

TOWN OF MALABAR
PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY JUNE 26, 2013
7:30 PM
MALABAR COUNCIL CHAMBER
2725 MALABAR ROAD
MALABAR, FLORIDA

AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE**
- B. ROLL CALL**
- C. ADDITIONS/DELETIONS/CHANGES**
- D. CONSENT AGENDA :**
 - 1. Approval of Minutes** Planning and Zoning Meeting – 06/12/2013
Exhibit: Agenda Report No. 1
Recommendation: Motion to Approve
- E. PRESENTATION:**
 - 2. Mr. Paladin and Mr. Richard Kern to Introduce Proposed Project for ALF**
on 19+/- acres located on Highway 1 - "RM-6" Multiple-Family High-Density Residential Development
- F. ACTION:**
- G. DISCUSSION:**
 - 3. Code Requirements for Assisted Living Facilities**
Exhibit: Agenda Report No. 3
Recommendation: Discussion
- H. ADDITIONAL ITEMS FOR FUTURE MEETINGS:**
- I. PUBLIC:**
- J. OLD BUSINESS/NEW BUSINESS:**
- K. ADJOURN**

NOTE: THERE MAY BE ONE OR MORE MALABAR ELECTED OFFICIALS ATTENDING THIS MEETING.

If an individual decides to appeal any decision made by this board 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 proceedings is made (Florida Statute 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 Town's ADA Coordinator at 321-727-7764 at least 48 hours in advance of this meeting.

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 1
Meeting Date: June 26, 2013

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Approval of Minutes

BACKGROUND/HISTORY:

The minutes must reflect the actions taken by the Board:

- Who made the Motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader the understanding of how the Board came to their vote. It is not verbatim and some editing is done to convey the thought. People do not speak the way they write.

ATTACHMENTS:

Draft minutes of P&Z Board Meeting of June 12, 2013 **(will be ready on 6/22/13)**

ACTION OPTIONS:

Secretary requests approval of the minutes.

TOWN OF MALABAR

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO. 2
Meeting Date: June 26, 2013

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Introduction to Proposed Project for ALF

BACKGROUND/HISTORY:

Staff has had a request to introduce a project for an assisted living facility to be built on Highway 1. The current Land Use and Zoning is RM-6. Mr. Paladin came before this Board on June 12, 2013 and submitted a speaker card and spoke briefly concerning his project on a vacant parcel with approx. 19+/- acres.

ATTACHMENTS:

- Conceptual Site Plan for Town of Malabar
- Email from Rick Kern to Denine Sherear (dated June 18, 2013)
- Property Appraisers Information concerning the 19+/- acres

ACTION OPTIONS:

Discussion Only

Denine Sherear

From: Rick RK [rick@rkcivildesign.com]
Sent: Tuesday, June 18, 2013 10:35 PM
To: Denine Sherear
Cc: Joseph Paladin; gary parris
Subject: Planning and Zoning hearings on ALF's
Attachments: ALF MATRIX.xls; Malabar-ALF-1.pdf



DENINE

Attached is a concept plan for an Assisted Living Facility which Mr. Paladin would like the P+Z board to look at as a proposed ALF project in Malabar. At this time we are not seeking any formal review of the plan. It is only being provided to assist the board in writing the new zoning code revisions for ALF's. This project can help them see how the code changes might apply to a real project in the town.

It is 19 acres, 285 units, 3 stories, 35' high,
It is based on 2.5 beds per unit x 6 units per acre x 19 acres = 285 units.

I have also included a spreadsheet which shows a comparison among
Indian River county
Palm Bay
Melbourne
and the number of beds the proposed 19 acre project would be allowed in each city or county .

