minutes to Board members.

F. PUBLIC HEARING: none

G. ACTION:

- 2. Five-Year Plan Projection for Town of Malabar**
Exhibit: Agenda Report No. 2
Recommendation: Action

Don: Districts 2, 3 and 4 are planned out at 1.5 acres.

Pat: review what P&Z went over in 2007 and just update

Liz: Marie St south end needs to be improved; riverfront dockage

Don: Roads, specifically LaCourt. Also cul-d-sacs on dead-end roads, but how to get ROW?

Pat: direct board to look at Chap 9, look at the categories and then look at list of items from 2007 and go thru and update.

Bob: infrastructure: sidewalk/bike path on north side of Malabar Rd

Don: the 5-yr time frame will only allow them to absorb the pending items, like maintenance of infrastructure. Shore up the roads, and he mentioned LaCourt again. Hall Road is also of the same material – glue road (per Bob) that is current need.

Cindy: Are culverts carried under stormwater fees collected with our taxes?

Bob: need to specify the roads by name. Regarding Hall, Atz and Marie paving, the under infrastructure was never done – they were just paved.

Don: Weber and Corey will both need work within 5 years. For a 5-yr vision, take care of basic infrastructure – not expanding water system.

Bob: believes they need to provide specific road for improvement. LaCourt is a neighborhood road and we need Marie St built and we now have the ROW to do so.

Don: roads should be 1st on the 5-yr plan

Liz: all roads should be re-done at least once instead of the same ones over and over.

Bob: The ditch between Camelot and Century Oaks needs to be cleaned – both the baffle/sedimentation boxes and the ditch cleaned. Ditch was cleaned by Sanderson about 8 years ago.

Liz: US1 south of Malabar Rd is doing some work – doesn't look like any baffle or sedimentation boxes are being added.

Don: agreed with Pat to have Board do homework

Cindy doesn't know what has been accomplished from 2001 and 2007 lists. Come down and ask staff.

Pat asked staff to update their 2007 list to same format as 2001 list.

3. Malabar Water and Sewer Utility System

Exhibit: Agenda Report No. 3

Recommendation: Action

Pat: doesn't see how it can expand except from the west.

Bob: Tamaron development had water line infrastructure installed – 1980's. Cindy thought they had subsequently discussed at a Council mtg about hooking up a fire hydrant and the line could not be found. More discussion on the status of the water line – hooked up? Also the property is now owned by the State for conservation and the EELs management it and have proposed tearing up the concrete – they don't think they would support expanding the water system.

Don: Question is do we want to expand it. Personally he thinks no.

Liz: if Malabar controls it, maybe yes.

Bob: recalled historically that Malabar allowed developer to drill wells and the agreement was to only allow enough water to serve BH1. He did not think Town enforced that limit. He did not think Palm Bay should be allowed to "mine" water.

Franklin explained the 1993 agreement provided for wells to be operated. The Town of Malabar never "owned" the wells. The wells were within Malabar jurisdiction. The developer drilled the wells, which were later transferred to GDC and then transferred to Palm Bay. There have been requests to Palm Bay for the total number of gallons that have been pumped out of the wells but we have not received any of that data.

Mayor: gave background – lawsuit was filed by Malabar. As part of the legal requirement the Town must do mediation. The mediation agreement was proposed to Council and they rejected it. Council would like P&Z vision of the future of the Malabar Utility. Mayor stated that with enough customers, the utility would be profitable. He is looking for P&Z to provide "vision" of the utility system.

Liz: if we don't have control of the wells and the water treatment, then we don't have control of the system.

Don: in the next 15 years, he sees no growth along Malabar Road except for the sphere around the hospital.

Liz: you must have provided for funds for upkeep and bill enough to cover the depreciation so you can replace infrastructure as it is needed. This money must be set aside to provide for this and we don't have it.

Franklin: stated Liz had stated it correctly. Our billing does not provide for monies to cover depreciation and upkeep. We have to bill our customers based on what we have to pay Palm Bay and it doesn't leave much for set asides.

Don thought the general fund and rest of Malabar residents would be paying for these repairs. Franklin explained that the utility is an "enterprise" fund and is completely separate and must pay for itself. There was an extension of the waterline along Malabar Road done in 2001 and paid for by general fund and some of that money is still owed to the general fund.

Don: only growth he can imagine is along the commercial areas.

Bob: thinks it can expand along US1, Babcock and Malabar Road

Franklin: explained that utility expansion is paid for by developer. There can be agreements that will provide some pay back to the developer by those who later hook up. Our contract with Palm Bay requires "capacity" charges to be collected and forwarded to Palm Bay and those costs are high. That does not provide for any maintenance or improvements by Palm Bay – it is like an "impact" fee. Palm Bay guarantees the water "capacity" with that payment.

Liz: said that any future contract should provide for businesses that have package plants currently and allow them to continue.

Bob: give up the system but have Palm Bay guarantee a "locked-in" rate for a long period in exchange.

Don: Does not see expansion of system unless the Town allows increased density.

Pat: doesn't see any more subdivisions coming into the town. There is not much land available. He suggests they come up with about three bullets to provide Council for possible future utility growth: US 1, west end and Weber to Corey.

Don: there is not much expansion of water utility in rural communities.

Pat: there must be density to make utility pay.

The consensus of the P&Z Board to forward to Council is that the Malabar Utility is a static utility and has a limited possibility of future growth in the next 15 years on the major corridors.

H. DISCUSSION:

4. Recommendations from Council – Continue US 1 Corridor Review

Exhibit: Agenda Reports No. 4

Recommendation: Discussion

Board wanted County Section maps showing aerial with parcel overlay. Staff will order from County and have for next meeting.

I. PUBLIC:

J. OLD BUSINESS/NEW BUSINESS:

5. Paladin Shores US- 1- Update on Extension of STJRWD Permit

Exhibit: Agenda Report No. 5

Recommendation: Discussion

Chair asked Franklin to update Board. Franklin had handed out the opinion from Town Attorney indicating that the Site Plan for the 114-unit condo project has been extended by the new law created by Senate Bill 360. The law has been challenged by municipalities but until it is overturned, it is the law and the plan is extended two years from last date or four years, depending how you read the law, per the Attorney.

6. Sunshine Information

This is for Member benefit only. If there are any questions, feel free to contact the Clerk's office.

K. ADJOURN:

There being no further business to discuss, MOTION: Reilly / Krieger to adjourn this meeting.

Vote: All Ayes. The meeting adjourned 9:10 P.M.

BY:



Bob Wilbur, Chair


Denine M. Sherear, Secretary

Date Approved: 1/24/11

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
February 23, 2011 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 7:30 P.M. Prayer and Pledge led Vice-Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	BOB WILBUR, excused
VICE-CHAIR:	PATRICK REILLY
BOARD MEMBERS:	DON KRIEGER
	BUD RYAN
	LIZ RITTER
	WAYNE ABARE
ALTERNATE:	CINDY ZINDEL
SECRETARY:	DENINE SHEREAR
TOWN PLANNER	KEITH MILLS, excused
TOWN ENGINEER	MORRIS SMITH, P.E. excused

C. ADDITIONS/DELETIONS/CHANGES: none

D. CONSENT AGENDA - none

E. PUBLIC HEARING: none

F. ACTION:

- 
- 1. Continue and Review Five-Year Plan Projection For Town of Malabar**
Exhibit: Agenda Report No. 1
Recommendation: Action

Reilly explained that he did not come up with anything new to add to the five categories.

