



TOWN OF MELBOURNE BEACH

BOARD OF ADJUSTMENT MEETING

January 29, 2026

AGENDA PACKET

Town of Melbourne Beach
BOARD OF ADJUSTMENT MEETING
THURSDAY, JANUARY 29, 2026, 6:00 P.M.
COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE
AGENDA

Board Members:

Chairman Robert Schaefer
Member Xochitl Ross
Member Charles Cain
Member Pete Peterson
Member James D. Simmons
Alternate Travis Hunsucker

Staff Members:

Interim Town Manager Lisa Frazier
Town Clerk Amber Brown
Town Attorney Ryan Knight
Town Planner Corey O’Gorman

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **PUBLIC HEARINGS**
 - A. Variance Application #VV2025-0004, 200 Shannon Ave
5. **NEW BUSINESS**
6. **OLD BUSINESS**
7. **ADJOURNMENT**

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, if an individual decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting, a verbatim transcript of the proceedings may be required and the individual may need to ensure that a verbatim transcript of the proceedings is made. One or more Commission members may be present at this meeting. In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting shall, at least 48 hours prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860.

Board of Adjustment

Section: New Business
Meeting Date: January 29, 2026
From: Building Department
RE: Variance Applicant #VV2025-0004, 200 Shannon Ave

Background Information:

The Town received a variance application for 200 Shannon Ave

Attachments:

- Development Application with Request for a Variance
- Staff Report - Revised
- Public Notification, Zoning, and Ownership
- Plans



TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

1. Fees per current schedule.
2. Deed to property.
3. Pre-Application meeting is mandatory. Contact the Building Official or Building Clerk to submit information required and to schedule a pre-application meeting.
4. Application deadlines are determined annually by the Boards and will be provided at the pre-application meeting.
5. All applicants must complete pages 1-3 and the section(s) as applicable to the request (refer to section II. below). All materials listed in the applicable sections must be provided, and fees paid.

II. REQUEST:

- | | |
|--|--|
| <input type="checkbox"/> Land Use Plan Amendment | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Coastal Construction Variance |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Appeal (Application must be filed within 30 days) |
| <input checked="" type="checkbox"/> Site Plan Review Single Family (1RS, 2RS, 3RS) | <input type="checkbox"/> Site Plan Review Multifamily (4RM, 5RMO) |
| <input type="checkbox"/> Site Plan Review Commercial (6B, 7C, 8B, 9I) | <input type="checkbox"/> Amendment to the Land Development Code |
| | <input type="checkbox"/> Other (specify) _____ |

III. PROPERTY INFORMATION:

General Location: Melbourne Beach

Address: 200 Shannon Ave Melbourne Beach 32951

Parcel Number(s): 28-38-06-75-2-1

Area (in acreage): .31 Area (in square feet): 13503 (property)

Current Zoning: Residential/Single Family Proposed Zoning: N/A

Current Future Land Use: Residential/Single Family Proposed Future Land Use: N/A

Brief Description of Application: Remodel existing home/add
new garage

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): _____

IV. APPLICANT INFORMATION:

Property Owner

Name: Connor & Victoria Scalise

Phone: 321 525-0469

Address: 200 Shannon Ave

Fax: N/A

Melbourne Beach FL 32951

Email: Scalise88@gmail.com

Applicant (if other than property owner)

Name: Matt Henry Construction

Phone: 321 626 6648

Address: 1268 Wild Rose Dr NE

Fax: N/A

Palm Bay FL 32905

Email: MCC Kitchens@gmail.com

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

1. That I/we are the fee simple title owner/contract purchaser (circle one) of the property described in this application.
2. That I/we have read and understands the entire application and concurs with the request.
3. That I/we have appointed the Applicant to represent the application, and empowers the Applicant to accept any and all conditions of approval imposed by the Town of Melbourne Beach.

Signature: [Handwritten Signature]

Date: 8-26-2025

Print Name: Connor Scalise

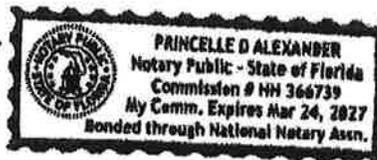
Title: Owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 26 day of August 2025 by Connor Scalise who is/are personally known to me, or who has/have produced Personally Known as identification.