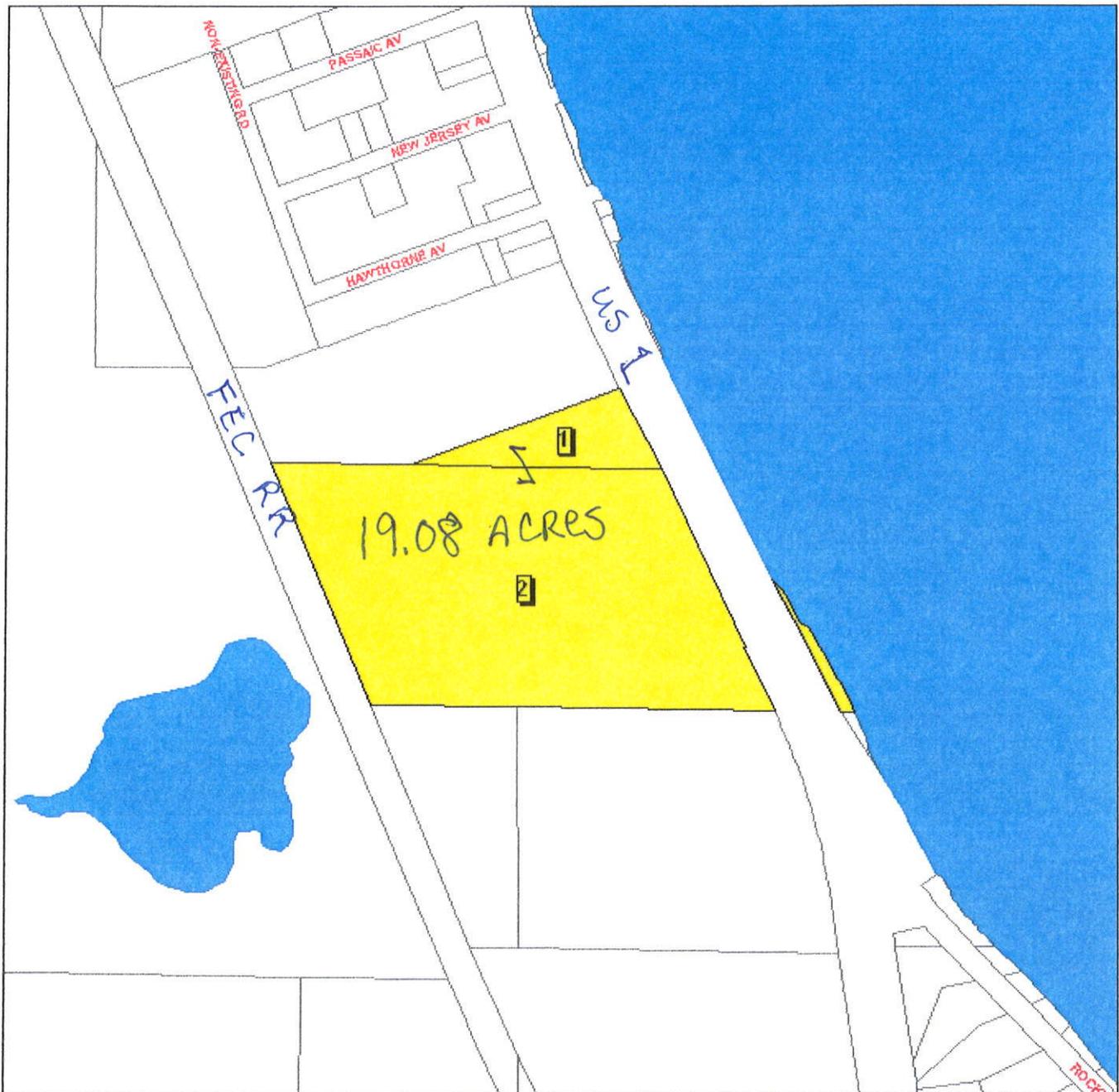
I will also forward regulations from each city to you each as a separate email for clarity.

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Richard J. Kern, P.E.
R.K. Engineering and Associates of Brevard, Inc.
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Suite 130 Unit 220
Melbourne, Florida 32940

321-253-9595
321-253-6434 fax
321-544-7466 cell

rick@rkcivildesign.com email

Dana Blickley, CFA
Brevard County Property Appraiser - MAP SEARCH



Zoom To	Account	Owner Name	Property Address	ParcelID
1	2953282	MALBEC INVESTMENTS LLC		29-38-05-00-00251.0-0000.0
2	2953285	MALBEC INVESTMENTS LLC		29-38-05-00-00502.0-0000.0