

TOWN OF MALABAR
PLANNING AND ZONING ADVISORY BOARD
REGULAR MEETING
WEDNESDAY AUGUST 10, 2016
7:30 PM
MALABAR COUNCIL CHAMBERS
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 – 07/27/2016not ready
Exhibit: Agenda Report No. 1
Recommendation: Request Approval
- E. PUBLIC HEARING:**
 - 2. Conditional Use Permit Application – Private Horse Training & Boarding Facility, 2955 Lett Lane, Malabar, Applicant Meghan Wolfgram**
Exhibit: Agenda Report No. 2
Recommendation: Action
- F. ACTION:**
 - 3. Recommendation to Council - Five-year Capital Improvement Plan- 2016**
Exhibit: Agenda Report No. 3
Recommendation: Action
- G. DISCUSSION:**
- H. ADDITIONAL ITEMS FOR FUTURE MEETING**
- 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: August 10, 2016

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 July 27, 2016 not ready

ACTION OPTIONS:

Secretary requests approval of the minutes.

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: August 10, 2016

Prepared By: Denine Sherear, P&Z Board Secretary

SUBJECT: Conditional Use Permit Application for a Private Horse Training and Boarding Facility, 2955 Lett Lane, Malabar, FL 32950- Applicant Meghan Wolfgram.

BACKGROUND/HISTORY:

The CUP application was submitted to the Town Clerk on May 23, 2016, and reviewed for completion. This use is provided for in Article VI of the Land Development Code. A radius package from Brevard Planning and Zoning was received for a distance of 500' from the perimeter of the property and 34 courtesy notices were sent out on 07-27-16. We have received no comments back to date.

The owner, Meghan Wolfgram is requesting a private small-scale horse training & boarding facility. As Meghan states in her letter (included in her application), this is her home and will not be open to the general public. The current site is existing and presently zoned RR-65 (Rural Residential), it is a total of 5.74 acres, but with ROW it is 6+/- acres. This request is in concurrence with the rural nature of Malabar.

ATTACHMENTS:

- Application for CUP by Meghan Wolfgram submitted 5/23/2016
- Letter submitted by applicant date stamped 5/23/2016
- Site Plan of existing property
- Brevard County Property Appraisers: Map of property & information for property.
- Radius Map Information
- Public Notice Information
- Article VI-Conditional Use Requirements & Article III District Provisions
- Building Official Comments
- Black folder with information submitted by applicant (Letter, existing site plan enlarged & small copy)

ACTION OPTIONS:

Recommendation to Council

TOWN OF MALABAR
2725 Malabar Road, Malabar, FL 32950
Tel. 321-727-7764 x 14



APPLICATION FOR CONDITIONAL USE PERMIT

Before completing this application please refer to Malabar Land Development Code
- Article VI Conditional Use and Special Exception Use Criteria
- Articles VII Site Plan Review & VIII Surface Water Management

This application must be completed, with required attachments listed below, and returned to the Town Clerk's office.

Name of Applicant(s) Meghan Wolfgram Tel (321) 412-7143
E- Mail Address: MeghanRWolfgram@gmail.com
Mailing
Address: 2955 Lett Ln, Malabar, FL 32950

Owner of Property: Meghan Wolfgram, Russell Wolfgram, Maria Wolfgram
Legal description of property covered by application:
Township 29 S, Range 37 E, Section 10, Lot/Block —, Parcel 528, 571, 572
Subdivision _____ Present zoning classification RR-65 Other _____
Legal _____ Acreage 6
Property Address 2955 Lett Ln, Malabar, FL 32950

Intended use for property: **BE VERY SPECIFIC**

PRIVATE HORSE TRAINING AND BOARDING FACILITY

The intended use for the property will be for the training and boarding of horses and the instruction and training of both horses and riders, primarily for English riding and competition. This small-scale facility will cater to a select group of clients, and as such, it will operate in a respectful manner in regards to neighbors and the community. The facility itself is positioned in a manner within the property such that it does not create any visual disturbance when viewed from Lett Ln. Noise associated with the facility is also minimal. A buffer of natural vegetation is located around all edges of the property. Traffic will also be minimal as the boarding and training of horses at this facility will be a private and limited enterprise.

Fees:

Conditional Use -\$175.00 which includes, advertising, administrative time and mailing.
Any additional costs* shall be paid by the applicant.

Site Plan Fee- \$ 300.00 for the first acre, plus \$50.00 per acre or portion thereof over the first acre

(*Additional costs may include, but are not limited to, engineering fees, attorney fees, etc.)

Required attachments to be submitted – 10 paper copies and one (1) electronic copy:

Completed application, including Disclosure of Ownership (Pages 1 & 2)

Payment of \$ 725.⁰⁰, in **check or money order** payable to the Town of Malabar.

