**Town of Melbourne Beach**

**MINUTES**

**PLANNING & ZONING BOARD MEETING**

**TUESDAY May 4, 2021 @ 6:30pm**

**COMMUNITY CENTER – 509 OCEAN AVENUE**

**Board Members:**

Chair David Campbell

Member Kurt Belsten

Member April Evans

Member Douglas Hilmes

Member Daniel Gonzalez

**Staff Members:**

Town Manager Elizabeth Mascaro

Town Clerk Jennifer Torres

Town Attorney Clifford Repperger

1. **CALL TO ORDER**

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

1. **ROLL CALL**

Town Clerk Torres conducted the roll call:

Present: Absent

Chairman Campbell Vice Chairperson Belsten (excused)

Member Hilmes

Member Evans

Member Gonzalez

Staff Present:

Town Manager Mascaro

Town Clerk Torres

1. **APPROVAL OF MINUTES –** April 6, 2021

The Board requested two minor corrections to the minutes.

**Member Evans moved to approve the draft minutes from the April 6, 2021 meeting as amended; Member Hilmes seconded; Motion carried 4-0.**

1. **PRESENTATIONS**
2. **PUBLIC HEARINGS**
3. **NEW BUSINESS**
4. Site Plan Review for 204 Riverside Drive, Melbourne Beach

Member Hilmes said his only concern is the master courtyard has a 6-foot wall that is not enclosed above – which is allowable – but to avoid any future misunderstanding, he recommended their approval should note the area is never enclosed.

**Member Hilmes moved to approve the site plan for 204 Riverside Drive, Melbourne Beach with the condition the courtyard can never be enclosed; Member Evans seconded; Motion carried 4-0.**

1. Site Plan Review for 221 5th Avenue, Melbourne Beach

**Member Gonzalez moved to approve the site plan for 221 5th Avenue, Melbourne Beach; Member Evans seconded; Motion carried 4-0.**

1. **OLD BUSINESS**
2. **PUBLIC COMMENT**
3. **REPORTS: TOWN MANAGER AND TOWN ATTORNEY**

Town Manager Mascaro briefed the board on proposed legislative action that may impact municipal zoning restrictions. She also noted that state legislation related to Vacation Rentals did not pass.

**10. ITEMS TO BE ADDED TO THE NEXT AGENDA**

**11. ADJOURNMENT**

Meeting adjourned at 6:50

**Member Hilmes moved to adjourn; Member Gonzalez seconded; Motion carried 4-0.**