

# Town of Melbourne Beach

## MINUTES

### PLANNING & ZONING BOARD MEETING TUESDAY, JANUARY 6, 2026 @ 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:**

Interim Town Manager Lisa Frazier  
Town Clerk Amber Brown  
Building Official Jeff Parsons

#### **1. CALL TO ORDER**

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

#### **2. ROLL CALL**

Deputy Town Clerk Cyd Cardwell conducted the roll call.

#### **Present:**

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

#### **Staff Present:**

Interim Town Manager Lisa Frazier  
Town Planner Corey O’Gorman  
Building Admin Steve Freeman  
Deputy Town Clerk Cyd Cardwell

#### **Absent:**

Member Gabor Kishegyi

#### **3. APPROVAL OF MINUTES**

A. December 2, 2025 minutes

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

#### **4. NEW BUSINESS**

A. Site plan approval for 1806 Pine – new home

Member Dan Harper found all metrics on the application to be in compliance.

**Member Dan Harper made a motion to approve; Vice Chairman Kurt Belsten seconded;**

*Corey Runte – 402 Riverview Ln. – Thanked the board for their time reviewing his application and spoke about an email from Member Dan Harper from a few years ago that suggested clarifying height because of ambiguity.*

Alternate Todd Albert asked Town Planner Corey O’Gorman about a possible typo regarding a setback.

Town Planner Corey O’Gorman confirmed that there was a typo.

**Motion carried 5-0.**

- B. Site plan approval for 2003 Oak – new home

Alternate Todd Albert spoke about the plans showing the removal of an oak.

Member Dan Harper asked if there was a tree removal permit.

Town Planner Corey O’Gorman confirmed that none had been submitted.

Interim Town Manager Lisa Frazier spoke about preemption by state law stating that if the tree is in the way of the building, we cannot ask for any type of mitigation.

Member Dan Harper said to comply with state statute there should be a written report.

*Jeff Anderson – Project Architect – spoke about planting a replacement oak on the property if the Town requires it.*

**Member Dan Harper made a motion to approve contingent on replacement of the oak tree on the site; Member April Evans seconded; Motion carried 5-0.**

- C. Appointment of the 2026 Chairperson

**Vice Chairman Kurt Belsten made a motion that David Campbell remain Chairperson; Member April Evans seconded; Motion carried 5-0.**

- D. Appointment of the 2026 Vice Chairperson

**Vice Chairman Kurt Belsten made a motion to appoint April Evans as Vice Chairperson; Alternate Todd Albert seconded; Motion carried 5-0.**

E. 2026 Planning and Zoning Board meeting schedule and enabling act ordinance

A discussion ensued about Election Day and the election no longer being held in the Community Center.

**Member Kurt Belsten made a motion to accept the schedule; Vice Chairperson April Evans seconded; Motion carried 5-0.**

**5. PUBLIC HEARINGS**

**6. OLD BUSINESS**

A. Discussion on the proposed Chapter 9A: Landscaping and Trees ordinance

Interim Town Manager Lisa Frazier provided a synopsis of the history of this ordinance and introduced the revised copy with tracked changes.

Member Dan Harper proposed going page by page to discuss additional modifications.

Interim Town Manager Lisa Frazier spoke about a potentially costly requirement on page 3 of the ordinance.

Member Dan Harper agreed with Interim Town Manager Lisa Frazier's comments and changes.

Vice Chairperson April Evans also agreed.

Member Dan Harper spoke about the DBH change on page 5 and why it should be switched back to 2" versus 4".

Member Dan Harper spoke about deferring to Town Planner Corey O'Gorman's rewording on page 6.

Member Dan Harper spoke about the native plant requirement on page 7 being changed to a suggestion rather than requirement to line up with the desires of the community.

Interim Town Manager Lisa Frazier recommended instead of giving a number of plants to follow state statute about removal of trees in the way of the building.

A discussion ensued about a tree preservation plan.

Town Planner Corey O'Gorman spoke about how large the penalties seemed on page 13.

A discussion ensued about not listing species in the ordinance but instead referencing an external list.

*Curtis Byrd – 306 Surf Rd. – Spoke about the community’s desire for native plants.*

*Leslie Maloney – 1403 Pine St. – Spoke about the Town Manager’s clarifications and assumptions about the community’s desire for native plants. Also spoke about other cities’ required percentages for native plants.*

A discussion ensued about native plant percentages.

**Member Dan Harper made a motion for Town Planner Corey O’Gorman to make the adjustments spoken about and bring back a clean version for consideration next month and the native plant requirement be set at 30%;**

Vice Chairperson April Evans asked Town Planner Corey O’Gorman for a more reasonable fee schedule.

Alternate Jason Judge spoke about the fees being reasonable for the value of the tree being removed.

Interim Town Manager Lisa Frazier explained that the fees would be set by a resolution.

**Vice Chairperson April Evans seconded; Motion carried 5-0.**

Alternate Todd Albert asked if the Town had ever done a review of its public lands in reference to the native plant requirement.

Interim Town Manager Lisa Frazier spoke about the Environmental Advisory Board offering to look at our parks and do an assessment of the plants.

Member Dan Harper asked Interim Town Manager Lisa Frazier for copies of her references to the Comprehensive Plan in relation to native plants.

## **7. PUBLIC COMMENT**

*Leslie Maloney – 1403 Pine St. – Asked about the terminology “landscape architect” used in the proposed ordinance versus the EAB’s “landscape officer”. Spoke about the review of landscaping traditionally falling to the Building Official and some past BOs not being familiar with native plants. Spoke about a landscape officer having that knowledge and helping the Building Official with enforcing the native plant requirements.*

Vice Chairperson April Evans spoke about the board having no authority in regard to hiring Town staff.

*Leslie Maloney – 1403 Pine St. – Spoke about previous conversations about passing that cost to the homeowner and it being a few hundred dollars.*


## **8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY**

9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

10. ADJOURNMENT

Member Kurt Belsten motioned to adjourn; Vice Chairperson April Evans seconded; Motion carried 5-0.

The meeting adjourned at 7:30 p.m.

  
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David Campbell  
Chairman

ATTEST:

  
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Cyd Cardwell  
Deputy Town Clerk

