

MALABAR COUNCIL WORKSHOP MEETING

April 24, 2017

7:30 PM

This meeting of the Malabar Town Council was held at the Malabar Town Hall, 2725 Malabar Road, Malabar, Florida.

A. CALL TO ORDER:

The meeting was called to order at 7:30 pm by Chair Mayor Reilly. Prayer & Pledge were said by Council Chair, Mayor Patrick T. Reilly.

B. COUNCIL:

COUNCIL CHAIR:

MAYOR PATRICK T. REILLY

VICE-CHAIR:

STEVE RIVET

COUNCIL MEMBERS:

GRANT BALL, arrived 7:45pm

LAURA MAHONEY, excused

DICK KORN

RICHARD KOHLER

ADMINISTRATOR

DOUG HOYT, excused

CLERK/TREASURER:

DEBBY FRANKLIN

C. WORKSHOP ACTION: DISCUSSION ON R/LC - Definition

Chair introduced the revised maps that were changed during the last workshop. Chair said on the revised Power Point he has shown the existing homes as "x" on the "proposed" side of the maps. On Page 11, he changed the area within the Oakmont Preserve subdivision currently labeled as RR to Conservation since the platted subdivision required the 23-acre site to be platted as the "wetland conservation" area of the subdivision.

General discussion supported the changes made by the Chair. The consensus of Council was that having the commercial areas on the arterials does not take away from the "Rural" character of the Town, it preserves it.

CM Ball discussed Highway 1 and the lack of customers on the east side of highway. That is why Highway 1 will/can not develop as a highly commercial area. He referred to the shopping center at Pt Malabar that eventually dissolved due to lack of customers. CM Korn said even rural communities have business districts. He cited several rural communities he was familiar with smaller populations, rural residential developments but they all have a business district.

Then they went through Maps

Map pg 1 - good

Map pg 2 - good

Map pg 3 - good

Map pg 4 - good

Map pg 5 Mayor read Vail's request to leave the depth at 1,320 but provide a requirement of 300' on south side to be a "buffer." General discussion about this but consensus was to leave as revised to 660' with a dual land use designation.

Map pg 6 - see comments above.

Map pg 7 - good

Map 8 - good with change on south side change depth to 660'

Map 9 - Mayor to change RR to Conservation on the portion of Oakmont designated as wetland conservation as pointed out by CM Kohler.

Maps 10 - good

Map 11 - Changed the RR to Conservation within the Oakmont Subdivision

Map 12 - parcel identified as RR should be Conservation – fixed – see Maps 13 and 14.

Map 13 - good

Map 14 - good

Franklin had also mentioned the CM Korn said the Council proposal needs to have consistency. CM Rivet is very happy with what council had come up with – with his concerns addressed on the deep lots.

Chair said re: density, 6 units with water and sewer and 4 units without water and sewer. He has posed the question do they want to rethink what they previously decided. CM Ball said this is what – only on those corridors.

CM Rivet had concern with higher density next to RR. To allow more commercial along the three corridors. CM Ball said to be truthful, they need to provide for commercial development along the main arteries to retain and support the rural residential areas. They all want to keep Malabar Rural Residential but they need to provide for commercial development along the corridors.

Chair said what about two buildings with two stories. Consensus of council to permit this. Same stipulation as stated earlier – 4 units per acre without water and sewer and 6 units per acre with water and sewer.

Chair said we will have a public hearing and people will question why they are doing this and they need to hear the same information from all of council. There will also be accusations that Council increased the density to harm the rural areas. They need to be united with their replies to these questions.

Revisions will be ready for Council Action at the May 15, 2017 council meeting. Then there will be a Public Hearing date set.

Chair Reilly, without objection, adjourned the meeting at 8:30 pm.

BY: Patrick T. Reilly
Mayor Patrick T. Reilly, Council Chair

ATTEST:

Debby Franklin
Debby Franklin, C.M.C.
Town Clerk/Treasurer

Approved: RTCM 5/1//2017