Site plan showing all required improvements, landscape buffering, storm water, fire protection, parking, ingress, egress, dust abatement, solid waste removal plan.

Meghan Wolfgram

5/23/16

Signature of Applicant(s)

Date

TOWN OF MALABAR
APPLICATION FOR CONDITIONAL USE

Where the property is not owned by the applicant, a letter/letters must be attached giving the notarized consent of the owner/owners to the applicant to request a site plan review of the property.



Please complete only one of the following:

~~I/we, _____, being first duly sworn, depose and say that I/we, am/are the **legal representative(s)** of the Owner or Lessee of the property described, which is the subject matter of this application; that all of the answers to the questions in said application, and all data and matter attached to and made a part of said application are honest and true to the best of my/our knowledge and belief.~~

~~_____
Applicant(s) _____ Date~~

~~Sworn and subscribed before me this _____ day of _____, 20_____.~~

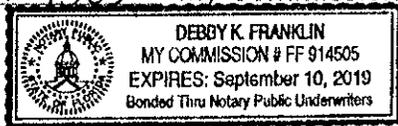
~~Notary Public, State of Florida
Commission No. _____ My Commission Expires _____.~~

I/we, Meaghan Wolfram, being first duly sworn, depose and say that I/we, am/are the Owner(s) of the property described, which is the subject matter of this application; that all of the answers to the questions in said application, and all data and matter attached to and made a part of said application are honest and true to the best of my/our knowledge and belief.

Meaghan Wolfram _____ 5/23/16
Applicant(s) _____ Date

Sworn and subscribed before me this 23 day of MAY, 2016.

Debby K. Franklin
Notary Public, State of Florida
Commission No. FF914505 My Commission Expires 9/10/19.



Private Horse Training and Boarding Facility

Meghan Wolfgram – 2955 Lett Ln, Malabar, FL 32950 – (321) 412-7143



Conditional Use Permit:

The intended use for the property is for it to be a private, small-scale facility. It will cater to a select group of clients, and as such, it will operate in a respectful manner in regards to neighbors and the community.

This facility is NOT intended to be a public riding facility. It is the owner's private home and will not be open to the general public. Any and all training, boarding etc. done at the property will be in keeping with the quiet nature and small scale of the facility itself. Everything shown on the site plan currently exists on the property, including a permanent, three-stall barn, and fully fenced, sizeable pastures.

Background:

Born and raised in Brevard County, Meghan Wolfgram is an alumnus of the Brevard County 4-H Horse program and has been active with the local USDF Group Member Organization, Dancing Horse Dressage, for many years. She has a total of 16 years of riding experience, and has been a professional rider and trainer for 7 years. She spent a year living in Germany riding and training dressage as a participant of the Congress Bundestag Youth Exchange, a scholarship program funded jointly by the United States Congress and the German Bundestag. After returning to the States, she received a Bachelor's Degree from DePauw University where she graduated Cum Laude in 2011. She continues to help today's 4-H youth in their equestrian endeavors.