Krieger recalls at the last meeting that most important category is "Infrastructure", which is roads ultimately. Krieger suggests that the different parties who will be attending the joint meeting should know what each other is thinking. Reilly adds that Tom wanted the 3 Boards do their own meeting and then have a joint meeting to discuss.

Krieger the different parties should know what all parties are thinking in terms of priorities first, to see what similarities are between the parties involved.

Ritter would also like to see a list from the other parties before we do the joint meeting, we should see what the similarities are, so we do not waste time going over the same things.

Krieger suggests that we could have similarities at a minimum so we don't waste Councils time.

Ryan only committee left is Parks & Recreation and Ritter adds the Fire Station.

Krieger adds a general question is when you talk about prioritizing the roads, and everything else follows after that; before you build new take care of things you already have and repair the things you have that are damaged that you already have. Ryan adds to that drainage, paving, re paving.

Krieger explains there are big items, and possibly different ways of going about solving them. Krieger asks about who owns the Infrastructure in terms of the culverts in the Town. My understanding is that once you put it in as a property owner it is the responsibility of the Town. It is important to know this as far who is responsible because culverts out there are getting older and in need of replacement and if Town has to pay it is costly. ie, LaCourt Lane,

Zindel, suggest putting each category in a straight line and put most important in order accordingly. 10-15-20 years.

Abare, Don brings up a good point if you figure how many miles of road and how long they may last 10 -15 years, spread out the cost of re paving, \$200- 300 per year and divide it out over a period. It could be a budget buster and make the rest of this list insignificant,

Zindel explains Council makes up the budget, us as a Board just suggests what is most important and what needs to be done in the next 5 years. Ryan adds that Council decides cost against benefit.

Krieger tells that Corey & Weber were done over 20 years ago. Upon the road being completed I made a request to give to County these were two major roads north & south passages. Means for getting road adopted to county for maintenance. You can get a car count for major collectors and repairs would be done accordingly.

Reilly explaining to Board is to focus on the job and to Prioritize List:

Facility:

- 1.) Historic Preservation / Comm. Center /Krieger discussing about lender Library – donating books
- 2.) Public River Front Access- Dock
- 3.) Town Hall

Land (Property) Acquisition:

- 1.) Property south of Old School house for Town Hall (2- 4 Acres)
- 2.) Community Center/ Historic Preservation-(Old School House?)
- 3.) Public River Front Access- Dock (Logue Property?)

Equipment:

Krieger to define problem of what you want to solve investigate to outsource the project the most efficient use of what needs to be done

Ryan, the milling have been turned over to a company that knows what to do
Millings are garbage to turn into roads

Krieger, a portion of Glatter Road is Paved and portion is unpaved, it looked to be pressing

Why we did not have county to dig ditches- can you get better by bids on projects
recommendation to Council to bid out projects.

Reilly explains to board that we are being directed by Council to prioritize the list in each category, Tom Eschenberg explains so that whenever everybody gets together and has a list in order you can defend your list there are only so many resources available. The idea when all the Boards come together each Board will be in agreement.

Malabar Fire Department:

Infrastructure:

- 1.) Extend Marie Street past Hall Road -> South(Look at feasibility & necessity to extend Marie Street from Hall Road to Atz Road)
Is this in the 5 years as an accepted road?
- 2.) Glue Rock Road
Krieger asks if those have to pay for road improvement??
Abare asks how long the road is.
- 3.) Appropriate culvert maintenance & replacement as needed

Discussion among the board of who is responsible for Storm Water Management.

- 4.) Replace glue rock roads Capping- asphalt lime mix with glue mix and pave road has no base under road. Replace as needed
- 5.) Investigate Roads paving and completion of glue rock roads repaving and repair as needed

Krieger suggests putting in News letter of roads paving and upcoming paved roads

- > Corey Road- About replacing culverts) - is it infrastructure of the Town or Property Owner?
- 6.) Malabar Rd north side sidewalks from Hospital east to US HWY 1- multipurpose use pedestrian path or trail
- 7.) Neighborhood revitalization? & beautification

Parks & Recreation:

Can we get a list from other Boards.

Ryan talks about intersection of Palm Bay Rd and Interstate to capture water and normal expected storm.

Zindel percolated or drains run off. Retention ponds to help flooding to return to aquifer
Krieger adds that the low density areas 1.5 acres to keep as much water as possible to return to aquifer.

Abare, if Malabar Road is flooding then the state needs to be contacted to provide water run off.

Krieger adds most large lakes; buying new properties on the Corey Corridor have been taken care of by the Stillwater project

The Board is discussing the Storm Water Fund and planning by the Town. Reilly is explaining that they wanted to buy land to collect water and to do storm water management.

G. DISCUSSION:

- 2. **Continue Land Use Review -- Highway 1 Corridor**
Exhibit: Agenda Reports No. 2
Recommendation: Discussion

Motion: Krieger / Ritter Table- Continue Land Use -- Highway 1 Corridor until next meeting.
Vote: All Ayes.

H. PUBLIC:

Tom Eschenberg, 2835 Beran Lane , This Five Year plan is for the benefit of Council to have a good plan.

The Town Budget to show where funds go and what is available. At the last meeting it was discussed that Council accepted Marie Street all the way down to "Town Dump" for maintenance. Since the Town is using the road to go to the "Town Dump" we should accept the road.

The road impact fee in the past we have to go to the county and explain what we want to do with the monies. We will get our money this year (\$214,096.00), the discussion about the misc. revenue with the TIFT fund, accumulation of funds it is in the budget, First to extend Marie Street. Council has been told by staff

It has to be to expand the transportation system it is a ½ mile from Hall Road to Atz Road.

The two other projects are:

- Second to put in the right turn lane on south side of Malabar Rd and Corey Road.
- Third project a flashing yellow to come out of Fire Department onto Malabar Road, to turn red

I. OLD BUSINESS/NEW BUSINESS:

Zindel discussed with the Board about Stillwater Preserve hauling the dirt back into Stillwater and damaging Corey Road, the concerns are that the road will get worse and who will be the responsible parties for the repairs. Abare explained about roads and culverts having Bonds with the Town and upon completion of layout of subdivision it is released.

Zindel questioned Christian Lane, formally Prospect Ave being a "Country Lane"

The Board is discussing the "Sunrise Centre Assisted Living Facility":

Krieger brings up the "Sunrise Centre Assisted Living Facility", accepting the site plan, review boards processing, do they need a bond and is it a legal site plan?

Ritter adds you can not always know the future, if something happens to a business.

Abare questions, the assisted living facility is it a Conditional Use zoning? And in 10 years from now and you can recommend to Council to add certain conditions for future use.

Reilly suggests if you have concerns you can go the Council Meeting on March 7, 2011 at 7:30.

The Mayor recommends sending comments to Town Clerk so she may present to Town Council for recommendations to be over viewed.

Abare asks what is the process of screening people for resident's acceptance, what if the approval is 60 people all with cars, and visitor's cars. Who will police the car lots?

Krieger, viewed area facilities and none are on this small amount of property. Ritter adds that one section is more than 5 acres.

The Board is discussing to that the maximum "conditional use" under these conditions and to not allow hotels for the use of this infrastructure. Can the Town Council put limitations on people with the maximum density which is RM-10 max density as residents that is there address you are able to use emergency services.

The Board is not comfortable with the density of the assisted living facility. Reilly said to send to the Town Clerk your concerns.

