



TOWN COUNCIL & PLANNING & ZONING WORKSHOP
MONDAY, JANUARY 29, 2007
7:30 PM

MALABAR COUNCIL CHAMBER
2725 MALABAR ROAD
MALABAR, FLORIDA

AGENDA

CALL TO ORDER, PRAYER AND PLEDGE

ROLL CALL

DISCUSSION OF THE FUTURE VISION FOR MALABAR

ADJOURNMENT

If any individual decides to appeal any decision made by this Council with respect to any matter considered at this meeting, a verbatim transcript may be required and the individual may need to insure that a verbatim transcript of the proceeding is made (FS 286.0105). The Town does not provide this service.

In compliance with the Americans with Disabilities Act (ADA) anyone who needs a special accommodation for this meeting should contact the Towns ADA coordinator at 727-7764 at least 48 hours in advance of this meeting.

MALABAR TOWN COUNCIL AND PLANNING & ZONING WORKSHOP
JANUARY 29, 2007 7:30 PM

This meeting of the Malabar Town Council was held at Malabar Town Hall, 2725 Malabar Road, Malabar, Florida. The meeting was called to order at 7:30 pm by Mayor Thomas Eschenberg. The prayer and pledge were led by Bob Wilbur.

<u>ROLL CALL:</u> MAYOR/CHAIR	TOM ESCHENBERG
VICE-CHAIR:	CHUCK McCLELLAND
COUNCIL MEMBERS:	NANCY BORTON
	BRIAN VAIL
	BOBBI MOCCIA
	PAT DEZMAN (excused)
PLANNING & ZONING CHAIR:	BOB WILBUR
VICE-CHAIR:	PAT REILLY
BOARD MEMBERS:	DON KRIEGER (not present)
	RICHARD CAMERON
	KATHLEEN CLAUSEN (outside @ car getting map)
	CHARLES RYAN, ALT. 1
	CINDY ZINDEL, ALT. 2
ADMINISTRATOR:	ED BOOTH
DEPUTY TOWN CLERK:	CINDI KELLEY

DISCUSSION OF THE FUTURE VISION FOR MALABAR

Mayor Eschenberg asked that Mr. Booth begin this meeting. Mr. Booth stated that we have had hurricanes and development of the town has started. Since we have a new Council and new staff coming in, is the vision for Malabar the same as it has been in the past? Where is Malabar going in the future? Is the vision still the same as it was and how has the old vision affected what is happening in the town now?

There was discussion regarding Rocky Point. The land there is going for \$800,000 per acre. It is zoned for ½ acre to be built on, but most of homes are on acre lots. There is about 60 acres to be developed there. Senator Nelson owns this land. Mr. Cameron gave a brief overview of Rocky Point. Mr. Wilbur stated, according to the comp plan, we are supposed to have a river access to the town. This should have been done 10 to 12 years ago. Mr. Nelson owns the most southern piece of land and it was suggested by Mr. Wilbur to contact him to see if we could obtain the land for a non-motorized launch as the water access for the town. This is the only piece of waterfront property not in preservation. This could be another eco-tourism spot for the town.

The next area that was discussed is the US 1 corridor. It is possible to, if we have the population, to have a boardwalk with storefronts on the first floor with living quarters on the second floor and behind. This is what is taking place in Boca Raton and even in downtown Melbourne. This is where the Florida vernacular look would come into play. Mrs. Moccia asked about the status of this ordinance. This needs to be put into place as soon as possible. The Town should have a say in the facades of the new commercial buildings coming into the town. Mr. Booth stated that the Planning & Zoning Board did not have an opinion on this issue. Mrs. Moccia asked that this ordinance be brought to Council for a first reading on Monday, February 2, 2007. This will be presented as an action item.

Mayor Eschenberg stated that he has received information regarding a new zoning classification from Mr. Booth. It is S1, S2 and S3. This information will also be brought to Council on Monday, February 2nd for discussion. Is this something that the Town needs to incorporate and put in the comp plan?

