

## MALABAR PLANNING AND ZONING BOARD REGULAR MEETING

August 25, 2010 7:35 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 by Vice-Chair Patrick Reilly.

### B. ROLL CALL:

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

Bud Ryan requested to be excused as his brother was in town.

### C. ADDITIONS/DELETIONS/CHANGES:

### D. CONSENT AGENDA -

#### 1. Approval of Minute- Planning and Zoning Meeting- 08/11/10

Exhibit: Agenda Report No. 1

Recommendation: Action

MOTION: Reilly / Krieger to approve minutes of August 11, 2010 with corrections.

Vote: All Ayes. Krieger, last line,,,;Krieger corrections page 2; Ritter, page 3

### E. PUBLIC HEARING: none

### F. ACTION:

#### 2. District Provision Size & Dimension Regulations Table 1-3.3A To Recommend Changes

Exhibit: Agenda Reports No. 2

Recommendation: Action

Reilly went through Table 1-3.3.A. and made corrections to table

Option 1 – leave present chart alone

Option 2- leave as is

Option 3- Add #7 note relating to maximum density and units per acre

Reilly explained FAR (Floor Area Ratio) was deleted and replaced with maximum floor ratio.

FAR is not a % and is shown as (.2) in chart

Reilly do you want add back FAR column and without Central

MOTION: Reilly / Krieger to recommend Council add column back into chart without central water & waste water and add FAR into column and fix the super scripts.

Vote : All Ayes

Board discussed the values of the last two columns for R/LC should change that with a second motion to bring 6 to 4. Reilly to bring back Table with corrections and talk to Debby.

The Board discussed not having high density, 3 units on ½ acre.\ 6 units per acre. Krieger stated currently there are in R/LC 6-4-2 and suggested changing the Table from low, medium and high. He believed Board wanted to have density at 4, 2 and 2.

MOTION: Krieger / Reilly to recommend Council change Table 1-3.3.A. under R/LC from 6 to 4 under the column "w/ Central Water & Waste Water" on the multi-family line. Vote: All Ayes

**3. Discuss Possible Purchase of Logue Property located at 1670 Highway 1  
To Create River Front Malabar Park**

**Exhibit:** Agenda Reports No. 3

**Recommendation:** Discussion

Ritter stated she believed the price is coming down. The docks are not in good shape. The house area on the west side can be better used for something else. They discussed trading it. Ritter asked if the west side could be traded for either the riverfront to the south owned by CITA mission or to the north owned by Gary Gu's Bonsai Garden. Krieger said the area across from Orange Avenue on east side is where the Historical Boat Dock was and there are old footings still there. Secretary showed pictures on overhead of river front park in Palm Shores. Krieger said the area across from Orange Avenue the Town owns the right-of-way is it not big enough, is that why they are looking to buy this as a park. Wilbur said Orange Ave is not big enough by itself and we were going for a grant to re-build the dock and there is a parking area there now and would allow enough room for expansion.

Reilly asked about west side of Highway 1, the sheds and small buildings on the property.

Zindel asked how many vehicles can you get down there - six maybe. They reviewed the aerial of Palm Shores Park on the River and discussed pursuing grants in the future. Ritter suggested using the owner's name in the name of the park and they may lower selling price.

Wilbur said if there is any crossing of US1 it has to be at an intersection. Wilbur said to look at parcels to the south. Krieger to look at parcels that are available by Orange Avenue. They will do research on property along the River that is for sale and look into grant possibilities.

**MOTION:** recommend Council keep in contact with owner to see if the price goes down.

**Vote:** All Ayes.

**4. Purchase of Old School House Located at 1490 Marie Street for Town Hall/  
Building Department**

**Exhibit:** Agenda Reports No. 4

**Recommendation:** Discussion

Tom Eschenberg, 2835 Beran Lane, Malabar, Correction not any use as Town Hall or Building Department. Wilbur said it was originally proposed for Community Center, past administration looked at changing the use for a Town Hall, when went to Council, if was a community center it would be less

Jim Noble, owner of Brevard Hardwoods, Old School House, 1490 Marie Street said in 1987 he constructed the 2500 sq ft shed. He is dealing with clearing the title from the Marshals and it is 98% renovated it is a matter of up keep.

Ritter asks about the historical aspect. Noble said it is not a state registered historical building, it is just in Brevard County. Noble related some of the history; there were no desks when he arrived. It was a mill shop. There is originality in the main building, but the roof is new. Wilbur asked if there were differences. Noble said the original structure has changed a bit, he added some to the front, the structure is there but he dealt with the stair cases to provide private access, ready to walk into. He named the architect and said the termite damage had been eliminated. Krieger asked about the air-conditioning and Noble said the down stairs is central A/C and the upstairs has window units in each area and he has built a wall to divide the studios. There is three phase power into the building.

The total area is 2.4 acres looking at the map on the overhead. Board discussed the property around the area has potential as a Community Center. Wilbur said it is all cleared behind the buildings. There is concern about the other properties for sale in the area. The building is a potential for a future Community Center. It is a unique property of interest. The Council has looked at this property. Wilbur said if we are looking for a downtown and trail head this is a plus to the Town. The funding might be available through grants. There is discussion among the

Board about putting a future Town Hall on the parcel to the south of Mr. Noble's if it could be acquired.

Wilbur asked about further study for this property and what grants could be applied for and what will we use this for, to host events, by trail head, 10 years later we have another possible site.

Krieger asked if there was a time capsule in the cornerstone in the building? Reilly said it could be a meeting place for the trail head or a community center; rent it out for revenue; there is room for expansion on the property, specifically not for town hall but for a community center or recreation center; activities for the community. Reilly said there is plenty of parking for the floor area ratio. Do a site plan to research best use. Building is 83 years old.

**MOTION:** Reilly / Ritter recommend Council consider the purchase of the Old School House @ 1490 Marie Street.

**VOTE:** All Ayes.

Reasons are:

- Trail head meeting center
- Rent out upstairs
- Scouting
- Buildable property
- Malabar Community Center
- Proximity to Sand Hill Trail Head

Keep In mind the improvements done over the past ten (10) years; many improvements have been done and it is up to date.

**G. DISCUSSION:**

**H. PUBLIC:**

Jim Noble. Marie Street, said a lot of wildlife is killed on Malabar Road and noticed on Malabar at Marie Street that there were two Sand Hill Cranes dead, Wilbur said we need to have a crossing walk area marked for the Sand Hill Trail. Ritter asked if pictures had been taken of this happening – Sand hill cranes being killed. Secretary will check about trail signage crossings for Sand Hill Trail at Malabar Road. Wilbur suggested checking for caution signs for the trail and wildlife crossing signs.

Mayor recommended to Board to pursue what to expect Council to do about the Old School House recommendation. He has spoken to the Park Board Chair about their recommendation on the recreation side. Mayor will recommend Council allow him to form a committee to do research the possibility of this purchase.

Zindel asked why are these items on the agenda if there is no possible way to purchase. Mayor stated it takes time and effort.

**I. OLD BUSINESS/NEW BUSINESS:**

Board asked staff to put "Caution signs" along Malabar Road by Marie Street.

**J. ADJOURN:**

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

**Vote:** All Ayes. The meeting adjourned 9:00 P .M.

BY:

  
Bob Wilbur, Chair

  
Denine M. Sherear, Secretary

Date Approved: 9/22/2010