

Town of Melbourne Beach

MINUTES

PLANNING & ZONING BOARD MEETING TUESDAY, AUGUST 5, 2025 @ 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

1. CALL TO ORDER

Chairman David Campbell called the meeting to order at 6:32 p.m.

2. ROLL CALL

Deputy Clerk Cyd Cardwell conducted the roll call.

Present:

Chairman David Campbell
Member April Evans
Member Dan Harper
Member Gabor Kishegyi
Alternate Todd Albert
Alternate Jason Judge

Staff Present:

Town Manager Elizabeth Mascaro
Town Clerk Amber Brown

Absent:

Vice Chairman Kurt Belsten

3. APPROVAL OF MINUTES

A. May 6, 2025 minutes

Member April Evans made a motion to approve; Member Gabor Kishegyi seconded; Motion carried 5-0.

4. NEW BUSINESS

A. Site plan approval for 206 Sixth Ave – Renovation, Addition, and Paver Driveway

Chairman David Campbell spoke about not having a survey or a drainage plan.

Town Manager Elizabeth Mascaro spoke about the 50% requirement.

The Board discussed needing documentation proving the construction is below the 50% threshold. Otherwise, the swale and drainage plan would apply.

***Chad Giesen – Contractor for the project** – Advised that they can provide the contract for the project, which has the value on it, and the homeowner's insurance paperwork, which shows the market value of the home. The appraised market value is \$807,166. The value of the construction contract is \$400,000.*

Member Dan Harper spoke about the ordinance says the value of the structure, which would exclude the value of the land. Asked if the Property Appraiser's Office splits out the value of the land versus the structure.

***John Debczak – Homeowner for the project** – Spoke about the appraised value would always include the land. Asked how you appraise just the structure.*

Member April Evans spoke about tabling this until next month to allow time to provide documentation and numbers for the appraised value.

Alternate Todd Albert made a motion to defer the consideration to next month's meeting with the presentation of the information on the appraised values; Member April Evans seconded; Motion carried 5-0.

- 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

Member Dan Harper spoke about wanting a representative of the proposal to attend a PNZ meeting to discuss. He reviewed the proposal and compared it to additional municipalities, and feels ours is as strict or more so than others. Does not feel this needs to be changed. Would like to defer any further discussion until EAB can attend and explain what they are trying to solve by doing this.

Town Manager Elizabeth Mascaro spoke about one reason that was discussed was to keep the house size smaller.

Chairman David Campbell agreed with Member Dan Harper.

Alternate Todd Albert spoke about how he looked at previous approved new homes, and they were not overbuilt, and he does not think this is an issue. Can move the pervious to 35% to meet them halfway.

Member Dan Harper spoke about wanting to see some of the homes that someone has complained about. What is adding 5% going to do?

Chairman David Campbell spoke about increasing the pervious might make some conforming homes nonconforming, and we don't want to do that.

Member Dan Harper spoke about how it wouldn't change the size of the house; if anything, it would change the amount of outdoor living space, like decks.

Member April Evans spoke about having all construction come before the Board again.

Member Gabor Kishegyi spoke about not having everything, but having a significantly lower threshold.

Town Manager Elizabeth Mascaro spoke about a bill that just passed that affects the Building Department and the ability to alter the land development code. It has a lot to do with hurricanes, but it is retroactive.

The Board discussed different options for the building cost threshold to go to PNZ.

Member April Evans made a motion that any improvements or additions that exceed \$50,000 in cost come before this Board; Member Gabor Kishegyi seconded; Motion carried 5-0.

- 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

Member April Evans spoke about the possibility of someone on Sixth having deeded access to the ramp, and if that is the case, what is the impact of their deeded access if this happens?

Member Dan Harper asked who owns that property.

Michael Kalajian – MK Structural Engineering – Spoke about living in Town, grew up on Sixth, and his parents still live on Sixth. There is no deeded access to the boat ramp, and the water is owned by the Federal Government. Anything that is done in the water should not be the jurisdiction of the Town. The Town owns up to the water line. For this proposal, you would only need an exemption through the Florida Department of Environmental Protection because it is less than 1000 square feet of dock space. You go online, provide the details, and request an exception, and they will send you a letter. If you go over 1000 square feet, there are different requirements. Spoke about the seawall failing there, so the Town put in coquina rock. People launch then nose up to the seawall to jump on the boat; otherwise, you have to wade out in the water to get on a boat. Only 3-4 trailers fit there. As part of this, you can require a parking pass and add signs for no parking along the street. Don't see people from out of Town coming to use this ramp because you would pass 3 good ramps if you come from over the causeway.

Member Gabor Kishegyi verified with the Town Manager that the original purpose of the ramp was for fire department access.

Alternate Todd Albert spoke about moving this to a workshop.

Member April Evans spoke about this being a noticed public meeting, and this should be done at a workshop to be more informal.

Member Dan Harper spoke about how PNZ interprets code and applications. There's no Code to base the permissibility of the dock on, so this would just be to provide opinions from citizens.

Member Dan Harper made a motion to schedule a workshop to discuss the pros and cons of the boat dock; Alternate Todd Albert seconded; Motion carried 5-0.

5. PUBLIC HEARINGS

6. OLD BUSINESS

A. Review of the Environmental Advisory Board's proposed changes to the tree ordinance

Member Dan Harper spoke about wanting a list from EAB of what they want to happen for new construction, and a list of what they want to do to prevent someone from cutting down a tree on an existing site. Then PNZ could find out how to fit that into the code. List the conditions they are concerned about, and then PNZ can work on the Code. Has looked into best practices for planting oak trees and would like that incorporated as well.

Town Manager Elizabeth Mascaro spoke about EAB is concerned with the tree canopy of new builds and existing, and having an arborist involved when a tree is being cut down.

Member April Evans asked who would have the burden of the cost.

Town Manager Elizabeth Mascaro spoke about the homeowners' will. Similar to when a swale needs to be put in.

Member April Evans spoke about her house is from 1949, but the way it reads is that she would now have to redo her entire landscaping to come into compliance.

Alternate Todd Albert spoke about how this is so big and overwhelming that it needs to be simplified. We would not hire a landscape officer, but having someone on call would be more appropriate. Have a book with the list of trees. EAB wants to change ordinances that are intermixed.

Member Dan Harper spoke about how this approval process would be cumbersome.

Member Gabor Kishegyi confirmed that the landscape officer would be another employee.

Member April Evans made a motion to ask the Board to distill it into some bullet points, so PNZ can work on the wording to blend in with the existing in a more succinct manner; Alternate Todd Albert seconded; Motion carried 5-0.

Alison Dennington – Spoke about the Board not doing public comment when there is a vote. The Board wants bullet points, but EAB already wrote the ordinance, and it is detailed. The Commission is expecting a report from PNZ. Why would you expect a group of volunteers who put a lot of work into this to come up with best practices? Some aspects are onerous. This is only for significant remodels and new builds; anything else, it does not apply.

Bruce Larson – 1507 Pine St – Spoke about the Town loves trees. There is a good reason to protect legacy trees, and the Town should be a tree-first city. The ordinance has to be written in a way that is enforceable.

- 7. PUBLIC COMMENT
- 8. REPORTS: TOWN MANAGER AND TOWN ATTORNEY
- 9. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS
- 10. ADJOURNMENT

Member April Evans motioned to adjourn; Member Dan Harper seconded; Motion carried 5-0.

The meeting adjourned at 7:29 p.m.



David Campbell
Chairman

ATTEST:



Amber Brown, CMC
Town Clerk