Another topic of discussion was the affordable housing issue. The State looks at the public lands every 25 years or so to see what land is available for this type of project. With the land owned by the State in Malabar, there is a very real possibility of affordable housing coming into Malabar. Mr. Cameron reported that affordable housing, by way of an apartment complex, is now in Fellsmere. The residents, if their rent is paid without any late fees, can have a home built. They are responsible for making the payments and paying the taxes. These properties are taken off the tax rolls, so there are no funds coming back into the municipality.

Mr. Booth stated that the real problem in Malabar is Malabar Road. US 1 has to be contiguous. Malabar Road is a mix match of zoning. Most of the homes on Malabar Road are not in pristine condition. A large area of this road is zoned commercial. We are looking at Malabar Road and Marie Street as an alternative for the new Town Hall. Mrs. Clausen asked if turn lanes are required on Malabar Road if new commercial comes in. Mr. Booth stated this is required by FDOT. We need something along Malabar Road to off-set the costs. Mr. Ryan and Mayor Eschenberg both stated that they do not want to see any commercial development along Malabar Road. The traffic coming through the town now is horrendous. Until the town gets street lights and turn lanes, commercial development along this road will only make the traffic problems worse.

Jim Milucky, Forensic Accounting, addressed the members. He made a suggestion to them to take a ride to Boca Raton. They have a boardwalk with shops and residences on the second floor. If you see a completed project, then you can envision it for Malabar. The Malabar Road corridor is less than attractive. He feels, throughout both corridors, that the dilapidated buildings should be taken care of and not be allowed to remain in the condition that they are presently in.

Craig Hessey, developer, addressed all members. He has been involved in several types of projects. If you are going to have a vision of the boardwalk along US 1, make sure you maximize the number of people that can go into a project like this. You will need the density of population to walk the areas. If you don't have the population, you will be left with vacant store fronts. He also believes that once water and sewer are installed along US 1, development of this area will happen very quickly.

Mayor Eschenberg asked what needs to be changed in the comp plan to make this happen. How do we want to develop US 1? Mrs. Borton stated it should be a balance of both commercial and residential. Mr. Hessey made a suggestion that the Town consider RLC along US 1. It is the general consensus of the Planning & Zoning Advisory Board and Council that this corridor be zoned RLC from US 1 to the railroad tracks from the northern/southern end of town.

At this time, 8:20 pm, Mrs. Borton left the meeting to take a phone call.

Mr. Hessey stated that Cocoa Village has had a rocky time getting off the ground. The density is now there to support their project. You need to maximize the air space to get enough people on the sidewalks. People beget people. RLC zoning is flexible and you wouldn't have to deal with re-zoning.

Mrs. Borton came back to the meeting at 8:28 pm.

Cindy Zindel left the meeting at 9:03 pm for a short break and returned at 9:06 pm.

Due to family obligations, Mrs. Moccia had to be excused from the meeting at 9:28 pm.

Mayor Eschenberg asked that they discuss Babcock Street briefly. If affordable housing is mandated by the State and we have to have a certain amount in the town, could affordable housing be reached by condos or town homes? One area that has been overlooked is Osage. Could this area be used for this type of project? Mr. Booth stated that building affordable housing on 1 ½ acres is hard. The zoning along Babcock Street is CG; commercial general.

The next meetings have been scheduled as follows: the first Wednesday, February 7, 2007 at 7:30 pm and the fourth Monday, February 26, 2007 at 7:30. These meetings are to be joint workshops with Council and the Planning & Zoning Advisory Board.

Mr. Wilbur made a suggestion that everyone take their maps and review them. Make a plan of what you would like to see along the corridors and bring your ideas back to the next meeting. He also feels that we need to have a gateway plan. This was mentioned several times during the meeting by Mr. Wilbur.

Without any further discussion, a **MOTION: McClelland/Vail to adjourn was made. VOTE: All Ayes.** This meeting adjourned at 9:55 pm.

By: 

Mayor Thomas Eschenberg, Chair

ATTESTED BY:



Cindi Kelley, Deputy Town Clerk

2/5/07

Date