

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
March 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,
VICE-CHAIR:	PATRICK REILLY
BOARD MEMBERS:	DON KRIEGER, excused
	BUD RYAN
	LIZ RITTER
	WAYNE ABARE
ALTERNATE:	CINDY ZINDEL, vote
SECRETARY:	DENINE SHEREAR
TOWN PLANNER	KEITH MILLS, excused
TOWN ENGINEER	MORRIS SMITH, P.E.

C. ADDITIONS/DELETIONS/CHANGES: none

For the record Don Krieger excused out of town on business matter.

D. CONSENT AGENDA :

1. Approval of Minute- Planning and Zoning Meeting- 03/09/2011

Exhibit: Agenda Report No. 1
Recommendation: Action

MOTION: Ryan/ Ritter To approve Minutes of 03/09/2011 as presented. **Vote:** All Ayes

E. PUBLIC HEARING: none

F. ACTION:

2. Five-Year Plan Projection For Town of Malabar

Exhibit: Agenda Report No. 2
Recommendation: Action

Wilbur is discussing the additions to the 5 year plan; add the following to the existing list to be submitted for joint meeting:

Land (Property) Acquisition:

- Billie property which is west of the existing Town Hall (2725 Malabar Rd).
- A Municipal Complex by the Fire Station, from the Post Office east to existing Fire Station there is approx. 17 acres. Wilbur is discussing Municipal Complex and Park expansion between the post office and fire station, north toward the park.
- Storm Water parks sites for Retention ponds

Facilities:

- ADA-Handicapped restroom for Trail Head , it is approved on Marie Street by Palm Bay canal to trail head the process with EEL's in Palm Bay not sure of status. Grant Money?

Infrastructure:

- Add to Trail at Oakmont south to Jordan Blvd on east side of Marie Street.- Grant Money
- Stabilize Allen Street from Corey Road to Gilmore Street for fire truck access
- Easement for drainage: Maintenance/update of Drainage ditch west of railroad Camelot the Town has cleaned in the past from access of railroad right of way the FEMA ditch

Wilbur explained that Carl Beatty let the Town go down his property line to do maintenance on the Camelot drainage ditch aka: FEMA ditch. Wilbur is explaining to Board the drainage under the railroad tracks is two, four foot culverts going into a round 3 foot culvert to the east side of tracks into the river.

Morris added that there is a direct outlet to the river in the baffle boxes.

Wilbur suggests looking at drainage ingress and egress of the water in that area.

Wilbur asks about the maintenance to Debby, she explains it was cleaned in 2003.

The Board is discussing the addition of a pedestrian trail along Malabar Road on the north side being setback from the road and pipe ditch should be safe for pedestrians.

Motion: Ryan/ Ritter To Recommend to Council to Submit the 5-Year Plan as Edited Tonight

Vote: All Ayes

Wilbur is discussing about different locations and amenities for specific areas in the future for a Shelter, a Town Hall, and a Recreation Center and approx. how much acreage would you need. Ryan suggests you should look up ground, or first option to purchase property. Abare asks what is land along Malabar Road worth now, market and assessed value the same.

Abare adds it is a good time to buy land that you will need for future building and Town Hall.

G. DISCUSSION:

3. Continue Land Use Review – Highway 1 Corridor

Exhibit: Agenda Reports No. 3

Recommendation: Discussion

Reilly and the Board are discussing the flu- 9 Map.

Abare is discussing correcting the map, where the restaurant (Riverview Cuban Restaurant is presently located) recommend that the area located on US Hwy 1, become CG the existence use is "CG".

Change page 2:

*Parcel # 28.01 change this parcel to CG from RLC to dark brown as designated on map.

*Parcel #28.0 from HDR to RLC to light yellow

Change page 3:

*Parcels abutting US Hwy 1 RLC

Reilly asked if we should give a list to the Map people.

Change page 4:

Franklin the map from 1988 show HDR nothing that changed, it never saw HD to OI use is conservation, Change blue to OSR (Open Space Recreation)

Action to change parcel 507 504 274 251 269 505 585 from OI to OSR check to see if all owned by state?

Change page 5:

Abare adds that Nelson has no CP land along the river front in Malabar. Wilbur explains that Nelson has a developers plan for his CP (Coastal Preserve property).

Franklin, explains that when a presentation was made Nelson had adequate property, it was not about denying him the use of his land

Zindel future land use it is a good area for CP property at the south end of Rocky Point.

Wilbur adds that on the southern most end of Rocky Point it was suggested a good location for water Front Park for non motorized park for the Town.(To clarify southern end of Rocky Point also know as "Nelson Property")

Change page 6:

Parcel # 751 LDR not OI.

Reilly suggests we get final version of maps and review, Board is discussing maps for next meeting to review all corrections.

Reilly suggests continuing next meeting with updated edited maps.

Wilbur suggests looking at the developmental plan that Palm Bay has for their river front beautification project for side walks along US1.

H. PUBLIC:

Tom Eschenberg, 2835 Beran Lane, Malabar. The coming attractions to this Board are the following:

- Fence Ordinance will come back to P & Z the Council directed it back to P & Z, I went through and made changes and accepted Town Attorney's recommendation and Morris the Town Engineer's mark ups.
- Town set backs in the RR-65 zoning have the typical lot standards of 1.4 acres property owners can only uses 54% of land due to setbacks.
- On Monday (3/21/2011) last week I sat with Mr. Foley, Frank Plata, and Ben Elliot, to find out what were the objections with the code, concerning Assisted Living Facility they asked about moving code and changes along. Karl Bohne, the Town Attorney sent changes and I looked at it and there is not enough in the Conditional Use. The assisted living center. The group Homes, what state require, after talking what the state requires. Karl whipped out group home, leaving nursing homes. Karl is going to put in something else besides Assisted Living. Start on table for ALC require would be whatever will be set. We can start the process and send to P & Z for review

Abare hands a hand out about Hibiscus Court which is an assisted living facility located in Melbourne, he is explaining about parking spaces, has 2 acres and 3 stories.

Ryan asks is there a way to check into the background of the developers who will be running the facilities for the Assisted Living establishments.

I. OLD BUSINESS/NEW BUSINESS:

Abare, the potential that has to do with Malabar, this is a multi dollar project.

J. ADJOURN:

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

Vote: All Ayes. The meeting adjourned 9: 22 P.M.

BY:


Bob Wilbur, Chair


Denine M. Sherear, Secretary

4/27/11
Date Approved