

# Town of Melbourne Beach

## PLANNING & ZONING BOARD MEETING TUESDAY, AUGUST 5, 2025 @ 6:30 PM COMMUNITY CENTER – 509 OCEAN AVENUE

### PUBLIC NOTICE AGENDA

#### 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 Roberto Moreno

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
  - A. May 6, 2025 minutes
4. **NEW BUSINESS**
  - A. Site plan approval for 206 Sixth Ave – Renovation, Addition, and Paver Driveway
  - B. Discussion on pervious/impervious ratios
    - i. Town Code of Ordinances
    - ii. Document from the Environmental Advisory Board
    - iii. EAB requested land development code fact check – Dan Harper
  - C. Discussion on adding a finger pier/dock at the Sixth Ave boat ramp
    - i. Documents from the June Regular Town Commission Meeting agenda packet
5. **PUBLIC HEARINGS**
6. **OLD BUSINESS**
  - A. Review of the Environmental Advisory Board's proposed changes to the tree ordinance
7. **PUBLIC COMMENT**

Please limit comments to items that are not on the agenda
8. **REPORTS: TOWN MANAGER AND TOWN ATTORNEY**

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

**10. ADJOURNMENT**

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.