[Handwritten Signature of Notary]
Signature of Notary Public, State of Florida



VI. APPLICANT CERTIFICATION:*

I/we affirm and certify that I/we understand and will comply with the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the application and support documents are fully complete and comply with the requirements of the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the statements and/or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief that this application, attachments and application filing fees become part of the official public record of the Town of Melbourne Beach, Florida and are not returnable or refundable.

Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature: [Handwritten Signature] Date: 9/2/25
Print Name: John Brannan Title: President

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 1st day of SEPTEMBER 2025, by JOHN BRANNAN who is/are personally known to me, or who has/have produced F.L. DRIVER LIC as identification.

[Handwritten Signature]
Signature of Notary Public, State of Florida



VII. PROJECT DESCRIPTION:

Describe Application: Remodel existing home / add new garage

Provide attachment if more space is needed.

Describe Existing Conditions: 1957 home with 2909 total sq.!

Provide attachment if more space is needed.

Project Narrative

The following narrative provides the background and reasoning for our request for a setback variance to allow the construction of a new garage addition at our residence in Melbourne Beach, Florida. The existing home, originally constructed in the 1950s, does not conform to current setback standards as it sits today and presents multiple functional limitations that make it challenging for a modern family. To reach the main bedroom, one must pass through another bedroom on a different elevation, and the home's plumbing configuration is outdated, including a water heater drain line that runs directly through the main shower wall. These conditions have made the home increasingly impractical for everyday living.

In July 2024, we met with Kim Kotisfas, Building Assistant, and Robert Bitgood at the Melbourne Beach Town Hall to discuss potential renovation and improvement options for our property. During that meeting, we were informed that a new garage could be constructed at the front of the existing house, provided it was located within a 15-foot setback from Shannon Avenue. Based on this official guidance, we engaged a licensed architect and proceeded with the design development process, including floor plans and construction drawings that adhered to the information provided by Town representatives. Over the course of more than a year, we invested significant resources into design, planning, and coordination based on the understanding that a 15-foot setback would be acceptable for the garage location.

Recently, however, we were informed that the correct required setback from Shannon Avenue is 25 feet, not 15 feet. This updated information has placed our project in a position where the existing design, created in good faith and based on direction from Town staff, can no longer proceed as planned. The miscommunication has caused substantial financial and logistical setbacks, and this variance request is being made to allow our project to move forward consistently with the plans previously approved conceptually by the Town.

Additionally, Section 7A-50 of the Melbourne Beach Land Development Code (Off-Street Parking) requires that:

“(7) Single-family dwelling units. Enclosed parking space must be provided for at least two vehicles.”

The proposed garage addition is intended to bring the property into compliance with this section by providing enclosed parking for two vehicles, which the existing home currently lacks. Strict adherence to the 25-foot setback requirement would make compliance with this code section physically impossible, given the placement of the existing home on the lot.

Our goal is to update this home to meet modern family needs and to create a long-term residence designed with our growing family in mind. We currently have an infant and plan to add a nursery and additional space to accommodate more children in the future. The proposed

design reflects not just a renovation, but the development of our dream home — one that provides safety, functionality, and the ability to grow within our existing neighborhood.

The requested variance will not negatively impact adjacent properties, neighborhood character, or public welfare. The proposed garage maintains a compatible residential appearance consistent with other homes in the area, and its placement will improve property functionality while preserving aesthetics and safety standards. Granting this variance will allow the home to be modernized responsibly, comply with current off-street parking requirements, and serve as a safe and practical long-term residence for our family.

We respectfully request the approval of this variance to allow the garage to be constructed as originally designed, within the 15-foot setback from Shannon Avenue, thereby aligning the property with both functional needs and Town Code requirements.