J. ADJOURN:

There being no further business to discuss, MOTION: Krieger / Abare to adjourn this meeting.
Vote: All Ayes. The meeting adjourned 9:35 P.M.

BY:

Patrick T. Reilly for Bob Wilbur
Bob Wilbur, Chair

Denine M. Sherear
Denine M. Sherear, Secretary

3/9/11
Date Approved

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
March 9, 2011 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 7:30 P.M. Prayer and Pledge led Vice-Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	BOB WILBUR, excused
VICE-CHAIR:	PATRICK REILLY
BOARD MEMBERS:	DON KRIEGER
	BUD RYAN, excused
	LIZ RITTER
	WAYNE ABARE voting
ALTERNATE:	CINDY ZINDEL voting
SECRETARY:	DENINE SHEREAR
TOWN PLANNER	KEITH MILLS, excused
TOWN ENGINEER	MORRIS SMITH, P.E. excused

C. ADDITIONS/DELETIONS/CHANGES: none

D. CONSENT AGENDA :

1. **Approval of Minute- Planning and Zoning Meeting- 01/26/2011**
Planning and Zoning Meeting- 02/09/2011
Planning and Zoning Meeting- 02/23/2011
Exhibit: Agenda Report No. 1
Recommendation: Action

MOTION: Krieger/Ritter To approve Minutes of 01/26/2011 as corrected. Vote: All Ayes

MOTION: Ritter/Krieger To approve Minutes of 02/09/2011 as presented. Vote: All Ayes

MOTION: Ritter/Krieger To approve Minutes of 02/23/2011 as presented. Vote: All Ayes

E. PUBLIC HEARING: none

F. ACTION:

- 
2. **Five-Year Plan Projection For Town of Malabar**
Exhibit: Agenda Report No. 2
Recommendation: Action

Reilly suggests to take page 2 of the last meeting on 2/23/2011 and put into excel spread sheet to present to Council at joint Meeting.

The discussion amongst the Board is to review the existing Five-Year Plan that is projected for the Town of Malabar.

Facility:

- 1.) Historic Preservation/Community Center

- 2.) Public River Front Access/Dock
- 3.) Town Hall

Land (Property) Acquisition:

- 1.) Property south of Old School house for Town Hall (2- 4 Acres)
- 2.) Community Center/ Historic Preservation-(Old School House?)
- 3.) Public River Front Access- Dock (Logue Property/ Rocky Point north and south ends?)

Abare and Krieger are discussing the areas along Rocky Point Road for public river access. Abare explains there is a lot of right-of-way that takes up the area and what is not right-of-way is owned by the Skora family. Alan is in the audience.

Equipment:

Town of Malabar Staff/Appropriate Agency

MVFD:

Malabar Fire Department Staff/Appropriate Agency

Infrastructure:

- 1.) Extend Marie Street past Hall Road- south (Look at feasibility & necessity to extend Marie Street from Hall Road to Atz Road)
- 2.) "Glue Rock Roads" 4- each Glue Rock Roads
 - Hall Road west of Weber Road
 - Atz Road west of Weber Road
 - Old Mission Road west of Weber Road
 - All of La Court Lane
 Replace glue Rock Road Capping and replace as needed, investigate roads paving and completion of glue rock roads repave and repair as needed.
- 3.) Appropriate culvert maintenance & replacement as needed, Corey Road- Replacing culverts
- 4.) Malabar Road on north side sidewalk from Hospital east to US HWY 1- multipurpose use pedestrian path or trail.
- 5.) Neighborhood revitalization & beautification
- 6.) Corey Road / Malabar Road turn lanes

Parks & Recreation:

Appropriate Board

The Board discussed about the joint meeting to be held on Wednesday April 13, 2011@ 7:30 with all Boards.

Motion: Krieger/Ritter to Accept what is presented for 5 year Plan as noted at this meeting March 9, 2011, Vote: All Ayes.

G. DISCUSSION:

- 3. **Continue Land Use Review – Highway 1 Corridor**
 - Exhibit:** Agenda Reports No. 3
 - Recommendation:** Discussion

The discussion amongst the Board to re do maps that pertain to the US 1 corridor. Reilly is explaining that on the 16 pages of maps to draw in your lines of the different land uses. Some needs to volunteer from the Board to take the 16 pages of maps and create the overlays.

Mr. Abare is going to volunteer to create the over layed maps and bring back to Board using FLU-9 Future Land Use map.

Zindel adds that the Land Use is not zoning.

Per this Board this Agenda item will remain tabled until next meeting on March 23. 2011.

H. PUBLIC:

Tom Eschenberg, 2835 Beran Lane, Malabar. There are three things to talk about:

First Item:

At the Council meeting about the Assisted Living Facility the Council basically tabled it until such time they could change the code to accommodate it, they decided that there is nothing in the code that covers assisted living centers, no criteria to give the conditional use permit. The only reason I mention this it will be somewhat fast track now because the whole project is on hold. One of the developer people asked how long will all this take, and I said, that they were looking at a minimum of 60 days to get the code changed, that is the fastest we could do it to get it done so I expect that there will be a pressure to get it done as quickly as possible. Someone is going to write the Ordinance change, Debby or Karl (Town Attorney). I don't know, you need to be thinking about in advance such things as ; minimum site size, minimum length/width dimensions, set backs, buffering, parking requirements a lot of things to discuss. Zindel adds to this open space and storm water management. Tom also adds there are a lot of things to discuss when that code change comes through.

Zindel is discussing about the developer splitting property, they are talking about subdividing, how is al that going to be doing when things are shared such as : driveway, sewer system, storm water drainage area.

Krieger asks if Council had the minutes of the P & Z Boards discussion of the assisted living facility (1/26/2011). Tom explained that Council had them and they had received the information about two weeks before the meeting date.

Tom explained that the draft Ordinance will come to P & Z first, it is in the Land development code, and it is required that P & Z review it first and make recommendation.

Krieger adds what is what the plan is they want to write a code change to incorporate what these people want to do to? Tom responds that is makes sense because that code is old and there is nothing in there except nursing homes and group homes, neither one fit.

Reilly discusses that the only problem that he has it we cannot individually do every little thing because he changed his assisted living from 55 to 60, then it was 80 to 90 the age group, there are different levels. Tom adds we do not necessarily have to write the code to fit there development but we have to upgrade the code and make him meet it.

Ritter also adds that we need a specific definition as to which level they are going to fall under.

The Board is discussing that there has to be categories for the difference licenses. Reilly point is that they are going to change the table, the nursing home , etc they are going to add to it, and you can only use tables as guideline we cannot think of every little thing there are similar to assisted living and it is conditional use. I do not think we have to write a code, they met the "OI" zoning setbacks. Tom explains they meet the "OI"; they did not meet the requirements for Condition Use because they were no requirements. Reilly explains the Conditional Use is at the whim of the Council. Tom said they are not, that there is a Table for Conditional Use; I only brought all this up so you would be thinking about all this.

Reilly adds that it is out of its proper zoning that is why you have conditional uses. Zindel has a problem with the applicant splitting the property, and leasing it to a management company.

Reilly adds that this can be fixed by saying that assisted living facility need to be on 5 acres or 54/75 more.

Zindel asks about schools and what is the minimum acreage for school? Abare says it is a learning center.

Abare, they are residents of the Town of Malabar the point is limit number of people and density on the site. Personally 98 people on 1 ½ acres it is like a hotel. The whole thing does not make sense in so many dimensions the city has to deal with a density that they are comfortable with.

