

# Town of Melbourne Beach

## MINUTES

### PLANNING & ZONING BOARD MEETING

TUESDAY, APRIL 2, 2024 @ 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  
Building Official Robert Bitgood

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so.

In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Town Clerk Amber Brown 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  
Building Official Robert Bitgood  
Town Clerk Amber Brown

**3. APPROVAL OF MINUTES**

A. March 5, 2024 minutes

**Alternate Todd Albert made a motion to approve; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.**

**4. NEW BUSINESS**

A. Consideration of language for the second kitchen repeal ordinance

Town Clerk Amber Brown spoke about this item will be tabled until next month to allow time for it to be advertised.

Member April Evans spoke about the ordinance removes the definition of kitchen which should be kept.

**5. PUBLIC HEARINGS**

**6. OLD BUSINESS**

A. Discussion on documentation to support the Planning and Zoning Board's position regarding the shed ordinance

Member Dan Harper spoke about the Commission requesting diagrams of the proposals be drawn on actual photos. He provided supporting documents and discussed the Building Officials proposal versus the Planning and Zoning Board's proposal.

**Vice Chairman Kurt Belsten made a motion to present the exhibits to the Town Commission; Member April Evans seconded; Motion carried 5-0.**

Several Board Members stated they would prefer the current ordinance language.

**7. PUBLIC COMMENT**

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

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

- Second kitchen ordinance

Member April Evans spoke about the size of accessory structures are getting out of control. She would like the Board to be able to look into that.

**10. ADJOURNMENT**

**Member April Evans motioned to adjourn; Member Gabor Kishegyi seconded; Motion carried 5-0.**

The meeting adjourned at 6:44 p.m.

**ATTEST:**

  
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**David Campbell, Chairman**

  
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**Amber Brown, Town Clerk**

