

**MALABAR TOWN COUNCIL AND PLANNING & ZONING WORKSHOP**  
**FEBRUARY 7, 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 7:59 pm by Mayor Thomas Eschenberg. The prayer and pledge were led by Mayor Tom Eschenberg.

<b><u>ROLL CALL:</u></b>	MAYOR/CHAIR	TOM ESCHENBERG
	VICE-CHAIR:	CHUCK McCLELLAND
	COUNCIL MEMBERS:	NANCY BORTON
		BRIAN VAIL
		BOBBI MOCCIA (excused)
		PAT DEZMAN
	PLANNING & ZONING CHAIR:	BOB WILBUR
	VICE-CHAIR:	PAT REILLY
	BOARD MEMBERS:	DON KRIEGER
		RICHARD CAMERON
		KATHLEEN CLAUSEN (excused)
		CHARLES RYAN, ALT. 1
		CINDY ZINDEL, ALT. 2
	TOWN ENGINEER:	BILL STEPHENSON
	TOWN PLANNER:	KEITH MILLS
	ADMINISTRATOR:	ED BOOTH
	DEPUTY TOWN CLERK:	CINDI KELLEY

Prior to the discussion of the future vision for Malabar, Mayor Eschenberg played the video of the County Commission meeting that took place earlier in the day regarding the MSTU issue.

**DISCUSSION OF THE FUTURE VISION FOR MALABAR**

The discussion for this meeting was based on Babcock Street and what the Council and the Planning & Zoning Advisory Board would like to see in this part of Malabar. This area of town has RR65, OI and RLC. At the last meeting, light industrial construction was brought up for the Babcock Street area. This is an allowable use and we would not have to create more light industrial zoning for the town.

It was asked if mini warehouses should be allowed to come into CG zoning; there is more of these coming and it is very popular. Mr. Cameron stated there is a lot of interest for this type of construction; there is no water/sewer and the contractors would be limited with what they could do with the building. He has seen this type of building cropping up in the same areas as retail stores and offices. If we have code enforcement and keep up with the codes, a lien could be placed on the property if it's not in compliance. Mr. Wilbur stated that storage facilities are very non-descript and tend to be plain boxes. The landscaping requirements should be stricter to make these properties more aesthetically pleasing. Mr. Krieger stated some of the conditions are already too strict.

Mr. Booth stated Babcock Street will be, within the next three to five years, four laned. The east side of the road is within Malabar. Most of this area is zoned residential with some OI and commercial zoning. Osage is within the town. As you head east on this road, the right side is within Grant-Valkaria. We own the road; it was taken over by us several years ago. We need to have an Interlocal Agreement with Grant-Valkaria; this agreement should include chip n' seal for the roads. Stratos, which runs off of Osage, is within Grant-Valkaria. Prosperity is within our town. There is some development beginning in this area; three homes have been built or are underway. It would seem that this area is going to be residential. Mr. Wilbur asked about the two tracts of land east of this area. Is there anything planned for this area? Mr. Booth stated this area will, more than likely, develop quickly. With all the doctors coming into this area, this area will move quickly. The doctors are wanting to be located near the hospital.

There continued to be discussion of what should be allowed along the Babcock Street corridor. RLC zoning was brought up. If this is allowed, you could have six units per acre. Water/sewer exists along the Palm Bay side. We are allowed to have up to five master meters. This area may be a good area to have a master meter and connect into the water/sewer. We can change the comp plan. It would be up to the individuals to make the zoning requests. Mr. Vail stated he has mixed emotions with having OI and RLC mixed for this area. North of this area is CG; OI this far south on Babcock Street may not be used for this zoning. He feels OI should be closer to Malabar Road.

Mr. Cameron stated in Melbourne there are a lot of different mixes in the area. It will happen here; it's happened in Cocoa around Wuesthoff hospital. If we have RLC in this area, we will have something that serves the needs required by the community. RLC will provide the services needed and also allow the residential that will be needed for those who provide the services. This pattern has already been laid out; we are on the south end of the pattern.

Mayor Eschenberg asked to hear from the engineer and the planner. Keith Mills made comments regarding the zoning and having buffers along Babcock Street. With OI, you wouldn't have to deal with buffers; the use is less intrusive to the residential areas. Lett Lane is 1000 feet, extended the whole way. There are a lot of wetlands back there; it could be very expensive to do the road. If the road is not going to be extended, the issue talked about this evening has nothing to do with this. OI zoning on Babcock Street should be compatible with what is already in place. Mixed uses are being looked at throughout the town. Mr. Wilbur suggested purchasing the right-of-way. This could refer the traffic from commercial areas away from the residential areas.

Mr. Stephenson stated that a plan should be made showing the quality of development for the town. He suggested that guidelines for this plan come from the staff, the planner and the committee. Mr. Mills can come up with a plan and bring it back to the next workshop. This plan will be refined until a consensus is reached by the committee. There is no water/sewer in this area for the town. It is possible that Palm Bay could serve this area. There is no drainage outfall; drainage is along Osage. While doing an inspection, Mr. Stephenson looked all along Babcock Street up to I-95 and found nothing. This drains into the I-95 system.

Mr. Mills stated he could come up with a plan after hearing the discussion this evening. Mr. Stephenson made the suggestion that Mr. Mills speak to Grant-Valkaria with regards to Osage. Even if they are not ready to develop along this area as of yet, it would be a good idea to discuss what Malabar has in their vision for this area of town. Maybe the two towns can work together to make this area compatible.

Mayor Eschenberg made a suggestion, since everyone now has a map, for each person to mark their map with what they would like to see in this area. Bring the map back to the next workshop meeting. Once the committee has a consensus, they will have Mr. Mills work up a few options for the committee to review. Mr. Mills stated he would work on some ideas for the Babcock Street and Malabar Road areas for the committee.

Mr. Vail asked that staff have the map of Malabar and the aerials from the County available for the next meeting. This should be a power point presentation so that everyone can see what area is being discussed.

There being no further discussion, **MOTION: Krieger/Reilly to adjourn.** This meeting adjourned at 9:00 pm.

By: 

Mayor Thomas Eschenberg, Chair

ATTEST: 

Date: 3/5/07