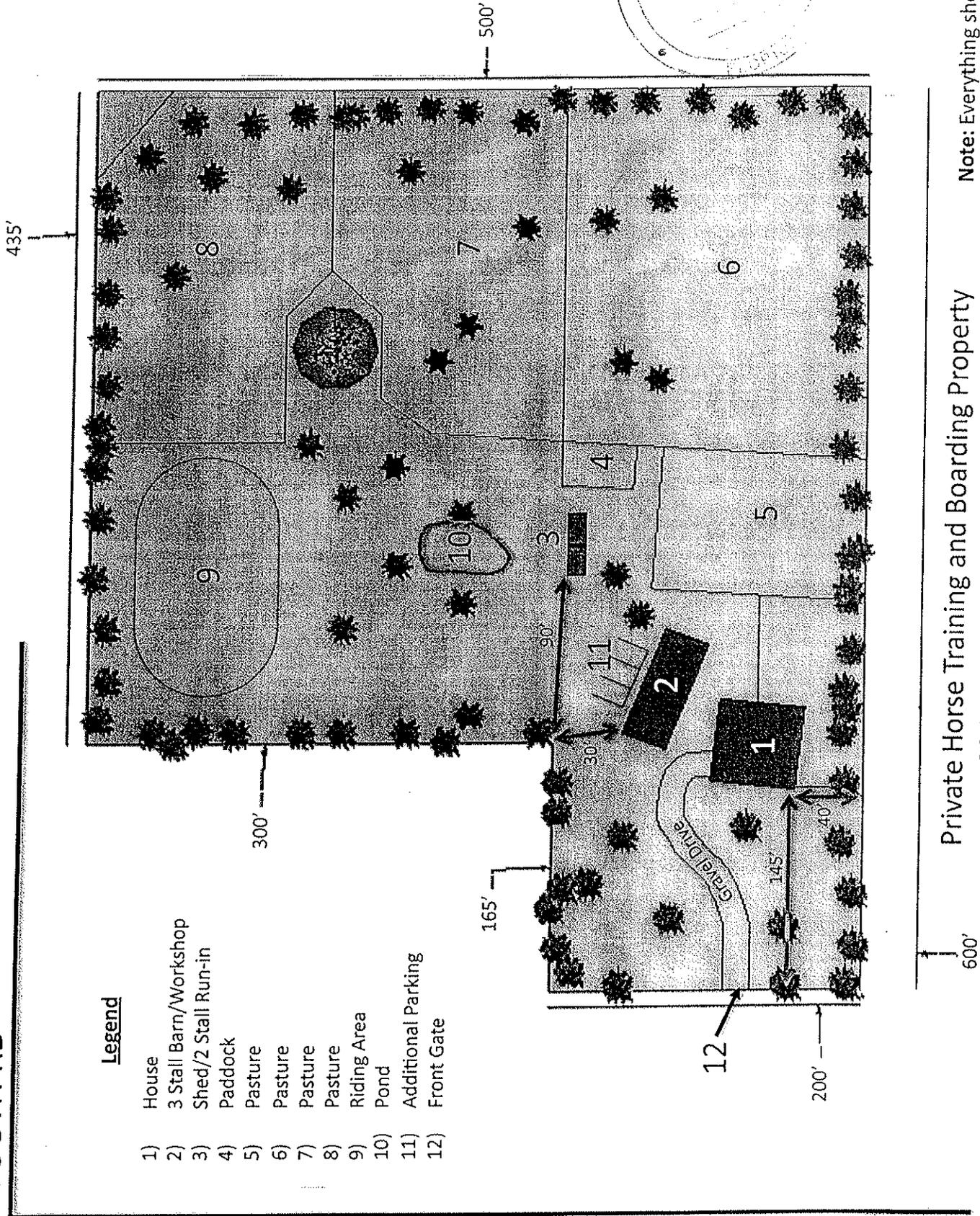
The property at 2955 Lett Ln has a rich equine background of its own. The Foley family originally built the home and barn on the property. Their daughter, Alanna Foley, was also an active member in 4-H, and was even recognized by the Town of Malabar in 2002 for her outstanding equestrian accomplishments.

BOOTH RD

LETT LN

Legend

- 1) House
- 2) 3 Stall Barn/Workshop
- 3) Shed/2 Stall Run-in
- 4) Paddock
- 5) Pasture
- 6) Pasture
- 7) Pasture
- 8) Pasture
- 9) Riding Area
- 10) Pond
- 11) Additional Parking
- 12) Front Gate



Private Horse Training and Boarding Property
 2955 Lett Ln, Malabar, FL 32950

Note: Everything shown on
 the property is pre-existing

Dana Blickley, CFA

Brevard County Property Appraiser - MAP SEARCH



WEBSITE IN DEVELOPMENT - NOT ALL FEATURES FULLY FUNCTIONAL - [READ MORE \(/News.aspx?i=newwebsite\)](#) [VISIT ORIGINAL WEBSITE \(https://legacy.bcpao.us\)](https://legacy.bcpao.us)

Property Search

Brevard County Property Appraiser

[Rate This Page](#)

Dana Blickley, CPA



Last Modified: 6/5/2016 1:34:00 AM

Details

[Basic](#) | [Advanced](#) | [Tangible](#) | [Results](#) | [Details](#) | [Map](#)

Account: 2931431

Owners:	Wolfgram, Russell; Wolfgram, Maria; Wolfgram, Meghan
Site Address:	2955 Lett Ln Malabar FL 32950
Mail Address:	2955 Lett Ln Malabar FL 32950
Parcel ID:	29-37-10-00-566
Taxing District: (Lookup.aspx?table=millagecodes)	3420 - Molabar
Exemptions: (Lookup.aspx?table=exemptions)	HEX1 - Homestead First \$25,000 HEX2 - Homestead Additional \$25,000
Property Use: (Lookup.aspx?table=usecodes)	0110 - Single Family Residence
Subdivision:	N/A



Value

Category	2015	2014	2013
Market Value:	\$213,440	\$155,490	\$141,780
Agricultural Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$205,420	\$136,050	\$134,040
Assessed Value School:	\$205,420	\$136,050	\$134,040
Homestead Exemption:	\$25,000	\$25,000	\$25,000
Additional Homestead:	\$25,000	\$25,000	\$25,000
Other Exemptions:	\$0	\$0	\$0
Taxable Value Non-School:	\$155,420	\$86,050	\$84,040
Taxable Value School:	\$180,420	\$111,050	\$109,040

Home (/Home.aspx)