From: [Corey OGorman](#)
To: [Melbourne Beach Town Clerk](#)
Cc: [Ryan Knight](#); [Maria](#)
Subject: RE: BOA Agenda Packet
Date: Thursday, January 22, 2026 8:37:19 AM
Attachments: [Staff Report-VAR-200 Shannon-REV.pdf](#)

Good morning again Amber,

Attached is a revised staff report to reflect the action by the BOA to table at the last meeting, and provide information on the scope and cost of renovations as well as including reference to the nonconforming code section. It also revises the recommend to consider the information in the report, information from the Town Attorney and Building Official during the meeting and any additional testimony and take action based on the criteria. I would suggest including this as the cover to the original agenda item.

Please let me know if you have any questions. THANKS!

Corey W. O'Gorman AICP
Place Planning

700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722 Phone
561-801-2461 cell
www.placepnd.com

From: Melbourne Beach Town Clerk <TownClerk@melbournebeachfl.org>
Sent: Wednesday, January 21, 2026 6:49 PM
To: Corey OGorman <corey@placepnd.com>
Subject: BOA Agenda Packet

Hi Corey,

I am planning to send out the agenda packet for the January 29th BOA meeting tomorrow, and wanted to see if there was anything that you wanted added or changed? I spoke with the Town Attorney, and he advised that he will have an opinion/input, but it will not be ready in time, so it will be walked on at the meeting.

Sincerely,

Amber Brown, CM
Town Clerk
Town of Melbourne Beach



TOWN OF MELBOURNE BEACH

Board of Adjustment

Staff Report – Board of Adjustment Public Hearing-01.15.2026/REV

1. PETITION DESCRIPTION

APPLICANT: McHenry Construction

OWNER: Conner & Victoria Scalise

ADDRESS: 200 Shannon Avenue, Melbourne Beach, Florida

PARCEL I.D. NO: 28-38-06-75-2-1

ZONING
DISTRICT: 2RS - Single Family

REQUEST/REV: The applicant is requesting a variance from 7A-32(f)(7), setback of 25' to allow building expansion at the east side of the property to be located 15.3' from the east property line. This would require a variance of 9.7' from the required 25' setback, see Exhibit "A" Application.

2. BACKGROUND

REV: At the January 15, 2026 hearing, the Board of Adjustment tabled this after discussing the application, existing nonconformities, and hearing testimony from the applicant and the public. The Board also requested updated information from staff and for the Town Attorney and Building Official to attend the meeting.

For consideration by the Board, this report is revised to provide the following information regarding nonconformities, and the scope and cost of the proposed renovations to the existing home. The scope of the renovations includes reconfiguration of the interior floor plan including framing, electric, plumbing and mechanical, removal and replacement of a portion of the exterior wall (an existing wood section where the exiting "game rm" is shown on the floor plan), addition of a two-car garage, and removal and replacement of the roof. The total estimate cost is approximately \$400,000.

Section 7A-83 includes the following regarding nonconforming structures:

Where a lawful structure exists on September 26, 1972 (note that per the Property Appraiser, the structure was built in 1957), or on the effective date of an amendment to the Land Development Code making said structure nonconforming, that could not be built under the terms of the Land Development Code by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No such structures may be enlarged or altered in any way which increases any existing nonconformity. This includes but is not limited to increasing the height, width, or length of any

structure that does not meet the setback. Any enlargements or alterations must meet all zoning requirements such as setbacks, heights, and location.

- (2) Any structure or portion thereof may be altered to decrease its nonconformity.
- (3) Should such structure be destroyed by any means to an extent of more than 50% of the appraised value of the structure as determined by the Brevard County Property Appraiser at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Land Development Code.
- (4) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

The Town Code Section 1A-3 defines “structure” as “A combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water. Included are buildings, roads, walkways, paths, swimming pools, tennis courts, pipelines, underground transmission lines, sheds and the like.”

Regarding the above, as shown on the Plot Plan in Exhibit “C”, the corners of the existing structure encroach into the required setbacks and as such are nonconforming.

Original text: As described in the application, the owner is proposing to remodel the interior of the existing home that was constructed in the 1950’s. The remodeling includes converting the existing one-car garage to a bedroom, reconfiguring the living / dining room to a great room and reconfiguring existing bedrooms, bathroom and game room provide for an additional bathroom and to create a more functional layout overall. The renovations also include the addition of a two-car garage, replacing and expanding the existing garage to comply with the Town’s parking requirements for single-family homes. Please see the plans in Exhibit “B”.

