

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