RESEARCH | EXEMPTIONS | TANGIBLE | FORMS | GENERAL | CONTACTS

Date	Price	Type	Parcel	Deed
11/15/2014	\$84,200	GC (Lookup.aspx?table=deedTypes)	Improved	7311/0834 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=7311&Page=834)
04/11/2014	\$284,000	WD (Lookup.aspx?table=deedTypes)	Improved	7117/1290 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=7117&Page=1290)
03/31/2014	\$284,000	WD (Lookup.aspx?table=deedTypes)	Improved	7117/1288 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=7117&Page=1288)
07/30/2009	\$280,000	WD (Lookup.aspx?table=deedTypes)	Improved	6008/1917 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=6008&Page=1917)
07/22/2004	\$370,000	WD (Lookup.aspx?table=deedTypes)	Improved	5348/4339 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=5348&Page=4339)
10/01/1998	\$93,600	04 (Lookup.aspx?table=deedTypes)	Improved	3916/1487 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=3916&Page=1487)
05/01/1997	\$93,000	99 (Lookup.aspx?table=deedTypes)	Improved	3677/0136 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=3677&Page=136)
10/15/1986	\$14,000	WD (Lookup.aspx?table=deedTypes)	Vacant	2752/2089 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=2752&Page=2089)
07/15/1982	\$5,000	WD (Lookup.aspx?table=deedTypes)	Vacant	2384/2322 (http://web1.brevardclerk.us/oncoreweb/ShowDetails.aspx?BookType=O&Book=2384&Page=2322)

Buildings

Property Data Card #1

Bldg. Use: (Lookup.aspx?table=usecode) 0110 - Single Family Residence

Year Built: 1987

[Legacy Bldg. Sketch (https://legacy.bcpao.us/asp/list_drawings.asp?taxacct=2931431)]



BUILDING DETAILS

Exterior Wall:	Brick, Cedar B & RESEARCH EXEMPTIONS TANGIBLE FORMS GENERAL CONTACTS
Frame:	Wood Frame
Roof:	Asph/Asb Shngl
Roof Structure:	Hip/Gable

BUILDING SUB-AREAS

Description	Square-Feet
Base Area 1st	2,124
Garage	380
Open Porch	74

BUILDING EXTRA FEATURES

Description	Units
Carport: Average	260
Paving: Stone	253
Patio: Concrete	81
Patio: Concrete	160
Outbuilding: Average	992
Covered Patio: Low	496
Fireplace	1

Land	
Total Acres:	5.74
Site Code: (Lookup.aspx?table=sitecodes)	0001 - No Other Code Appl.
Short Description:	N 1/4 Of Lot 10 Of Pk 1 Pg 165 Ex W 200 Ft, E 25 Ft & N 35 Ft Also Incl N 200 Ft Of S 3/4 Of Lot 10 Of Pk 1 Pg 165 Exc W 25 Ft & E 25 Ft Pars 528, 571, 572

MISSION | VISION | DISCLAIMER

Quick Links

- [Online Homestead \(https://legacy.bcpao.us/asp/hxWelcome.asp\)](https://legacy.bcpao.us/asp/hxWelcome.asp)
- [Online Tangible Property \(/tangible.aspx?l=onlineIpp\)](/tangible.aspx?l=onlineIpp)
- [Online Property Search \(/propertysearch\)](/propertysearch)
- [Online Map \(\)](#)
- [Agriculture \(/agriculture.aspx?l=definition\)](/agriculture.aspx?l=definition)
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- [Job Opportunities \(http://jobs.bcpao.us\)](http://jobs.bcpao.us)
- [Important Dates \(/General.aspx?l=importantdates\)](/General.aspx?l=importantdates)

Outside Links

- [Browsers >](#)
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- [State Government >](#)
- [County Government >](#)
- [City Government >](#)
- [Brevard County - Bing Maps \(http://www.bing.com/maps/preview?&ly=30&q=Brevard%2c%20Florida%2c%20United%20States&satid=id.sld%3af5a13461-491c-af38-7acf-5bc5498bad64&vdp\)](http://www.bing.com/maps/preview?&ly=30&q=Brevard%2c%20Florida%2c%20United%20States&satid=id.sld%3af5a13461-491c-af38-7acf-5bc5498bad64&vdp)
- [Brevard County - Google Maps \(https://www.google.com/maps/place/Brevard+County,+FL/@28.306727,-80.7168142,160256m/data=!3m1!1e3!4b!14m2!3m1!1s0x88ddfabc3bfd766d:0x3291\)](https://www.google.com/maps/place/Brevard+County,+FL/@28.306727,-80.7168142,160256m/data=!3m1!1e3!4b!14m2!3m1!1s0x88ddfabc3bfd766d:0x3291)
- [Brevard County - Wikipedia \(http://en.wikipedia.org/wiki/Brevard_County,_Florida\)](http://en.wikipedia.org/wiki/Brevard_County,_Florida)