Abare talking about them having 35 parking spaces and employees, mention of 18 staff and 16 at staff, Krieger common sense before plans written. A lot of work done. Ritter this is a phase project. It has to be re evaluated every time it is built.

Tom adds that you need to think about what is coming with new code.

Second Item:

About not setting prioritizing on the 5-Year Plan, Reilly responds that it was brought up about not prioritizing, we voted not to do it. Tom says the only reason you would prioritize when you get to joint meeting, Tom says I do not know why park Board is not included, they certainly should have been, it is suppose to go to Park Board absolutely, in April you should have your priorities set so you can advocates for top three the most important. The Council will put a master list together to get the top of the list.

Tom agrees with joint meeting.

Tom explains the main thing with this particular applicant with assisted living facility, was that there was a quasi judicial hearing at the Council meeting Monday night and the main thing you have to be sure of is that the applicant gets "due process." I let them talk.

Abare said that you were fair and I give you high marks for that.

Third Item:

Tom asks the P&Z Board after reviewing the US 1 Corridor your job will be complete as far as all areas for FLU- future land use when done with US-1 then what happens? Reilly that he will make a presentation to Council and add to previous presentation to include the US 1 Corridor.

Tom intent to bring to Council and move forward and back to P&Z to move forward for public hearing then back to Council for approval then to state.

Alan Skora, 720 W.Lance, IL, owns property along US Highway 1/Coastal Jewel LLC, I notice on the future land use there are several different zonings the parcel just north of mine is zoned as "High Density Residential" (HDR), the parcel I own is designated "Low Density Residential" (LDR), my questions is how are these classification established initially when they are emptied land.

Abare and Board is discussing location of Mr. Skora's parcel and that his zoning is "RS-21" it is located at the north end of Rocky Point Road and west side of US HWY 1, known as "Costal Jewel Property."

Zindel asks Skora if he would be interested in donating to the Town for Public River Front access a portion of land along river at north end of Rocky Point Road. Skora says it is a possibly, what part? Ritter explains we are trying to make a passive dockage area. Skora says it depends on the long term usages of the property.

Skora asks what is the prevision for change, to make things work for the best possibility for everybody to get the benefit from the change. He would like to know why the classification abutting his parcel is one classification and his is another.

Reilly responds, this is a good point, it was established way before all of us her at this Board, we could research and see how this occurred. Reilly asks if Skora would like to change the use and Skora says from an owner's point of view of course the higher and best use.

Krieger adds if you go back in time a lot of the higher density areas even in the "RS", because of the thought of the trailer parks and trailer parks have their own independent water system and 55/75

higher density. That may be why in the past there is higher densities along US 1, because there is no water or infrastructure along US 1.

Skora asks what are the provisions for alterations for planning and zoning changes. Abare explains you have to apply with the Town.

Reilly, land use and zoning change you have to be compatible with the neighbors with abutting area, you can always go to a lower density with no issues. If you want a change you have to do a Land Use & Zoning change. There is a process of fees and you would have to come to P & Z Board and we would approve it or disapprove it and make recommendation to Council accordingly and then to state as a small/large scale comprehensive plan amendment.

Skora there is nothing contemplated at the moment due to economy, for future ideas.

I. OLD BUSINESS/NEW BUSINESS:

Reilly, talks to Boards about having joint meeting on April 13, 2011. Krieger adds that it is premature; the Parks Board has not even reviewed the 5-Year Plan.

Zindel, about the FD they are a volunteer organization the Town should not be responsible, other than for their workers comp. insurance and whatever safety equipment that the Town should set aside for them. Anything over and above the FD should have fund raiser to buy what they want. Krieger Council and staff should deal with Fire Department.

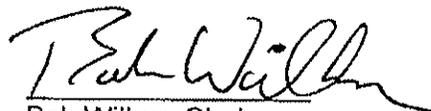
Ritter I do not know why the Fire Department has taken presence over the Park Board has not even been involved. Tom says, I do not know why the Park Board has not either I will call in tomorrow morning and find out.

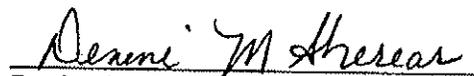
Reilly votes to have the joint meeting April 13, 2011 to get things started. Reilly; Aye, Zindel; Aye, Abare; Aye, Ritter; Aye, Krieger; Nay, too premature. The Council already voted to have the meeting.

J. ADJOURN:

There being no further business to discuss, **MOTION: Reilly/Abare to adjourn this meeting.**
Vote: All Ayes. The meeting adjourned 9:20 P.M.

BY:


Bob Wilbur, Chair


Denine M. Sherear, Secretary

3/23/11
Date Approved

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
March 23, 2011 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 7:30 P.M. Prayer and Pledge led Vice-Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	BOB WILBUR,
VICE-CHAIR:	PATRICK REILLY
BOARD MEMBERS:	DON KRIEGER, excused
	BUD RYAN
	LIZ RITTER
	WAYNE ABARE
ALTERNATE:	CINDY ZINDEL, vote
SECRETARY:	DENINE SHEREAR
TOWN PLANNER	KEITH MILLS, excused
TOWN ENGINEER	MORRIS SMITH, P.E.

C. ADDITIONS/DELETIONS/CHANGES: none

For the record Don Krieger excused out of town on business matter.

D. CONSENT AGENDA :

1. Approval of Minute- Planning and Zoning Meeting- 03/09/2011

Exhibit: Agenda Report No. 1
Recommendation: Action

MOTION: Ryan/ Ritter To approve Minutes of 03/09/2011 as presented. Vote: All Ayes

E. PUBLIC HEARING: none

F. ACTION:

2. Five-Year Plan Projection For Town of Malabar

Exhibit: Agenda Report No. 2
Recommendation: Action

Wilbur is discussing the additions to the 5 year plan; add the following to the existing list to be submitted for joint meeting:

Land (Property) Acquisition:

- Billie property which is west of the existing Town Hall (2725 Malabar Rd).
- A Municipal Complex by the Fire Station, from the Post Office east to existing Fire Station there is approx. 17 acres. Wilbur is discussing Municipal Complex and Park expansion between the post office and fire station, north toward the park.
- Storm Water parks sites for Retention ponds

Facilities:

- ADA-Handicapped restroom for Trail Head , it is approved on Marie Street by Palm Bay canal to trail head the process with EEL's in Palm Bay not sure of status. Grant Money?

Infrastructure:

- Add to Trail at Oakmont south to Jordan Blvd on east side of Marie Street.- Grant Money
- Stabilize Allen Street from Corey Road to Gilmore Street for fire truck access
- Easement for drainage: Maintenance/update of Drainage ditch west of railroad Camelot the Town has cleaned in the past from access of railroad right of way the FEMA ditch

Wilbur explained that Carl Beatty let the Town go down his property line to do maintenance on the Camelot drainage ditch aka: FEMA ditch. Wilbur is explaining to Board the drainage under the railroad tracks is two, four foot culverts going into a round 3 foot culvert to the east side of tracks into the river.

Morris added that there is a direct outlet to the river in the baffle boxes.

Wilbur suggests looking at drainage ingress and egress of the water in that area.

Wilbur asks about the maintenance to Debby, she explains it was cleaned in 2003.

The Board is discussing the addition of a pedestrian trail along Malabar Road on the north side being setback from the road and pipe ditch should be safe for pedestrians.