The application describes functional limitations to the existing home including the need to pass through a bedroom to access the main bedroom, outdated plumbing configuration and the need for additional space to accommodate an expanding family. In addition, the application shows that the existing home is configured diagonally on the property with corners of the existing structure encroaching into setbacks.

The addition on the east side of the property is for the proposed two-car garage which will enable the interior renovations to be conducted and provide additional garage parking. The proposed addition is approximately 20’ wide to provide a two-car garage door opening and approximately 30’ deep configured to provide a consistent setback along Shannon. The existing structure is 24.5’ from the east property line and although most of the proposed addition will be within the setback area, corners of the proposed structure encroach into the 25’ setback.

The existing and proposed floor plans also show conversion of existing covered porch areas on the southwest elevations (rear) of the house to an open patio and roofed porch area with the roof in compliance with setback requirements. The plot plan, see Exhibit “C”, shows lot area of 13,638 with total impervious coverage of 6,280 square feet or 46% (or 54% pervious), and the total square footage of the house including the addition and conversion of the covered porch to patio and covered porch is approximately 3,832 square feet or 28%. As such the proposal complies the town’s maximum lot coverage of 30% and minimum pervious area of 30% (with a total of 54%).

3. STAFF ANALYSIS.

Section 7A-152(c) of the Land Development Code states that “The Board of Adjustment shall have the authority to hear and decide only such special exceptions as it is specifically authorized to pass on by the terms of this Land Development Code; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this chapter or other applicable ordinances; or to deny special exceptions when not in harmony with the purpose and intent of the Land Development Code.”

Section 7A-152(d) states that “A variance shall not be considered by the Board of Adjustment unless and until a written application for a variance is submitted demonstrating:

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district;
- b. That literal interpretation of the provisions of this Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Land Development Code; and
- c. That the special conditions and circumstances referred to in division (5)a. above, do not result from the actions of the applicant.
- d. If a variance is granted with regard to a condition relating to a structure, the variance shall terminate when the structure, or all of that portion of the structure specifically affected by the variance, is razed or otherwise removed from the affected property, unless the Board of Adjustment otherwise specifies in its final order. With regard to any variance granted before January 1, 2015, no term of said variance shall be construed to be limited, unless the Board of Adjustment's order specifically so provides.”

Section 7A-152 of the Land Development Code enables the Board of Adjustments to approve variance provided the requirements of that code section are met, that the reasons set forth in the application justify the granting of the variance, and subject to compliance with all criteria for granting a variance.

Attached to this agenda item is the applicant’s Project Narrative and Justification Statement which provides background to the request and their response to each of the criteria. Below is the Town Staff response to each item:

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district;

Staff Response

Special circumstances and conditions that exist are regarding the configuration of the existing house on the subject property, and layout of the interior of the existing home.

- b. That literal interpretation of the provisions of this Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Land Development Code; and

Staff Response

Because of the special circumstances, the literal interpretation of the provisions of this Land Development Code would prevent the proposed remodeling that will meet current building codes and parking requirement for single-family.

- c. That the special conditions and circumstances referred to in division (5)a. above, do not result from the actions of the applicant.

Staff Response:

The special circumstances and conditions existed in the home prior to purchase by the applicant and as such did not result from their actions.

- d. If a variance is granted with regard to a condition relating to a structure, the variance shall terminate when the structure, or all of that portion of the structure specifically affected by the variance, is razed or otherwise removed from the affected property, unless the Board of Adjustment otherwise specifies in its final order. With regard to any variance granted before January 1, 2015, no term of said variance shall be construed to be limited, unless the Board of Adjustment's order specifically so provides.

Staff Response:

Should the requested setback variances be granted, it will terminate when the structure is razed or removed.

Any variance granted by the board shall be noted in its official minutes along with the reasons which justify the granting thereof and required conditions and safeguards.

