

Town of Melbourne Beach

MINUTES

PLANNING & ZONING BOARD MEETING

TUESDAY, MAY 6, 2025 @ 6:30 PM

COMMUNITY CENTER – 509 OCEAN AVENUE

Board Members:

Chairman David Campbell
Vice Chairman Kurt Belsten
Member April Evans
Member Dan Harper
Member Gabor Kishegyi

Alternate Board Members

Alternate Todd Albert
Alternate Jason Judge

Staff Members:

Town Manager Elizabeth Mascaro
Town Clerk Amber Brown

1. CALL TO ORDER

Chairman David Campbell called the meeting to order at 6:30 p.m.

2. ROLL CALL

Deputy Clerk Cyd Cardwell conducted the roll call.

Present:

Chairman David Campbell
Vice Chairman Kurt Belsten
Member April Evans
Member Dan Harper
Member Gabor Kishegyi
Alternate Todd Albert
Alternate Jason Judge

Staff Present:

Town Manager Elizabeth Mascaro
Town Planner Corey O’Gorman
Deputy Clerk Cyd Cardwell

3. APPROVAL OF MINUTES

A. April 8, 2025 minutes

Member Kurt Belsten made a motion to approve; Member April Evans seconded; Motion carried 5-0.

4. NEW BUSINESS

A. Site plan approval for 394 Riverview Lane – New single-family home

Member Gabor Kishegyi had a question about the lot being non-confirming that was answered by a previous Board of Adjustment meeting.

Chairman David Campbell confirmed that the Board of Adjustment had approved the non-conformity.

Member Gabor Kishegyi discussed the ordinance passed in March to clarify how the Town measures maximum building height and questioned whether this new construction is conforming.

Member Dan Harper said that when he went over the plans, he believed the measurements given fit within the maximum allowed.

Member April Evans asked whether the new ordinance for height had been codified.

Member Gabor Kishegyi said the ordinance was codified on March 19, 2025 and was Ordinance 2025-01.

Town Planner Corey O’Gorman said the overall height is conforming based on the new ordinance and his calculations.

Member Dan Harper said that he is unable to find the finished floor elevation on the plans.

Town Planner Corey O’Gorman confirmed that while it’s not on the plans, the survey does show the proposed finished floor elevation at 7.53’.

Member Dan Harper stated that he was unfamiliar with the flood zone requirement and asked the Town Planner for clarification.

Town Planner Corey O’Gorman advised that FEMA regulations state the minimum finished floor elevation must be base flood plus 1’.

Member Gabor Kishegyi asked for confirmation that their calculation for overall height starts with the crown of the road at 6’, finished floor elevation at 1.53’ above the crown, and then 27.1’ above that.

Town Planner Corey O’Gorman confirmed Member Gabor Kishegyi’s calculations.

Vice Chairman Kurt Belsten asked how long the variance on the property was valid for.

Town Planner Corey O’Gorman did not see an expiration listed in the final order for the variance.

Member April Evans asked if the board could approve the site plan contingent on confirmation that variance is still valid.

Town Planner Corey O’Gorman replied that he believed they could do so.

Member April Evans made a motion to approve contingent on confirmation that the variance is still valid; Member Kurt Belsten seconded; Motion carried 5-0.

- 5. PUBLIC HEARINGS
- 6. OLD BUSINESS
- 7. PUBLIC COMMENT
- 8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY

A. Update regarding courts (tennis, pickleball, etc.)

No discussion

Town Manager Elizabeth Mascaro stated that she was contacted by the Environmental Advisory Board (EAB) again about the tree ordinance; they are still working on it. She told the EAB they need to submit a plan to tell us what they want to do, and it needs to be timely and precise.

Town Manager Elizabeth Mascaro advised that the Town interviewed an individual for the Building Official vacancy and are checking his references. She also advised that the RFQ for private provider Building Official services drops Friday (05/16/2025) and will go in front of the Commission next.

- 9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS
- 10. ADJOURNMENT

Member April Evans motioned to adjourn; Member Dan Harper seconded; Motion carried 5-0.

The meeting adjourned at 6:44 p.m.



David Campbell
Chairman

ATTEST:



Cyd Cardwell
Deputy Town Clerk