Motion: Ryan/ Ritter To Recommend to Council to Submit the 5-Year Plan as Edited Tonight
Vote: All Ayes

Wilbur is discussing about different locations and amenities for specific areas in the future for a Shelter, a Town Hall, and a Recreation Center and approx. how much acreage would you need. Ryan suggests you should lock up ground, or first option to purchase property. Abare asks what is land along Malabar Road worth now, market and assessed value the same. Abare adds it is a good time to buy land that you will need for future building and Town Hall.

G. DISCUSSION:

3. **Continue Land Use Review -- Highway 1 Corridor**
Exhibit: Agenda Reports No. 3
Recommendation: Discussion

Reilly and the Board are discussing the flu- 9 Map.

Abare is discussing correcting the map, where the restaurant (Riverview Cuban Restaurant is presently located) recommend that the area located on US Hwy 1, become CG the existence use is "CG".

Change page 2:

*Parcel # 28.01 change this parcel to CG from RLC to dark brown as designated on map.

*Parcel #28.0 from HDR to RLC to light yellow

Change page 3:

*Parcels abutting US Hwy 1 RLC

Reilly asked if we should give a list to the Map people.

Change page 4:

Franklin the map from 1988 show HDR nothing that changed, it never saw HD to OI use is conservation, Change blue to OSR (Open Space Recreation)

Action to change parcel 507 504 274 251 269 505 585 from OI to OSR check to see if all owned by state?

Change page 5:

Abare adds that Nelson has no CP land along the river front in Malabar. Wilbur explains that Nelson has a developers plan for his CP (Coastal Preserve property).

Franklin, explains that when a presentation was made Nelson had adequate property, it was not about denying him the use of his land

Zindel future land use it is a good area for CP property at the south end of Rocky Point.

Wilbur adds that on the southern most end of Rocky Point it was suggested a good location for water Front Park for non motorized park for the Town.(To clarify southern end of Rocky Point also know as "Nelson Property")

Change page 6:
Parcel # 751 LDR not OI.

Reilly suggests we get final version of maps and review, Board is discussing maps for next meeting to review all corrections.
Reilly suggests continuing next meeting with updated edited maps.

Wilbur suggests looking at the developmental plan that Palm Bay has for their river front beautification project for side walks along US1.

H. PUBLIC:

Tom Eschenberg, 2835 Beran Lane, Malabar. The coming attractions to this Board are the following:

- Fence Ordinance will come back to P & Z the Council directed it back to P & Z, I went through and made changes and accepted Town Attorney's recommendation and Morris the Town Engineer's mark ups.
- Town set backs in the RR-65 zoning have the typical lot standards of 1.4 acres property owners can only uses 54% of land due to setbacks.
- On Monday (3/21/2011) last week I sat with Mr. Foley, Frank Plata, and Ben Elliot, to find out what were the objections with the code, concerning Assisted Living Facility they asked about moving code and changes along. Karl Bohne, the Town Attorney sent changes and I looked at it and there is not enough in the Conditional Use. The assisted living center. The group Homes, what state require, after talking what the state requires. Karl whipped out group home, leaving nursing homes. Karl is going to put in something else besides Assisted Living. Start on table for ALC require would be whatever will be set. We can start the process and send to P & Z for review

Abare hands a hand out about Hibiscus Court which is an assisted living facility located in Melbourne, he is explaining about parking spaces, has 2 acres and 3 stories.

Ryan asks is there a way to check into the background of the developers who will be running the facilities for the Assisted Living establishments.

I. OLD BUSINESS/NEW BUSINESS:

Abare, the potential that has to do with Malabar, this is a multi dollar project.

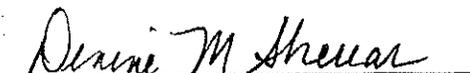
J. ADJOURN:

There being no further business to discuss, **MOTION:** Reilly/Abare to adjourn this meeting.

Vote: All Ayes. The meeting adjourned 9: 22 P.M.

BY:


Bob Wilbur, Chair


Denine M. Sherear, Secretary

4/27/11
Date Approved



**JOINT TOWN COUNCIL, BOARDS AND STAFF WORKSHOP FIVE-YEAR PLAN
WEDNESDAY, APRIL 13, 2011
7:30 P.M.**

This meeting of the Malabar Town Council 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 Thomas Eschenberg. The prayer and pledge were led by Chair Thomas Eschenberg.

B. ROLL CALL:

MAYOR/CHAIR:	TOM ESCHENBERG
VICE-CHAIR:	MARISA ACQUAVIVA
COUNCIL MEMBERS:	CARL BEATTY
	DAVID WHITE
	STEVE RIVET
	JEFF MCKNIGHT

PLANNING & ZONING BOARD MEMBERS:	
CHAIR:	BOB WILBUR
VICE-CHAIR:	PAT REILLY - excused
BOARD MEMBERS:	LIZ RITTER
	DON KRIEGER
	BUD RYAN
	WAYNE ABARE
	CINDY ZINDEL

PARK BOARD MEMBERS:	
CHAIR:	BOB SIEGMANN
VICE-CHAIR:	DICK KORN - excused
BOARD MEMBERS:	VICKI THOMAS
	MARYANN MARSH
	BERNADETTE KNUDSON
	DAWN DANIELSON

STAFF MEMBERS:	
TOWN ADMINISTRATOR:	BONILYN WILBANKS
TOWN CLERK/TREASURER:	DEBBY FRANKLIN-excused
DEPUTY TOWN CLERK:	CINDI KELLEY
FIRE CHIEF:	DENNIS COVEY
PUBLIC WORKS SUPERVISOR:	TOM MILIORE
TOWN ENGINEER:	MORRIS SMITH - excused
BUILDING OFFICIAL:	ROGER CLOUTIER
ADMIN. ASST. TO BLDG. OFFICIAL:	DENINE SHEREAR

C. WORKSHOP ACTION:

1. Review and Discuss 5-year Plan Recommendations

Mayor welcomed everyone and gave a brief overview of the meeting. Wants each Board and departments to go over their ideas and reasons why they are important. This will be going to Council and the budget will be put into motion to have the projects of most importance to the Boards and Departments. The best way to handle this is what I like to the order in the book someone from each of the Boards in the order that they are presented in the packet. He asked that one member from each Board present their projects, starting with Planning & Zoning.

Bob Wilbur, Chair of Board, addressed the meeting:

The land acquisitions have been broken down. The Board looked at the property south of the old school house as a location for a new town hall or community center; they are not sure if it is enough land for this purpose. The Board also looked at the old school house as a community center for the town for historical purposes.

Acquaviva asked if the Board is interested in the Billie property; Wilbur stated if we could get bond money or a grant, they would be interested in it. Thomas asked if the asbestos and lead in the Billie property had been addressed. Council could put them on this on the 5 year matrix and then put it on as year 1.

White asked if these projects are recommendations. Mayor stated that they are and Council will look at them and prioritize them.

Krieger advised Council that their list is not in any priority. The road maintenance and drainage should be the first and most important thing that Council addresses. Each project is important in their own right, but the roads and drainage should be first. Properties that are available now may not be in the future; looking in the area for historical sites as well.

Wilbanks advised everyone that she heard the Logue property had been sold. Ritter stated that it had been sold and is on the market again. The person who bought it received an offer for more than half of what was paid.

Mayor asked if anyone had questions for the Planning & Zoning Board. Wilbur stated that we need to identify the needs we have for historical sites and the community center. We need to determine where they are and how to acquire them.

