



**PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, JULY 11, 2007
7:30 PM
MALABAR COUNCIL CHAMBER
2725 MALABAR ROAD
MALABAR, FLORIDA**

AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE**
- B. ROLL CALL**
- C. ADDITIONS/DELETIONS/CHANGES**
- D. CONSENT AGENDA**
 - 1. Approval of Minutes**
Regular Planning and Zoning Meeting – 06/27/07
Exhibit: Agenda Report No. 1
Recommendation: Motion to approve
- E. PUBLIC: GENERAL ITEMS NOT ON AGENDA**
- F. ACTION ITEMS: NONE**
- G. DISCUSSION ITEMS**
 - Continue review of Goals in Comprehensive Plan for E.A.R. preparation**
Exhibit: Previously handed out
- H. OLD BUSINESS/NEW BUSINESS:**
Florida Vernacular Ordinance
- I. ADJOURN:**

TOWN OF MALABAR – PLANNING & ZONING ADVISORY BOARD
7/11/07 MEETING MINUTES

ROLL CALL:

Bob Wilbur, Chair
Richard Cameron, excused
Patrick Reilly, V-Chair
Kathleen Clasen, absent
Don Krieger, excused
Bud Ryan, Alt. #1
Cindy Zindel, Alt. #2

Bill Stephenson, Town Eng, excused
Debby Franklin, Secretary
Keith Mills, Town Planner, excused

Meeting called to order at 7:35 PM. Prayer and Pledge led by Chair Bob Wilbur.

ROLL CALL OF MEMBERS – see above.

ADDITIONS AND DELETIONS: none

MINUTES FROM JUNE 27, 2007 ADVISORY BOARD MEETING:

MOTION: Reilly / Ryan to approve minutes of June 27, 2007 as presented.
Vote: All Aye.

E. PUBLIC – other than on the agenda

F. ACTION ITEMS: NONE

G. DISCUSSION ITEMS

**Continue review of Goals in Comprehensive Plan for E.A.R. preparation
Exhibit: Previously handed out**

Board has reviewed through Objective 1-1.5 - we are up to future land use map. Board discussed going over the Goal and Objectives and not going over the policies. Cindy asked to add gateway.

Summary of review:

Goal 1-2 - Yes - continue to maintain and manage a FLUM but update the land designations

Obj 1-2.1 - YES – working on a gateway development plan - the map needs to reflect actual uses.

Obj 1-2.2 - YES - Residential Development – Yes Bob ; Cindi do we have MRO?

Policy 1-2.2.3, page 12 - Will CL support small scale warehousing.

Obj 1-2.3 – Industrial – Bob thinks we should keep the IND area and get more. Property owner Mr. Cochrane used it for mitigation so he can build elsewhere. He has extra land that could be used. Real attractive area. It already has two class act tenants. Wilbur suggested Light Industrial along the tracks and also the triangle east of Babcock and west of I95.

Could be accessed north of Booth across from Foundation. Put in an access along the west side of I-95. Wilbur said it is about 100 acres and is not in the flood plain. It would be easy to do but would need a industrial entrance. Water and sewer is already available. Cindy said that we would need to get input from the residents. Town establishes potential land use areas.

Reilly said that the other side was that the Town does not want any more Industrial in Malabar. That was vocalized at last meeting. Wilbur said look at what they (Harris) pay in taxes compared to residential. We need more industrial.

Ryan asked how much property Cochrane has by the railroad. Wilbur wants staff to find out.

Obj 1-2.4 –Institutional – Thinks we met it, but needs updating. Update and get delete the stated acreage requirement associated with it.

Obj 1-2.5 – OSR – Yes - Update designations to include Greenway 1 & 2 and the Sandhill Trail system.

Obj 1-2.6 PUD Wilbur said this gives the town a lot of leverage. Brook Hollow Phase 1 was done that way. If we get into this in the industrial side we should use this. We can still use the concept. We don't have the acreage for residential but could use for industrial.

Goal 1-3 – Land Use Element – Manage and Coordinate – Yes we do that we people come in and ask for changes. Also include St Johns and DEP – Zindel said it is good that we require that.