4. REVISED STAFF RECOMMENDATION

REV: The staff recommends that the Board consider the additional information provided in this report, consider additional information provided by the Town Attorney and Building Official at the hearing, consider any new testimony by the applicant and public and approve or disapprove the variance based on compliance with the criteria for granting a variance.



TOWN OF MELBOURNE BEACH

Board of Adjustment

EXHIBIT "A"

Application



TOWN OF MELBOURNE BEACH DEVELOPMENT APPLICATION

I. SUBMITTAL REQUIREMENTS:

1. Fees per current schedule.
2. Deed to property.
3. Pre-Application meeting is mandatory. Contact the Building Official or Building Clerk to submit information required and to schedule a pre-application meeting.
4. Application deadlines are determined annually by the Boards and will be provided at the pre-application meeting.
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II. REQUEST:

- | | |
|--|--|
| <input type="checkbox"/> Land Use Plan Amendment | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Coastal Construction Variance |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Appeal (Application must be filed within 30 days) |
| <input checked="" type="checkbox"/> Site Plan Review Single Family (1RS, 2RS, 3RS) | <input type="checkbox"/> Site Plan Review Multifamily (4RM, 5RMO) |
| <input type="checkbox"/> Site Plan Review Commercial (6B, 7C, 8B, 9I) | <input type="checkbox"/> Amendment to the Land Development Code |
| | <input type="checkbox"/> Other (specify) _____ |

III. PROPERTY INFORMATION:

General Location: Melbourne Beach

Address: 200 Shannon Ave Melbourne Beach 32951

Parcel Number(s): 28-38-06-75-2-1

Area (in acreage): .31 Area (in square feet): 13503 (property)

Current Zoning: Residential/Single Family Proposed Zoning: N/A

Current Future Land Use: Residential/Single Family Proposed Future Land Use: N/A

Brief Description of Application: Remodel existing home/add
new garage

Date of Mandatory Pre-Application Meeting (attach meeting minutes if applicable): _____

IV. APPLICANT INFORMATION:

Property Owner

Name: Connor & Victoria Scalise

Phone: 321 525-0469

Address: 200 Shannon Ave

Fax: N/A

Melbourne Beach FL 32951

Email: Scalise88@gmail.com

Applicant (if other than property owner)

Name: Matt Henry Construction

Phone: 321 626 6648

Address: 1268 Wild Rose Dr NE

Fax: N/A

Palm Bay FL 32905

Email: MCCkitchens@gmail.com

V. OWNER AUTHORIZATION:*

The undersigned hereby affirms the following:

- 1. That I/we are the fee simple title owner/contract purchaser (circle one) of the property described in this application.
- 2. That I/we have read and understands the entire application and concurs with the request.
- 3. That I/we have appointed the Applicant to represent the application, and empowers the Applicant to accept any and all conditions of approval imposed by the Town of Melbourne Beach.

Signature: [Handwritten Signature]

Date: 8-26-2025

Print Name: Connor Scalise

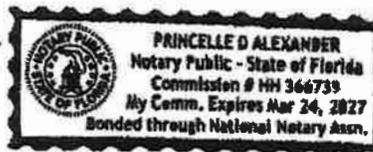
Title: Owner

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 26 day of August 2025 by Connor Scalise who is/are personally known to me, or who has/have produced Personally Known as identification.

[Handwritten Signature]
Signature of Notary Public, State of Florida



VI. APPLICANT CERTIFICATION:*

I/we affirm and certify that I/we understand and will comply with the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the application and support documents are fully complete and comply with the requirements of the land development regulations of the Town of Melbourne Beach, Florida. I/we further certify that the statements and/or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief that this application, attachments and application filing fees become part of the official public record of the Town of Melbourne Beach, Florida and are not returnable or refundable.

Under penalties of perjury, I/we declare that I/we have read the foregoing application and that to the best of my/our knowledge and belief the facts stated in the application are true.

Signature: [Handwritten Signature] Date: 9/2/25
Print Name: John Brannan Title: President

*Must sign in front of notary.

State of Florida
County of Brevard.

The foregoing application is acknowledged before me this 2nd day of SEPTEMBER 2025 by JOHN BRANNAN who is/are personally known to me, or who has/have produced FL DRIVER LIC as identification.