Wilbur advised Council of the need of infrastructure. Allen Street is nothing but sugar sand and everyone who goes down this road gets stuck. It needs to be stabilized. The Board would also like to see Marie Street extended; have the culvert behind Camelot cleaned out and maintained, this needs to be on the plans and have it identified with a regular maintenance program. The Board would also like to have a pedestrian walk from hospital east to railroad tracks on the north side of Malabar Road. Weber and Corey Road both need to have turn lanes. Krieger asked if Oakmont is on this drainage plan. Wilbur stated that it was not; the developer has done all they are required to do.

Acquaviva asked if it is the Board's priority for infrastructure and then easements. Wilbur stated, for health and safety reasons, the plan is important. Thomas asked if that would be an impact fee for Oakmont. Wilbur stated the area north of Glatter and south of ditch is for preservation area. Wilbanks stated that there has been some maintenance done within the last year near Glatter Road. Milliore stated there are two different ditch areas. Wilbur stated that Sanderson came in and got permission to clean the ditch; culvert should be put in so cleaning will be made easier. Beatty stated that under the railroad tracks just west of the headwall there is a dam that keep a minimum level that drops into 4 foot pipes on W. Railroad Avenue. It is very hard to clean by hand as it is granite. We are blocking it here.

Ritter stated that priority would be what needs to be done now.

Mayor asked the Park Board to go over their projects.

Bob Siegmann, Chair of Board, addressed Council.

Huggins Park was originally designed to be a children's park. It is no longer used and the Board would like to see some activities out there for the older citizens of Malabar. They have been talking about shuffle board and bacchi ball courts. We would also need to have restrooms at the park as well. There is also property at both the north and south ends of Rocky Point that would be good for park activities.

Bike paths are another activity that people like to enjoy but there is no place to ride in Malabar. The Board would like to see bicycle paths throughout the town. Along with the paths, bike laws should be adhered to. Motorists are to stay 3 feet away from bicyclists. Bike paths are an up and coming thing.

We need to have a community center in the town. Bring the present Town Hall back as to the original intent of the community center. We used to have potlucks and other social activities. Wilbur stated potluck dinners were held in this building. Acquaviva stated that the fire station could be used as place for gatherings.

The Board would like to see riverfront access. The Town of Malabar owns north side and south side of Rocky Point Road. Abare stated that there is 66 feet of ROW; a lot of people would be upset if used as riverfront access off Rocky Point Road. Wilbur stated that on both sides of US 1 is Goat Creek.

Someone on the Board recommended a library for the Town. Knudson stated that in Grant-Valkara, a portion of the community center is used for this purpose and they also have WIFI. We could have people bring books in; she picks up books at yard sales all the time. Mayor stated that libraries as they are today are becoming a thing of the past. You will see in the future libraries that you can check out kindles and electronic devices with booths and media on them. Acquaviva stated that some of the old computers could be used to provide internet services to the public. Knudson stated that the Town has lost is socialization. This would be a way to bring everyone together.

Mayor asked if anyone had questions for the Park Board. Ritter stated that access to the river could be similar to that of Palm Shores. Wilbur discussed riverfront access for non-motorized vessels. Ritter stated it would be for canoes and kayaks and not for any motorized vessel.

Danielson asked Wilbur about the pedestrian paths; are they the same as bike paths? Wilbur stated he would like to see paths that have a hard surface for people to ride a bike or take a walk on. Krieger explained that bike riders do not want a surface with any type of crack in it. They want a smooth surface only. The question was asked if a wheelchair would be able to go on this path. The path is to be such that is ADA compliant and anyone can use the path that would so like to.

Mayor asked for any more questions. If not, we will move on to Staff.

Wilbanks addressed Council for Staff Recommendations at Town Hall.

The Town Hall/Municipal Complex; the expansion of the existing building to the Billie property is the least cost effective. Stephenson drew up a plan to show how this could be done. We need to prioritize and put the windows and shutters on the building to get hurricane hardened in this building. Insulate the building as the heat from the brick walls is not good for the server or the computers we have on site.

Replacement of the Eagle Corp vehicle; we may need to replace the Isuzu. There is a major issue that just happened with it today.

At the parks; would like to have dugouts. This could bring a concession stand and bathrooms in the area of the soccer field and playground equipment as well as the baseball field. Restrooms at Sand Hill

Trail Head and a fountain at the Malabar Community Park at the pond to help with the aeration of the water and add to the beauty of the park.

For the utility system, hurricane strengthening needs to be done for all Town lift stations. Generators for each lift station with telemetry.

Ryan asked about the lift station; Miliore explained that it overflowed a few months ago. Wilbanks stated that if you don't have a contract in place after a hurricane, it is very hard to get someone to come in and set up a generator. Ryan stated a stand-by generator would be ideal. Wilbanks stated that the Fire Department has a generator and we have a yearly contract on it. It is maintained every 6 months.

Wilbanks spoke for Franklin as she is away at school.

In year one for equipment, Franklin would like to acquire a scanner for digitizing plans and maps. In year two, Franklin would like to update the audio/video recording devices; upgrade the postage meter and replace the overhead projector.

In year one for projects, Franklin would like to resume the annual computer hardware and software updates; acquire a generator for Town Hall, get new GIS maps with overlays showing zoning, land use, wetlands and ROWs; and a complete legal review of the LD and adopt ordinance to revise Code Book

In year one for staffing, Franklin would like to hire a part-time data entry staff member with accounting background for 15 hours a week. In year two for staffing, Franklin would like to hire a receptionist/records clerk for 10 hours a week.

In year one for staffing, Wilbanks would like to hire an administrative assistant to TA at 15 to 20 hours a week.

Thomas asked if there is a safe room here in town hall for everyone to go to if there is an emergency. Wilbanks stated it is the room off of Council Chambers. If we all have to go in there at one time, it will be very tight and up close and personal.

Abare stated he would like to see estimates for a projector and computers/software. Mayor said that staff will put the smaller projects into the budget; the larger projects will be looked at by Council and they will start working on the budget in July. Ritter suggest leasing computers. Wilbanks stated that our software has to be to be current with the state or we can't open documents being sent to us.

With no further questions for Staff, we will hear from the Fire Department.

Chief Covey addressed Council. He stated that this list was prepared by previous administration and he went through it and didn't really make any changes to it.

Equipment:

B499 water tank has a serious leak; it needs to be replaced in year one.

Fire Car 1 should be replaced by year three as it is an older model and has a lot of miles on it.

SCBA pack replacement should take place in year three; the masks are fitted and some of the fire fighters have masks that don't fit properly and needs to be replaced. SCBA cascade system should be replaced in year two.

The bunker gear should be replaced every couple of years; the gear is out of date by year 15.

The computer server should be upgraded within the next two years; he's not sure how old it is.

Wilbanks stated that this is a new server; it was put in two years ago.

Building:

When the front and rear aprons were poured, there was not rebar in the cement. Now the aprons are cracking and needs to be resurfaced; this should happen in year two.

The water in the building is not drinkable; this should be improved in year one.

We will also need to upgrade the showers in the restrooms; will need to have a few more installed as we are getting more volunteers in; and we will also need to provide gear lockers to the volunteers. These two projects should take place within year one.

The building is an older building with no insulation. We need to have it insulated and the windows need to be upgraded as well. While upgrading the building, we need to do a bunk room expansion. These projects should take place in year two.

The office areas need to be expanded as well; this should be done in year one.

The bathrooms also need to be expanded; this is a year two slated project.

