



**PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY, AUGUST 8, 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 – 07/25/07
Exhibit: Agenda Report No. 1
Recommendation: Motion to approve
- E. PUBLIC: GENERAL ITEMS NOT ON AGENDA**
- F. ACTION ITEMS:**
 - 2. Recommend P&Z seat # 1 replacement**
- 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
8/8/07 MEETING MINUTES

ROLL CALL:

Bob Wilbur, Chair	Bill Stephenson, Town Eng, excused
Richard Cameron, excused	Debby Franklin, Secretary
Patrick Reilly, V-Chair, excused	Keith Mills, Town Planner, excused
Kathleen Clasen, resigned 7-25-07	
Don Krieger	
Bud Ryan, Alt. #1	
Cindy Zindel, Alt. #2, excused for month	

Town Administrator Bonilyn Wilbanks-Free (BWF) was in attendance. No members of Council or the Mayor were in attendance. Resident Juliana Hirsch was present in the audience.

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

ROLL CALL OF MEMBERS – see above.

ADDITIONS AND DELETIONS: none

MINUTES FROM JULY 25, 2007 ADVISORY BOARD MEETING:

MOTION: Ryan / Krieger to approve minutes of July 25, 2007 as presented.
Pg 3 5-1.2 regarding shoreline change to “or is not listed properly”
Vote: All Aye.

E. PUBLIC – other than on the agenda

F. ACTION ITEMS:

Recommendation to Council for who should be seated after Kathleen Clasen’s resignation.

MOTION: Krieger / Wilbur to recommend that Council appoint Bud Ryan to fill Kathleen Clasen term on the Board. Vote: All Aye.

G. DISCUSSION ITEMS

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

Got through Goal #6 at last meeting. Board hopes to finish review of the nine Goals in the Comp Plan to present this review to the company selected to perform the E.A.R. Board will also offer some summary of issues they consider important.

BWF said that the planning firm has been selected and they are working out the proposal and they will be meeting with this Board and the community.

Begin at -
Goal #7 Recreation
Obj 7-1.1 System shall be maintained – Yes

Obj 7-1.2 Protect Open Space – Yes - reclassify zoning for the EELs property. Ryan asked about the recreational requirements – State will require compliance

Obj. 7-1.3 - Coordination - Yes

Goal 8 Coordinate with other agencies

Obj 8-1.1 - Coordinate with other agencies – Yes and add Grant-Valkaria. Wilbur also asks for overlaps of neighboring communities and the land use designation of those lands.

Policy – 8-1.1.2 – Coordinate with Palm Bay re: Adult Entertainment

Obj. 8-1.2 – Conflict Resolution – Yes – do we have a member on the intergovernmental board? TA was not attending or not relaying information. Council needs to assume that responsibility to have a Council person at these meetings.

Obj. 8-1.3. – Infrastructure – LOS (level of service) – Yes

Obj 8-1.4. – Multijurisdictional Steering Committee – Yes – The liasion should be a Council member - Other new agencies should be added – such as Marine Resources Council

Obj. 8-1.5: - Data Base – Yes, barely but it is being improved by putting facility management, roads, capital improvements, and it is being improved

Goal – 9-1.Capital Improvement – Yes and currently improving the list

9-1.1.1 Scheduling and amount – at 25K to 50K is that too low? Yes. BWF said she is looking at putting in drainage projects that will have high dollar amounts. Bonnie will check and see what a capital improvement are gauged – percentage or dollar amount. She wants to have an active 5 year plan and have projects roll off and get added on each year. This keeps continuity. She also suggests a strategic plan.

Policy 9-1.1.3 Policies – P&Z shall have authority to list and rank the 5-year plan

Obj. 9-1.2. Yes - Limitation on Public Investments in the Coastal Preservation areas

Wilbur explained the remnants of the historical Mailboat dock – it was a “T” shape of 800’ long with a end ing 200’ wide dock with rail to allow for cart movement to haul mail and goods from the steamboats to the land. Krieger explained that there has been a lot of land loss from the making of Highway 1 and then recently by the hurricanes. Wilbur relayed the Glatter family truck gardening and then they trucked it to the train and shipped it to NY. There is a lot of history in Malabar.

Coastal Management Element – Krieger thinks it should be collected and put it all under recreation or keep the salt water and the fresh waters separately. He also mentions that the spoil islands are being managed

Obj. 9-1.3 Yes - Future Developments share a cost - Article XVII to change recreational fee calculation. Base it on land value - not what was paid for the land. We can use this money for our match on grants. They discussed HOA improvements. They then discussed density of the areas north of Malabar Road. Weir Street was RS15, Tamarron was PUD, Brook

Hollow was a PUD, and Marie Street RS10 was all planned for possibly hook up with Palm Bay water.

Obj 9-1.4 – Yes Recreational Impact money is tracked separately.

Obj 9-1.5 – Management of Development Orders and Permits. These LOS numbers will be updated by Planner. Also the roads – Krieger said he is concerned with Weber and Corey Roads. He said then that they should be given/released to County for maintenance. The basic statement should be that we want to increase the zoning along Malabar Road and have approved projects with no deceleration lanes. Wilbur said the Brevard MPO is identifying deficiencies and will be showing that the north side should be piped and a sidewalk will come to connect hospital, PO and Scrub. Krieger said bicyclists don't use sidewalks. This Town should be bike friendly. We should interact with our bikes and horses. Ryan said that we would need a barrier.

Wilbur wants signage along Malabar Road. Wilbur is talking about mom and kids who want to get to a library. BWF said that up until 2025 the MPO has no plans to widen Malabar Road. Wilbur is looking for a gateway plan now rather than retrofit. BWF said that the planning firm that was picked put in hourly rates to do those types of things. She mentioned Sunny Isle as an example.

Obj. 9-2.1 Yes Capital Imp items

Obj 9-3.1 Yes Budget for annually – P&Z needs to be involved. Town Council needs to keep P&Z in loop. When this was written there was no Town Administrator and now we need to keep in the loop.

Goal 10 – Monitoring

Obj 10-1.1 - Yes - Shall monitor and recommend to Town Council – Continue to ask Town Council for updated maps and overlays, aerials, and powerpoint maps. It is so necessary to have current maps.

Mrs. Juliana Hirsch said we need to take the responsibility to follow through on the zoning changes. Ryan said it is due to safety issues. Hirsch said that once the stuff comes there will be lights and turn lanes. They will be changed once development comes. Ryan said they will not slow down on Malabar Road.

Citizen participation – include links on the website. Also provide land use and zoning maps with overlays on the website. Krieger says the major arteries should be higher use. The zoning should be increased as we discussed and then let the people decide what they want to do. The zoning should come first – let them know what is in the future. The access and other issues will be left to each site plan. The joint workshops have laid out what we essentially want. All the work we have done over the past two years – If we had the gateway plan would any of these storage projects be changed? Wilbur said if we had the gateway plan in place ten years ago then we would be attracting higher class development. Wilbur said we need to know how many driveway cuts FDOT will allow along Malabar Road.

Obj 10-1.2 – Criteria to continue evaluating – Yes -

Agenda item for next meeting – short review and then discuss some issues to be included in the letter to DCA. The generalities and follow the 10 items.

H. OLD BUSINESS/NEW BUSINESS:

Florida Vernacular Ordinance – no action

Building Official will be offered a position and if accepted may start in 30 days.

I. ADJOURN:

MOTION: Krieger / Ryan to adjourn. Vote: All Aye. Meeting adjourned at 9:50 PM

Debby Franklin, Secretary

Bob Wilbur, Chair

Date approved