Select Language

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Contact Us >



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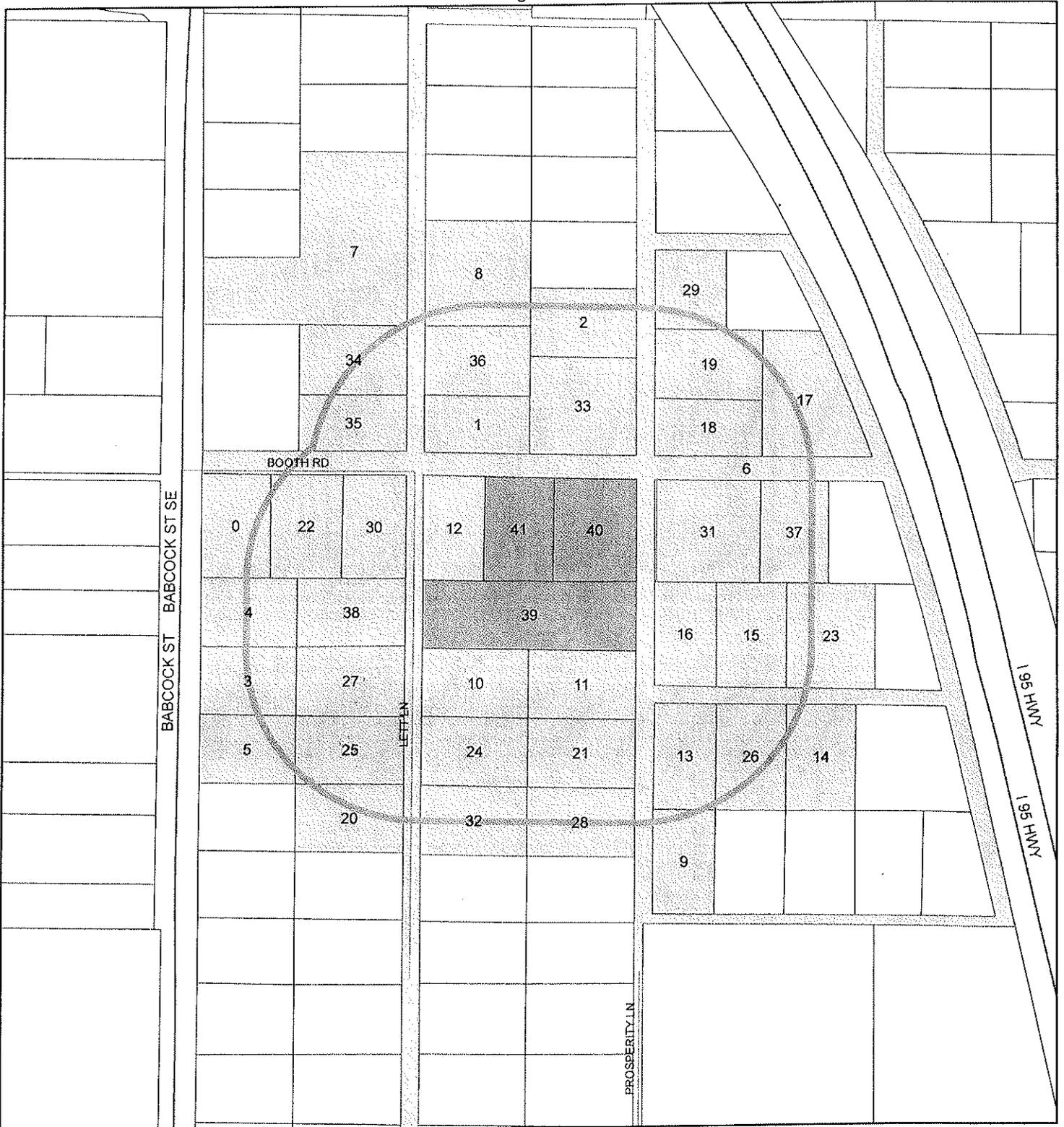
(https://www.ssllabs.com/ssltest/analyze.html?d=www.bcpao.us)