The Chief explained that we are sending out the bunker gear to be cleaned; it is usually done twice a year but since we are a small operation, it can be done once a year. If the Fire Department had an extractor, we could clean our own equipment and not have to send it out. One of these pieces of equipment could be purchased for approximately \$3,500. This should be purchased in year two.

Chief Covey stated that there are grant funds out there that would help in getting the building upgraded; we just need to apply for the grants; the monies are out there and they want to give it to the fire departments that qualify. We could apply for these grants over the next couple of years and have the building updated with what is needed.

Projects:

The previous administration has 4 goals; they are

To extend the water main on Weber Road to Atz Road; in year four.

To extend the existing water main on Hall Road to Corey Road; in year three.

Install 1 1500 GP< artesian hydrant at every major collector and intersection not serviced by municipal water; in year four.

Install a proper turning apron and automated gate at the two gates on the unimproved section of the Briar Creek Boulevard; in year one. Rivet asked if the trucks would be able to pass on the road; Chief stated they would make it work.

Chief Covey would like to add these two projects to the list:

Mandate residential sprinkler systems for all new subdivisions; put this in year two to let the developers know what is going to be expected. Adding sprinkler systems inside residential homes is a plus because you can put a fire out in seconds as opposed to minutes.

Mandate 1500 GP< artesian hydrant or municipal water supply for all new subdivisions or commercial businesses; again, put in year two to allow for advising developers what is to be expected.

Abare asked how much it would cost to put in a well; insurance companies want homes to be 1,000 from a hydrant. This could be a very costly venture. Mayor Eschenberg stated that a few years back, an artesian well cost about \$15,000. Abare stated, while talking about wells and hydrants, citizens may pay to put them in. Ryan asked about houses with ponds. Thomas stated that they could use a draft hydrant to pull water ponds. Thomas asked if there are grants for hydrants. Wilbanks stated that the grant funds through FEMA were qualified by the individual homeowners; we didn't qualify as a Town. Palm Bay qualified under FEMA at the time.

With regards to the sprinkler systems in homes, Chief Covey advised that they are good because you can put out a fire in seconds; they are very adequate. He would make the developers do anything; it would be beneficial to have them in the homes and they are not that expensive to put in. Abare stated that the old school house doesn't need this as it is pre-existing. Chief Covey stated it would be a good thing to have in the building though.

Mayor asked if there are any more questions for Chief Covey; there being none, he asked Public Works to go over his list.

Tom Miliore addressed Council.

Within the first year, Public Works needs to replace/purchase some equipment:

Tractor w/flat/tilt mower deck (new)

10 ton utility equipment trailer (used)

Mini excavator (used)

Mig welder – he has one of his crew using their personal equipment; he would like to have the Town own their own equipment

3" diaphragm pump (new)

Power Tampa

Within second year, would like to replace/purchase the following equipment:

Replace 1995 Ford F-700 dump truck; it has 70,000 miles, would like to replace it with a 2008 or newer 7 to 1 yard diesel truck with air brakes

7-10 ton vibratory roller (used)

Replace Town Isuzu with PW Dakota; needs a bigger truck with bed big enough to hold a substantial load so we don't have to make multiple trips

Full size pick-up truck to replace Dakota

Front end loader (used 250 series) with interchangeable bucket, root rack and fork blades

Replace backhoe (1993 + hours) with two z-track mowers

Replace slope mower with new one but use the old slope mower tractor for road grading with box blade

Replace 1 ton utility truck (1997)

Consider replacing 2002 Gradall which will be 15 years old with estimated hours of 8000

Ryan stated, with the cost of equipment and man power, would it be better to contract out the work. Wilbanks stated we have an open drainage system. At one point, we didn't have a versatile crew, but everyone is now able to operate under a CDL license. If we had done responsible equipment replacement in the budget, we would be in better shape now. Also, with the aging of the pipes, our guys have been able to keep up with the failures. Once the pipes are done, we will be able to get back to routine work. Abare stated that the Public Works staff is doing a very good job.

Wilbanks asked if Public Works should go over their projects. Mayor stated that Council will work on putting them in the budget. Acquaviva stated that this looks like a schedule to her. Mayor stated that we should flag the items that are large.

Comments:

Mayor Eschenberg thinks that the artesian wells should be installed at various areas throughout the Town, even if one is put in each year.

Beatty stated that Palm Bay has recycled water; would this be available to assist in fighting fires. We have that infrastructure available. Rivet asked where the trucks are being filled from; we are filling the trucks from the hydrants and paying Palm Bay for the water usage.

Ritter asked if Council has a certain percentage in mind for each Board/Department. Mayor stated he cannot predict what Council will do. Acquaviva stated that after doing research, it is interesting to see how the monies have been spent. The Fire Department has received a lot.

Thomas asked about the water entry at the Trailhead at Cameron Preserve. Beatty stated that this is the water to Country Cove; the master meter. Brook Hollow also has a master meter.

Abare asked the Mayor if Council would be open to sharing the costs of the artesian wells throughout the Town with residents. Mayor stated this would be a good way to present it to Council. Knudson asked about SJWMD and what they would say about installing these wells.

Mayor stated that it is interesting to see that the Planning & Zoning Board and the Park Board have three issues that they agree on for the CIP; bike/pedestrian paths; community center and river-front access to the Town.

Mayor has asked that Council do some homework for the Council meeting Monday evening. He would like to have each Member to rate each project from 1 to 5 in importance so it can be discussed at the meeting.

D. ADJOURNMENT

There will be no further business to discuss, MOTION: Acquaviva/ Knudson to adjourn this meeting
Vote: All Ayes. The meeting adjourned 9:18 P.M.

BY: Thomas M. Eschenberg
Mayor Thomas M. Eschenberg, Chair

TRANSCRIBED BY:
Cindi Kelley
Cindi/Kelley, C.M.C., Deputy Town Clerk

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

Date Approved: 5/2/11

TOWN OF MALABAR

AGENDA ITEM REPORT

AGENDA ITEM NO: 1
Meeting Date: April 13, 2011

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

SUBJECT: Capital Improvement Plan

BACKGROUND/HISTORY:

The Mayor, as Chair requested the Boards and the departments of the Town and the Fire Department to provide their individual ideas of what should be accomplished in a five-year plan. His direction was to hold a workshop with all groups to discuss and prioritize the projects. The funding will be handled separately by Council during budget workshops. Everyone was provided with the historical information on projects submitted over the years, noting the projects that have been completed.

The P&Z Board met and discussed this over a period of meetings and voted on their recommendations at their meeting on 3/23/2011. The Park Board discussed this and provided their recommendations at their meeting on 3/16/2011. The PW Manager, Fire Chief, and Town Hall staff has also provided projects. All parties will be represented at workshop on April 13, 2011. The Town Administrator has compiled these into two spreadsheets. The first sheet identifies the Capital Improvements in an overall identification style. The second spreadsheet identifies more intense projects that are department oriented and there was a goal year attached to the items.

I have provided Chapter 9 of the Malabar Comprehensive Plan that provides guidance on capital improvements. The Capital Improvement Element deals with the levels of service. The Capital Improvement "Plan" deals with a five and ten year planning horizons. In addition, I summarized TIFT projects in a memo with history and I summarized Citizen Input that was the result of our Scoping Meetings we held during the update of the Comprehensive Plan in 2007.