Obj 1-3.2. Blight – No - Needs to be updated – Cindi said we may want to make this an issue. Reilly said under the policies – several properties that were blighted and town never collected a dime. This whole section needs reworking. No point in having our own code enforcement if we don't enforce the codes.

Obj 1-3.3 – Land Use Inconsistent with Town character - Talked about CDBG we are with the County and Palm Bay has their own. Wilbur said the house just east of Marie Street is not being kept up and he would like to see them clean it up. When Palm Bay cites a property they get a notice and a statement of violation that carries a fine if not remedied. It is a pretty convincing tool for property owners to get out there and fix them up. Reilly said we determined we have met the Goal and Objective - the town needs to implement them. Directing enforcement is beyond our board.

Obj 1-3.4 – Yes, Wilbur referenced Raising Cane, Mr. Glatter, old school house. Cindi said it would be up to property owners to get the designations. Old cemetery.

Obj 1-3.5 – Yes – need to create new zoning designations for EELs – need to implement .

Obj 1-3.6 - Yes - needs updating and incorporate EOC plan

Obj 1-3.7 – Yes

Obj 1-3.8 – Yes - Public and Private development – we react instead of looking for developers to come it.

Obj 1-3.9 – Yes –

Obj 1-3.10 – Yes TC has been doing that.

Zindel said P&Z should be better informed on info from the East Central Florida Regional Planning Council (ECFRPC) - Include copies or reports in the minutes so they can easily read what happened.

Obj 1-3.11 – Yes except Policy 1-3.11.3 – need to update the 5-year plan. Get it from TA

Obj 1-3.12 – Yes we get information on demographers from other agencies. ECFRPC and from the planner.

Policy 1-3.12.4 Yes - Discussing land use – change

Chapter 2- Traffic, Goal 2-1 Traffic Circulation

Obj 2-1.1 – Wilbur wants sidewalks along Malabar on the north side. Have the Town push for this. When we do the developments we should stipulate they have sidewalks in them. Malabar Road is important corridor to connect the park and the PO and the trailhead and the hospital, EELs entrance, etc.

Weber and Malabar is the worst intersection. Malabar's MPO representative should be stating that the speed should be reduced along Malabar from the minor collectors and local streets.

We have a new road ordinance – Zindel said it is an unfunded mandate. She thinks it is lousy planning.

Policy 2-1.1.5 - Wilbur thinks we should consider enacting one to recoup some of the revenue we are going to be losing.

Obj 2-1.2 – ROW acquisition – we don't pursue getting the additional ROW. Wilbur said when they paved we should look to the future and see what needs to be bought – buy it or condemn and get the full 60' and once we are done we have a full 60 feet.

Zindel asked why is 60 feet necessary – It is to allow for sidewalk and drainage ditch. Discussed curb and gutter vs dirt roads in rural residential. Zindel thought 60' is too wide. We should reconsider.

Members disagreed on road widths.

Obj 2-1.3 – Future roadway improvements – TC has elected to want 4-laning. On list for possible future project. State says getting the r-o-w is the big expense. Discussed fly over bridge. Extended into river.

Obj 2-1.4 – Yes – we do for subdivision but not to individual homeowners. We are doing in our greenways spine and need to connect out neighborhoods.

Policy 2-1.4.1 – required a plan to be in place by 1990 to develop bike and pedestrian paths. Discussed no sidewalks yet a Stillwater along Corey Road. The town needs to prepare the plan for developing the sidewalk plan. She thought this should be an issue. Reilly doesn't want this in his neighborhood. It is like the sidewalk along Valkaria. Road – it is a waste.

Obj 2-1.6 Yes – and we are paving.

Stopped here – Chapter 3, Housing is next

Zindel referred to old minutes from 1996 – ensure dead-ends have cul-de-sacs – why isn't that required.

Ryan said that BOA required a turn around area. Wilbur said the Malabar Mini Storage was not made to improve Marshal Lane. Wilbur said we should improve it.

H. OLD BUSINESS/NEW BUSINESS:

Florida Vernacular Ordinance

I. ADJOURN:

MOTION: Reilly / Ryan to adjourn. Vote: All Aye. Meeting adjourned at 9:30 PM

Debby Franklin, Secretary

Bob Wilbur, Chair

Date approved