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RADIUS MAP

WOLFGRAM, RUSSELL

wolfgram500



1:4,800 or 1 inch = 400 feet

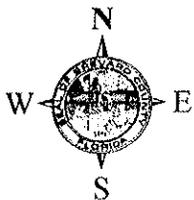
Buffer Distance: 500 feet

Buffer

 Subject Property

 Notify Property

 Parcels



This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

WOLFRAM, Meghan

ANJO OF BREVARD INC
1765 SANDY CREEK LANE
MALABAR FL 32950-0000

BACKOS, NICHOLAS
BACKOS, THOMAS ESTATE
16585 KYLA DRIVE
CLINTON TWP MI 48038-1986

BARTHOLF, JACK BURNELL TRUSTEE
441 N HARBOR CITY BLVD #C-15
MELBOURNE FL 32935-0000

BILL WILSON PROPERTIES
4520 BABCOCK ST
PALM BAY FL 32905-0000

BREVARD WORSHIP CENTER INC
6825 BABCOCK ST SE
MALABAR FL 32950-0000

CAMPBELL, PETER A
2 LEIGHTON CT
MELVILLE NY 11747-0000

CAMPBELL, ROBERT MARTIN
2985 LETT LN
MALABAR FL 32950-0000

CLICK, SANDRA FAYE
SPARKS, JEANNE
2925 LETT LANE
MALABAR FL 32950-0000

DANIELS, SHEILA G
3732 MANITOBA WAY
ROCKLEDGE FL 32955-6074

DAVILMAR, GUILENE
143 DRISKELL ST NE
PALM BAY FL 32907-0000

DIEUJUSTE, NICLASSE
DORCELUS, BERCLINE H/W
14533 FENNEY CT
JACKSONVILLE FL 32258-5120

FLEUR, JEAN S
CASIMIR, MARIE J H/W
4377 SW CALAH CIR
PORT ST LUCIE FL 34953-0000

FLORIDA, STATE OF (DOT)
719 S WOODLAND BLVD
DELAND FL 32720-6834

FLORIDA, STATE OF (DOT)
719 S WOODLAND BLVD - MS 551
DE LAND FL 32720-6834

FOTI, DOMINIC
3080 LETT LANE
MALABAR FL 32950-0000

GUILES, HAROLD JR
GUILES, LINDA D H/W TRUSTEES
2537 SOUTHOVER DR NE
PALM BAY FL 32905-0000

HEDBERG, JAY B
HEDBERG, DONNA H/W
45 BOOTH RD
MALABAR FL 32950-0000

MAK, ROM M
KOEUN, ROEUY H/W
1048 ALTAMIRA ST NW
PALM BAY FL 32907-2754

MAXWELL, CHAD
3035 LETT LANE
MALABAR FL 32950-0000

MILLS, ROBERT L TRUSTEE
106 WEST OGEECHEE STREET
SYLVANIA GA 30467-0000

MIM, KHOM
1949 JACKSON AVE
MELBOURNE FL 32935-0000

OCASIO, AUDREA
2980 LETT LANE
MALABAR FL 32950-0000

OXFORD FINANCE COMPANIES INC, THE
1127 CONGRESS ST
NEW ORLEANS LA 70117-0000

PALERMO, LEON V
PALERMO, SUSAN L H/W
106 BUTTER ROAD
PALERMO NJ 08230-0000

PAPPAS, ANDREW T II
75 BOOTH ROAD
MALABAR FL 32950-0000

SEELEE INC
3336 PENINSULA CIRCLE
MELBOURNE FL 32940-0000

SMUTKO, CHARLES A
SMUTKO, JOSEPHINE S H/W
3085 LETT LANE
MALABAR FL 32950-0000

ST JEAN, FRANTZCIA
1856 JACOBIN ST NW
PALM BAY FL 32907-0000

wolfgram500
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TABONE, SALVATORE
5236 PEBBLE BEACH BLVD
WINTER HAVEN FL 33884-0000

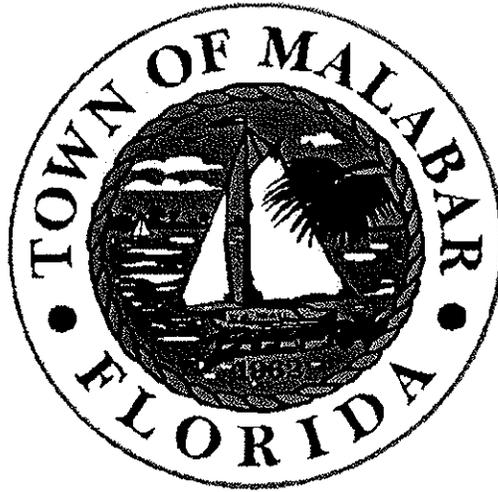
TRASK, HARRY F
825 HAWSER ST NE
PALM BAY FL 32907-0000

VACHRIS, SUSAN M
501 COCONUT ST SE
PALM BAY FL 32909-0000

WILKINS, GARY D
WILKINS, SOFIA H/W
829 ELLICOTT CIR NW
PORT CHARLOTTE FL 33952-3914

WOLFGRAM, RUSSELL
WOLFGRAM, MARIA
2955 LETT LN
MALABAR FL 32950-0000

WOLFGRAM, RUSSELL
WOLFGRAM, MARIA H/W
2955 LETT LANE
MALABAR FL 32950-0000



PUBLIC NOTICE

CASE NO. CUP-1-2016

The Public Hearings will be conducted at:
Town of Malabar Council Chambers
2725 Malabar Road

