

MALABAR COUNCIL WORKSHOP MEETING
December 05, 2019 1:30 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 1:30 pm with P&P led by Chair Mayor Reilly.

B. COUNCIL:

COUNCIL CHAIR:	MAYOR PATRICK T. REILLY
VICE-CHAIR:	STEVE RIVET
COUNCIL MEMBERS:	GRANT BALL
	BRIAN VAIL
	DAVID SCARDINO, excused
	DANNY WHITE
MANAGER:	MATT STINNETT
ATTORNEY:	KARL BOHNE
ENGINEER:	MORRIS SMITH
BLDG DEPT MANAGER:	DENINE SHEREAR
DEPUTY CLERK:	RICHARD KOHLER
CLERK/TREASURER:	DEBBY FRANKLIN

C. ROAD WORKSHOP Continued from 7/29/19

Chair turned over to Clerk.

Clerk reminded Council of Attorney's findings presented on 7/29/19. Town must be able to defend their requirement for right-of-way dedications. Attorney had suggested Council consider a review and possible reclassification of road types, widths and definitions of the reasons for the improvements. The improvements do have a value. If challenged, the requirement for the dedication must be able to show that it is tied to a public improvement.

From July WS, Council directed staff to measure the road widths and make recommendations for changes to requirements and classifications. Local streets are lanes and generally serve 2 to 12 driveways with the average being six. LaCourt and Eva Lanes are exceptions as they were lanes that were converted to collectors. The current widths for unpaved roadways vary from 10 to 19 feet. In keeping with the rural character of Malabar, would Council consider a reduced right-of-way width that would still provide for drainage but require a narrower travelway.

In reviewing some planning references, it was suggested that narrower roadways and a corresponding requirement for trees along the roadway would better enhance the rural character of Malabar.

Required in Code

Recommendation:

Local unpaved road right-of-way width requirement is 60'

reduce to **25'** & 50'(lanes)

- There are no known local streets that comply

Minor collector paved road right-of-way width requirement is 70' reduce to **50'** (Atz, Hall)

- Hall, Atz, Benjamin and Old Mission are all 50' or less in ROW width

Major collector paved road right-of-way width requirement is 100' reduce to **70'** (Weber, Corey)

- Corey and Weber are both at 70' – Marie is at 50' – 70'
- Corey and Marie north of Malabar should not be major collectors.

Arterials – remain at 150' (Babcock, Malabar, US 1)

The actual roadway width would follow the requirements referenced in the road improvement package which have already been adopted.

Clerk said changing the classifications would need to be changed in both the LDC and also the Comp Plan. Council can direct staff to start working on these changes acknowledging that the Comp Plan amendment would take six months minimum. Council can start with the LDR.

Variance language – reinsert into street improvement code (Chap 13) and add requirements:

- Requirement to record Order stipulating the parcel will be responsible for future road improvement fair share cost
- Requirement to pave if roadway to that point has been paved
- Requirement for road bond for future needs?

Council discussed BOA variance vs. a waiver by Council. After discussion, staff was directed to draft the ordinance to call it a waiver and leave authority with Council – not a variance for BOA.

Chair Reilly, without objection, adjourned the workshop meeting at 2:43pm.

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

(seal)

ATTEST:

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

Approved: 1/14/2020