

Town of Melbourne Beach

MINUTES

PLANNING & ZONING BOARD MEETING TUESDAY, SEPTEMBER 9, 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 6:31 p.m.

2. ROLL CALL

Town Clerk Amber Brown conducted the roll call.

Present:

Chairman David Campbell
Vice Chairman Kurt Belsten
Member Gabor Kishegyi
Alternate Todd Albert
Alternate Jason Judge

Staff Present:

Town Manager Elizabeth Mascaro
Building Official Roberto Moreno
Town Clerk Amber Brown

Absent:

Member April Evans
Member Dan Harper

3. APPROVAL OF MINUTES

A. August 5, 2025 minutes

Vice Chairman Kurt Belsten made a motion to approve; Member Gabor Kishegyi seconded; Motion carried 5-0.

4. NEW BUSINESS

5. PUBLIC HEARINGS

6. OLD BUSINESS

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

Alternate Todd Albert and Chairman David Campbell had no issues with the drainage plan.

Vice Chairman Kurt Belsten made a motion to approve, Member Gabor Kishegyi seconded; Motion carried 5-0.

- B. Review of the Environmental Advisory Board's proposed changes to the tree ordinance with supporting documents from EAB

Vice Chairman Kurt Belsten made a motion to table this; Member Gabor Kishegyi seconded; Motion carried 5-0.

EAB Member Karen Fenaughty spoke about three EAB members being in attendance to discuss the items on the agenda that involve their Board. Provided a handout summarizing the suggested landscape ordinance changes.

EAB Chairman Curtis Byrd asked how the EAB and PNZ Boards interact with this process.

Vice Chairman Kurt Belsten spoke about PNZ being an advisory board that would only be able to present their recommendations on the ordinance to the Commission, similar to how the EAB operates.

Town Manager Elizabeth Mascaro spoke about Dan Harper speaking with the EAB and wanting more specific, actionable items that could then go from PNZ to the Town Planner and then the Commission.

Alternate Todd Albert asked about the process for working with the EAB if they have issues with the proposed changes.

Town Clerk Amber Brown spoke about when this ordinance is ready to go through the final approval process of a first and second hearing, it will have to go in front of the PNZ Board for an advertised public hearing. The concern is if PNZ and EAB are not on the same page the PNZ Board might not recommend approval to the Commission. The Commission could still approve it without the PNZ recommendation.

- C. Discussion on pervious/impervious ratios
 - i. Document from the Environmental Advisory Board
 - ii. EAB requested land development code fact check – Dan Harper

EAB Member Karen Fenaughty spoke about the Commission requesting EAB to review the pervious and impervious ratios and compare to what other municipalities have done. Spoke about the EAB talking to the Department of Natural Resources and EAB is not going to be doing any additional work on this because of the new state legislation that is coming.

D. Update on adding a finger pier/dock at the Sixth Ave boat ramp

Alternate Todd Albert provided a handout and spoke about the dock and ramp considerations.

Alternate Jason Judge spoke about a 10-foot dock being basically useless. You would need a 20-foot dock, but 30-foot would be excessive.

Chairman David Campbell asked if the Town would be paying for this.

Town Manager Elizabeth Mascaro spoke about asking Mike Kalajian to provide a quote for the seawall repairs, which would need to go in front of the Commission. Spoke about the repairs being necessary due to the current hazardous condition of the seawall.

Alternate Jason Judge spoke about Mike Kalajian probably being unwilling to build the dock at 10 feet because he wouldn't put his name on something unusable.

Member Gabor Kishegyi asked for confirmation that the seawall itself needs repairs.

Alternate Todd Albert spoke about the cost of the seawall he recently had installed at home and the cost and labor involved.

Billy Stephens and Allison Stephens – 1508 Pine St. – Provided a picture depicting his 23-foot boat next to a 9.5-foot platform. North side property owners. Spoke against a dock but feels it is unreasonable not to listen to people on the other side. There are 3 groups: the group against it, the group for it, and the community as a whole. The compromise that works for all three groups is a 10-foot dock. A little dock would hit every mark. It would be a win for everyone.

Curtis Byrd – 306 Surf Rd. – Spoke about there didn't use to be an issue at sunrise or 4th of July. If you put a bigger dock out there, more people would go. Would be in favor of a smaller dock but wouldn't encourage people to go.

Andy Atkinson – 1602 Pine St. – Lives on the south side of the ramp. Does not believe the dock is mission-critical. People have been getting on and off their dock forever. However, a 10-foot dock is a good compromise.

Mike Kalajian – 524 Sunset Blvd. – Spoke about the picture provided by Billy Stephens depicting the water 2 feet higher than normal. The minimum he's willing to build would be 15-20 feet. It has become such a big deal, and it is a hassle. If the dock is going to be short, don't build it and just fix the seawall.

Town Manager Elizabeth Mascaro advised that the board needs to make a motion of their recommendation to the Commission.

Alternate Jason Judge spoke about his recommendation being 20 feet and that if they're going to recommend shorter to just not do the dock at all.

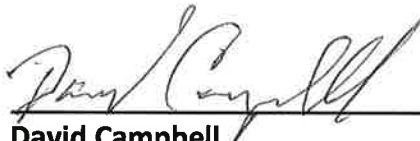
Alternate Todd Albert made a motion to recommend to the Commission to build a 10-foot dock and make repairs to the seawall and ramp; Vice Chair Kurt Belson seconded; Motion carried 4-1 with Alternate Jason Judge dissenting.

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

Alternate Todd Albert motioned to adjourn; Vice Chairman Kurt Belsten seconded; Motion carried 5-0.

The meeting adjourned at 7:12 p.m.

ATTEST:



David Campbell
Chairman



Cyd Cardwell
Deputy Town Clerk