Planning and Zoning Board Meeting:
Wednesday, AUGUST 10, 2016 @ 7:30 pm

Town Council Meeting:
Monday, AUGUST 15, 2016 @ 7:30 pm

APPLICANT: MEGHAN WOLFGRAM

REQUEST: CONDITIONAL USE FOR PRIVATE HORSE
TRAINING & BOARDING FACILITIES ON SIX (6) ACRES
IN RR-65 ZONING AT 2955 LETT LANE, MALABAR, FL
AKA PARCEL ID 29-37-10-00-566

FOR MORE INFORMATION
CONTACT THE BUILDING DEPARTMENT
AT (321) 727-7764 X 14

WOLFGRAM, Meghan

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MALABAR FL 32950-0000

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DELAND FL 32720-6834

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MALABAR FL 32950-0000

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GUILLES, LINDA D H/W TRUSTEES
2537 SOUTHOVER DR NE
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HEDBERG, DONNA H/W
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MALABAR FL 32950-0000

MAK, ROM M
KOEUN, ROEUY H/W
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MALABAR FL 32950-0000

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MALABAR FL 32950-0000

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NEW ORLEANS LA 70117-0000

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PALERMO, SUSAN L H/W
106 BUTTER ROAD
PALERMO NJ 08230-0000

PAPPAS, ANDREW T II
75 BOOTH ROAD
MALABAR FL 32950-0000

PEELEE INC
336 PENINSULA CIRCLE
MELBOURNE FL 32940-0000

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SMUTKO, JOSEPHINE S H/W
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MALABAR FL 32950-0000

ST JEAN, FRANTZCIA
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PALM BAY FL 32907-0000

wolfgram500
page2

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825 HAWSER ST NE
PALM BAY FL 32907-0000

ACHRIS, SUSAN M
501 COCONUT ST SE
PALM BAY FL 32909-0000

WILKINS, GARY D
WILKINS, SOFIA HW
829 ELLICOTT CIR NW
PORT CHARLOTTE FL 33952-3914

WOLFGRAM, RUSSELL
WOLFGRAM, MARIA
2955 LETT LN
MALABAR FL 32950-0000

WOLFGRAM, RUSSELL
WOLFGRAM, MARIA HW
2955 LETT LANE
MALABAR FL 32950-0000



Sent Via Email: brelegals@gannett.com

July 26, 2016

Please place the following legal ad two times on **Thursday, July 28, 2016 and Thursday, August 4, 2016**. Please put the heading in **BOLD** font. This ad does NOT qualify for a discount. One affidavit is all that is required. Please send proof to: TownClerk@TownofMalabar.org.

Thank you,
Debby K. Franklin
Town Clerk

**TOWN OF MALABAR
NOTICE OF PUBLIC MEETINGS**

This is a Public Notice for two (2) Public Meetings. The Town's Planning and Zoning Board, Town of Malabar, Brevard County, Florida will convene in the Town Hall, 2725 Malabar Road, Malabar, Florida on Wednesday, August 10, 2016 at 7:30 pm or as soon thereafter as the matter can be heard, to hear a request for a Conditional Use Permit and Site Plan Approval for a Commercial Stable for Limited Boarding and Private Training at 2955 Lett Lane, Township 29, Range 37, Section 10, Lot 566; approximately 6 acres in RR-65, Rural Residential Zoning. Applicant is Meghan Wolfgram. Malabar Town Council will then consider the Applicant's request and the Planning and Zoning Board's recommendation at a Public Meeting scheduled for August 15, 2016 at 7:30 pm or as soon thereafter as the matter can be heard.

The proposed project application may be inspected by the public at the Town Clerk's Office between the hours of 8:30AM and 4:30PM weekdays. Interested persons are encouraged to appear at these meetings and provide comments regarding the proposed project. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Clerk's Office, ADA Coordinator, 48 hours in advance of the meeting at 321-727-7764.
Debby K. Franklin, Town Clerk

If you received this notice then you are listed as a property owner, as shown in the records of Brevard County Property Appraiser's office, within 500' of the property identified in the site plan. This Notice is provided as required by F.S. 163.3225 and Malabar Land Development Code, Article XII, Section 1-12.2.E.8.



