

Town of Melbourne Beach

PLANNING & ZONING BOARD MEETING

TUESDAY, SEPTEMBER 9, 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. August 5, 2025 minutes
- 4. NEW BUSINESS**
- 5. PUBLIC HEARINGS**
- 6. OLD BUSINESS**
 - A. Site plan approval for 206 Sixth Ave – Renovation, Addition, and Paver Driveway
 - B. Review of the Environmental Advisory Board's proposed changes to the tree ordinance with supporting documents from EAB
 - C. Discussion on pervious/impervious ratios
 - i. Document from the Environmental Advisory Board
 - ii. EAB requested land development code fact check – Dan Harper
 - D. Update on adding a finger pier/dock at the Sixth Ave boat ramp
- 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.