

TOWN OF MALABAR – PLANNING & ZONING ADVISORY BOARD

March 26, 2008 MEETING MINUTES

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

A. CALL TO ORDER, PRAYER AND PLEDGE

Meeting called to order at 7:30 pm. Prayer and Pledge led by V-Chair Patrick Reilly

B. ROLL CALL

ROLL CALL:

Bob Wilbur, Chair

Michele Kelly, Secretary

Patrick Reilly, V-Chair

Richard Cameron -- Excused

Don Krieger

Bud Ryan

Cindy Zindel, Alt. #3 – non-voting -- Excused

C. ADDITIONS/DELETIONS/CHANGES

None

D. CONSENT AGENDA

1. Approval of Minutes

Regular Planning and Zoning Meeting – March 12, 2008

Exhibit: Agenda Report No. 1

Recommendation: Motion to approve

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

Kreiger noted pg 1 states "...E.A.R. motion would not be recommend to Council" should be '...would not be recommended.' And page 3, second sentence, "...being moved ahead and is being sent to another committee" should be '...sent to the REAC Committee.'

Vote: ALL Ayes

E. PUBLIC HEARING:

None

F. ACTION:

None

G. DISCUSSION ITEMS – General Items

2. Access Road Across from Foundation Park Blvd.

Wilbur was informed that the SJRWMD maps did not include this section of the Town. Wilbur requests the TOM purchase/obtain SJRWMD map of this area.

Wilbur drove to the area and did not see any wetlands but believes there may be wetlands East of Knights Of Columbus. The zoning of area under discussion is "CL" & "CG" and a road in this location would allow access to the properties without consistent commercial traffic near residential properties. Ryan asked the footage requirements for a road in this area which would ultimately be required from the properties/land opposite Foundation Park Blvd. The response was that it could be possibly up to 80 feet total, but it would depend on staff evaluation. Reilly agreed the idea is good in order to 'open the land.' Wilbur would like to propose that Council look at this for their opinion, as well as, the Town Council and Planner for direction for future discussion and/or planning.

Krieger likes the theory, however, does not believe the Town should pay for the purchase of the property or the road development. Would like to see research into an 80 foot ROW and then propose this to the four property owners whose land would be use for that ROW.

Ryan stated that it must be acknowledged that at this point Lett Ln. does not extend to the discussed potential access road. Wilbur stated that at least four (4) requests have been made to develop the area yet residences have disputed the idea. An access road would alleviate residents' traffic concerns. Also, there would be water & sewer hook-up in the area and with the current economy being down it would be a good time to begin discussing the concept.

Request that staff obtain more information from St. Johns Water Management regarding wetland status. Wilbur would like to propose that Council look at this for their opinion, as well as, the Town Council and Planner for direction for future discussion and/or planning.

Motion: Krieger / Ryan to explore the possibility and give direction to the Planning and Zoning advisory board for an appropriate mechanism to create a ROW from Babcock Street at the intersection of Foundation Park Blvd. East to the Lett Ln. ROW.

Vote: All Ayes

H. OLD BUSINESS/NEW BUSINESS:

#1

Wilbur noted that the local section of the Florida Today newspaper lists current/upcoming events; he believes it is a good idea to post P&Z agendas in the paper, especially for non-general agendas, to obtain community interest and involvement. P&Z would like to recommend other Boards' agendas be posted as well. Per newspaper clipping, there is no cost. E-mail address: eventsalendar@floridatoday.com, address: FLORIDA TODAY Date Desk, P.O. Box 419000, Melbourne, FL 32940.

Action item from Reilly is to ask the Town Administrator if it is allowable to post Town agendas.

Request that staff check on the time frame required to post.

#2

Ryan raised the issue of current 'fences' that exceed the height limitation in Malabar. Mayor Eschenberg had questions regarding the fence ordinance when a section of the 'fence' is not really a 'fence' but more of a 'gateway' or 'entryway.' He suggested possibly make changes to the fence ordinances especially if the structure is well within the owner's property and does not impede view of the road or cause a blockage of the road when the individual is pulling into one's own driveway.

Ryan believes that this can lead to future problems or issues with heights and believes that some gateways are just extensions of fences and therefore violates the ordinance. He believes that the ordinance could be reviewed, looked at, and changed but not just to accommodate those 'fences' that have already been built.

Wilbur and Reilly views these 'gateways' as acceptable with the acknowledgement that there needs to be regulations to maintain views and roads clear for safety.

Krieger stated each member of the board has a good point. Each 'special' fence case should be reviewed by P&Z.

Request that staff put fence ordinance on next agenda as a discussion item.

I. ADJOURN:

Motion: Ryan / Wilbur to adjourn at 8:40pm

Vote: All Ayes

Michele Kelly

Michele Kelly, Secretary

Bob Wilbur

Bob Wilbur, Chairman

April 9, 2008

Date Approved