Sent Via Email:brelegals@ gannett.com

July 26, 2016

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Debby K. Franklin, Town Clerk

TABLE 1-6.1(B). CONDITIONAL LAND USE REQUIREMENTS



Supp. No. 21

Conditional Land Uses	Minimum Site Size	Minimum Width/Depth (feet)	Access Required to Street	Building Setback From Residential District/Nonresidential District (feet)	Parking Lot Setbacks From Adjacent Residential District/Nonresidential District (feet)	Perimeter Screening Residential District/Nonresidential District (5)	Curb Cut Controls	Other
Child Care Facilities	1 Acre	145	Paved	50/30	15/10	Type A/B	(7)	
Places of Worship	5 Acres	250	Paved	70/45	25/20	Type A/C	(7)	
Educational Institution	(1)	500	Arterial	70/45	25/20	Type A/C	(7)	
Enclosed Arcade Amusement Center/Electronic Gaming Establishment	1 Acre	120	Highway 1 and Babcock Street only	100/30	N/A	Type A/C	(7)	
Golf Courses	(2)	500	Paved	70/45	25/20	Type C/C	(7)	
Hospitals and other Licensed Facilities	5 Acres	325	Arterial	100/75	25/20	Type A/C	(7)	
Nursing Homes and Related Health Care Facilities	2 Acres	210	Paved	60/30	25/20	Type A/C	(7)	
Protective Services	(4)	120	Paved	50/30	25/20	Type A/C	(7)	
Public Parks and Recreation Areas	5 Acres	325	Paved	70/45	25/20	Type C/C	(7)	
Public and Private Utilities	N/A	120	N/A	70/30	25/20	Type A/C	(7)	
Commercial Stables	5 Acres	325	N/A	100/75	50/40	Type B/C	(7)	
Adult Entertainment	1 Acre (8, 9, 10)	120	US 1/Babcock	100/30	N/A	Type A/C	(7)	(6)
Bars and Lounges	1 Acre (8, 9)	120	US 1/Babcock	100/30	N/A	Type A/C	(7)	(6)
Marine Commercial Activities	1 Acre	120	US 1/Babcock/West Railroad Avenue	100/30	N/A	N/A	(7)	
Service Stations, Including Gasoline Sales	1 Acre (8)	145	Arterial	100/30	N/A	N/A	(7)	
Trades and Skilled Services	1 Acre (8)	145	US 1/Babcock/West Railroad Avenue	100/30	N/A	Type A/C	(7)	
Vehicular Services and Maintenance	1 Acre (8)	145	US 1/Babcock/West Railroad Avenue	100/30	N/A	Type A/C	(7)	
Wholesale Trades and Services	1 Acre	145	US 1/Babcock/West Railroad Avenue	50/30	15/10	Type A/C	(7)	

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TABLE 1-3.3(A). SIZE AND DIMENSION REGULATIONS

Zoning District	Minimum Lot (L)			Setback (ft.)			Maximum Impervious Surface Ratio (%)	Maximum Building Coverage	Minimum Open Space (%)	Maximum Density (units per acre) with Central Water and Wastewater
	Size (sq. ft.)	Width (ft.)	Depth (ft.)	Front	Rear	Side (L)				
RR-65	65,340	150	250	40	30	30	20	N/A	80	0.66
Traditional Single Family Residential Development										
RS-21	21,780	120	150	35	20	15	35	N/A	55	2.00
RS-15	15,000	100	120	30	20	15	45	N/A	55	2.804
RS-10	10,000	75	100	25	20	10	50	N/A	50	4.00
Multiple Family Residential Development										
RM-4	5 Acres Minimum Site	200	200	60	40	40	50	N/A	50	4.00
RM-5	5 acres Minimum Site	200	200	25	20	10	50	n/a	50	6
Mixed Use Development										
R/LC	20,000	100	150	25	20	10	50	n/a	50	4
				50	25	10'	65	n/a	35	6
								0.20		
Mobile Home Residential Development										
R-MH	Site: 5 Acres Lot: 7000			10	8	8	50	N/A	50	6.00
Office Development										

TOWN OF MALABAR

MEMORANDUM

Date: August 1, 2016 16-BO-016

To: P&Z Board
Memo To File

From: Daryl Munroe, Interim-Building Official 

Ref: Conditional Use Permit Application for a Private Horse Training & Boarding Facility, 2955 Lett Lane, Malabar- Comments

I reviewed the information for the Conditional Use Permit (CUP) Application and have no adverse comments concerning this CUP.

**P & Z Meeting
August 10, 2016**

Agenda Item No. 2

**Conditional Use Permit Application
(Packet Information in Black folder)**

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 3
Meeting Date: August 10, 2016

Prepared By: Denine Sherear, P&Z Board Secretary

SUBJECT: Five-year Capital Improvement Plan -2016

BACKGROUND/HISTORY:

The Board has discussed the Five-year Capital Improvement plan for the past few months and worked on list of suggestions to recommend to Council.

ATTACHMENTS:

- Five Year Plan Worksheet

ACTION OPTIONS:

Action/Recommendation to Council

