

# Town of Melbourne Beach

## BOARD OF ADJUSTMENT MEETING THURSDAY, AUGUST 15, 2024 COMMUNITY CENTER, 509 OCEAN AVENUE

### MINUTES

#### Board Members:

Chairman Robert Schaefer  
Vice Chair Xochitl Ross  
Member Charles Cain  
Member James D. Simmons  
Member Peter Peterson  
Alternate Travis Hunsucker  
Alternate Tim Reed

#### Staff Members:

Town Manager Elizabeth Mascaro  
Town Clerk Amber Brown  
Building Official Robert Bitgood  
Town Planner Corey O’Gorman  
Town Attorney Ryan Knight

#### 1. Call to Order

Chairman Robert Schaefer called the meeting to order at 6:00 p.m.

#### 2. Roll Call

Town Clerk Amber Brown led the roll call.

#### Members Present:

Chairman Robert Schaefer  
Vice Chairperson Xochitl Ross  
Member Charles Cain  
Member James D. Simmons  
Member Peter Peterson  
Alternate Travis Hunsucker  
Alternate Tim Reed

#### Staff Present:

Town Manager Elizabeth Mascaro  
Building Official Robert Bitgood  
Town Clerk Amber Brown

#### 3. Approval of Minutes

A. January 18, 2024 draft minutes

**Member James Simmons moved to approve the minutes from January 18, 2024; Member Peter Peterson seconded; Motion carried 5-0.**

#### 4. Public Hearing

A. Coastal Construction Variance Application #PCCV24-0001, 1503 Atlantic Street Unit B

Homeowner Michael Costello was present for any questions.

Member Peter Peterson spoke about how the DEP permit for number 3 says the type of foundation is pile, but on the construction plans it does not show the pool being pile-supported.

Homeowner Michael Costello spoke about the pool being a fiberglass pool, and those are the plans DEP received.

Building Official Robert Bitgood spoke about the pool is not on piles.

The Board discussed if it gets approved it could be approved with the condition of getting clarification from DEP.

Vice Chair Xochitl Ross asked for clarification on when the 30% pervious is required.

Member James Simmons spoke about that requirement is only for new construction.

Member Charles Cain spoke about the title being a generic template that includes a screen enclosure, but the application is not for a screen enclosure.

Member James Simmons verified there is no additional lighting being installed.

**Member James Simmons moved to approve variance PCCV24-0001 contingent upon clarification from the DEP on whether pilings are required; Vice Chair Xochitl Ross seconded; Motion carried 5-0.**


5. New Business

Chairman Robert Schaefer spoke about not wanting the extra pages that are blank because they do not apply to this type of application. He also spoke about having the applicant's responses on the pages of the application instead of on a separate page.

6. Adjournment

**Member James Simmons moved to adjourn; Vice Chair Xochitl Ross seconded; Motion carried 5-0.**

The meeting adjourned at 6:19 p.m.

  
Robert Schaefer, Chairman



ATTEST:

  
Amber Brown, Town Clerk