FINANCIAL IMPACT:

N/A at this time

ATTACHMENTS:

Capital Improvement Project Overview Spreadsheet
Departmental Capital Improvement Projects with Goal Years Spreadsheet
Public Works Project 1-4 Maps
~~Comp. Plan Chapter 9~~
Memo 2011-TC/T-057 - Transportation Impact Fees (TIFT)
Memo 2011-TC/T-058 - Citizen Visioning Ideas

ACTION OPTIONS:

Discussion and Direction

**TOWN OF MALABAR
5-YEAR CAPITAL IMPROVEMENT PLAN - 2011**

P & Z Board Recommendations	
Land (Property) Acquisition	Description
Town Hall	Property south of "Old School House for Town Hall (2-4 Acres)"/
Community Center/Historic	"Old School House" ?
Public River Front Access-Dock	Logue Property?(1670 Highway 1) also: (Property at north &
Storm Water Parks	Sites for retention ponds
Town Municipal Complex	Property on Malabar Rd between the Fire Department and the side of Malabar Rd- Approximately 17 acres
Facilities	
Historic Preservation/Comm. Center	
Public River Front Access- Dock	
Town Hall	
Marie Street/Trail Head ADA restrooms	Restrooms for Trail Head, Approved (Grant Money) Marie St by
Infrastructure	
Stabilize Allen Street	To stabilize Allen Street off Corey Rd To Gilmore Street for
Extend Marie Street	To extend Marie Street past Hall Rd- south to Atz Rd
Glue Rock Roads 4- each Locations >>	Hall Road west of Weber Rd; Atz Rd west of Weber Rd, Old All of LaCourt Lane
	Investigate road paving and replace Glue Rock Roads capping,
Culvert Maintenance	To provide maintenance & replace culverts as needed
Malabar Road Path	Along Malabar Road on north side, install a sidewalk from Palm providing a multipurpose use pedestrian path or trail
Neighborhood Revitalization & Beautification	
Turn Lanes	Corey Road and Malabar Road
Easement for drainage	Maintenance of Drainage ditch behind Camelot, the "FEMA ditch"
Park & Recreation Board Recommendations	
Huggins Park	
Transition Upgrades	Addition of shuffleboard court, bacchi ball court, restrooms,
Acquire lots at north & south end of Rocky Point	Purchase for parks
General	
Bike Paths	throughout the Town
Community Center	return the present Town Hall building back to the original use as
Riverfront Project	Public River Front Access - Dock
Library	

**TOWN OF MALABAR
5-YEAR CAPITAL IMPROVEMENT PLAN**

Department	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5
FIRE DEPARTMENT					
Equipment					
B499 Water Tank (replace tank)	x				
Car 1 Replacement			x		
SCBA Pack Replacement	x		x		x
SCBA Cascade System		x			
PPE Replacement (3-5 sets/yr)	x		x		x
Server Upgrade					x
Computer Replacement		x		x	x
Building					
Front and Rear apron resurfacing		x			
Improve Water System	x				
Shower Upgrade	x				
Gear Lockers	x				
Window replacement		x			
Insulation upgrade for building		x			
Bunk Room Expansion		x			
Office Area Expansion	x				
Bathroom Expansion		x			
Extractor for bunker gear		x			
Projects					
Extend Water Main on Weber to Atz				x	
Extend existing water main on Hall to Corey			x		
Install 1-1500 GPM artesian hydrant at every major collector and intersection not serviced by municipal water				x	
Install a proper turning apron and automated gate at the two gates on the unimproved section of the Briar Creek Blvd.	x				
Mandate residential sprinkler systems for all new subdivisions		x			
Mandate 1500 GPM artesian hydrant or municipal water supply for all new subdivisions or commercial businesses		x			

**TOWN OF MALABAR
5-YEAR CAPITAL IMPROVEMENT PLAN**

Department	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	
PUBLIC WORKS						
EQUIPMENT						
Tractor w/flat/tilt mower deck (new)	x					
10 ton utility equipment trailer (used)	x					
Mini Excavator (used)	x					
Mig Welder	x					
3" Diaphragm pump (new)	x					
Power Tampa	x					
Replace 1995 Ford F-700 Dump truck (70,000 miles) with 2008 or newer 7 to 10 yard diesel truck with air brakes		x				
7-10 ton vibratory roller (used)		x				
Replace Town Isuzu with the PW Dakota		x	x			
Full size PU to replace Dakota		x	x			
Front end Loader (used 250 series) with interchangeable bucket, root rack, fork blades				x		
Replace backhoe (1993 + hours) with two z-track mowers				x		
Replace slope mower with new one but use the old slope mower tractor for road grading with box blade					x	
Replace 1-ton Utility Truck (1997)				x		
Consider replacing 2002 Gradall which will be 15 years old w/ est. hours 8000						x
PROJECTS						
Drainage						
Projects 1-4 as mapped	x					
Projects 5 - redig and reslope all ditches in Rocky Point area	x					
Project 6 - reestablish Linrose ditches to rear of properties	x					
Project 7 - Hunter to Rivet Lane	x					
Evaluate & document erosion problems in major ditch system for future repair and maintenance	x					
Breakdown Town's drainage system and set up regular replacement of metal pipes throughout the smaller grouping while establishing the proper elevations where ditches have been overdug.		x	x	x	x	
Reshape the banks to a 3 to 1 slope for ease of maintenance		x	x	x	x	
Replace failing headwalls		x	x	x	x	

TOWN OF MALABAR

MEMORANDUM

Date: April 4, 2011 2011-TC/T-057
To: Honorable Council, Mayor Eschenberg
From: Debby K. Franklin, Town Clerk/Treasurer
Ref: Transportation Impact Fees and Capital Improvement Ideas

During the review of the Capital Improvement Plan request I had provided each Board with the historical information of previous CIP lists. I have it available if Council wants to refer to it.

Separately, over the years, we have proposed and completed capital projects together using transportation impact fees (T.I.F.T.) collected by the County from new construction within Malabar. The County has approved a moratorium on the transportation impact fee requirement since 2007.

We have applied for and received TIFT monies in 2010 and these monies are shown in the current budget for the following Town projects:

- \$88,000.00 for northbound right turn lane on Corey Road onto eastbound Malabar Road
- \$24,000.00 widening and improving Centre Street (Town portion of cost share with RR Avenue Storage)
- \$15,000.00 for some improvements of Marie Street south of Hall Road

The Town still has \$10,000.00 left from a previous allocation of \$25,000.00 for the feasibility study of constructing a new road off of Babcock Street at the Foundation Park intersection. The Town still has \$50,000.00 left from an allocation in 2008 for the preliminary engineering and design of the emergency flashing light in front of the fire station. These monies total \$187,000.00 of the \$217,000.00 you see in this year's budget (001-541.6300). The remaining \$30,000.00 is a reimbursement for qualified transportation projects completed in previous years.

The County still holds a balance of \$28,246.57 in anticipation of administering the installation of flashing caution light in front of Malabar Fire Department.

TOWN OF MALABAR

MEMORANDUM

Date: April 4, 2011 2011-TC/T-058
To: Honorable Council, Mayor Eschenberg
From: Debby K. Franklin, Town Clerk/Treasurer
Ref: Citizens Scoping (visioning) Meeting 2007

During the review and update of the Comp Plan in 2007, the Town held visioning meetings and asked for input from the residents of Malabar.

Based on those meetings, the consultants the Town hired, Calvin-Giordano and Associates, Inc. assembled a list of six items important to the residents. They are:

- Enhancing access to the riverfront
- Corridor Plan for Malabar road
- Improve pedestrian/bike/equestrian connectivity
- Timing of infrastructure improvements
- Enhance and protect rural atmosphere
- Address blight and redevelopment