[Handwritten Signature]
Signature of Notary Public, State of Florida



VII. PROJECT DESCRIPTION:

Describe Application: Remodel existing home / add new garage

Provide attachment if more space is needed.

Describe Existing Conditions: 1957 home with 2909 total sq. ft.

Provide attachment if more space is needed.

Project Narrative

The following narrative provides the background and reasoning for our request for a setback variance to allow the construction of a new garage addition at our residence in Melbourne Beach, Florida. The existing home, originally constructed in the 1950s, does not conform to current setback standards as it sits today and presents multiple functional limitations that make it challenging for a modern family. To reach the main bedroom, one must pass through another bedroom on a different elevation, and the home's plumbing configuration is outdated, including a water heater drain line that runs directly through the main shower wall. These conditions have made the home increasingly impractical for everyday living.

In July 2024, we met with Kim Kotisfas, Building Assistant, and Robert Bitgood at the Melbourne Beach Town Hall to discuss potential renovation and improvement options for our property. During that meeting, we were informed that a new garage could be constructed at the front of the existing house, provided it was located within a 15-foot setback from Shannon Avenue. Based on this official guidance, we engaged a licensed architect and proceeded with the design development process, including floor plans and construction drawings that adhered to the information provided by Town representatives. Over the course of more than a year, we invested significant resources into design, planning, and coordination based on the understanding that a 15-foot setback would be acceptable for the garage location.

Recently, however, we were informed that the correct required setback from Shannon Avenue is 25 feet, not 15 feet. This updated information has placed our project in a position where the existing design, created in good faith and based on direction from Town staff, can no longer proceed as planned. The miscommunication has caused substantial financial and logistical setbacks, and this variance request is being made to allow our project to move forward consistently with the plans previously approved conceptually by the Town.

Additionally, Section 7A-50 of the Melbourne Beach Land Development Code (Off-Street Parking) requires that:

“(7) Single-family dwelling units. Enclosed parking space must be provided for at least two vehicles.”

The proposed garage addition is intended to bring the property into compliance with this section by providing enclosed parking for two vehicles, which the existing home currently lacks. Strict adherence to the 25-foot setback requirement would make compliance with this code section physically impossible, given the placement of the existing home on the lot.

Our goal is to update this home to meet modern family needs and to create a long-term residence designed with our growing family in mind. We currently have an infant and plan to add a nursery and additional space to accommodate more children in the future. The proposed

design reflects not just a renovation, but the development of our dream home — one that provides safety, functionality, and the ability to grow within our existing neighborhood.

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We respectfully request the approval of this variance to allow the garage to be constructed as originally designed, within the 15-foot setback from Shannon Avenue, thereby aligning the property with both functional needs and Town Code requirements.



TOWN OF MELBOURNE BEACH

Board of Adjustment

EXHIBIT "B"

Floor Plans



TOWN OF MELBOURNE BEACH

Board of Adjustment

EXHIBIT "C"

Plot Plan

NEW DATE

Town of Melbourne Beach Board of Adjustment Notice of Public Hearing

The Board of Adjustment will hold a public hearing on **Thursday, January 29, 2026 at 6:00 p.m.** or as soon thereafter as may be convenient to the Board, in the Community Center, at 509 Ocean Avenue, Melbourne Beach, FL, 32951, to hear interested persons regarding the requested variance application:

Variance Application: 200 Shannon Ave

Variance Application #VV2025-0004: This is a request for a variance from the Town of Melbourne Beach Land Development Code Section 7A-32(f)(7) “a” as follows:

- (7) Minimum yard requirements:
 - a. Front setback, 25 feet from lot line.

The variance request is to allow building expansion for a garage on the east side of the property to be located 15.3’ from the east property line. This would require a variance of 9.7’ from the required 25’ front setback.

Property Description: The property is legally described by the Brevard County Property Appraiser as:

Parcel ID: 28-38-06-75-2-1

Legal Description: LOT 1, BLOCK 2, ISLAND SHORES OF MELBOURNE BEACH

The application was submitted by McHenry Construction and owners Connor & Victoria Scalise.

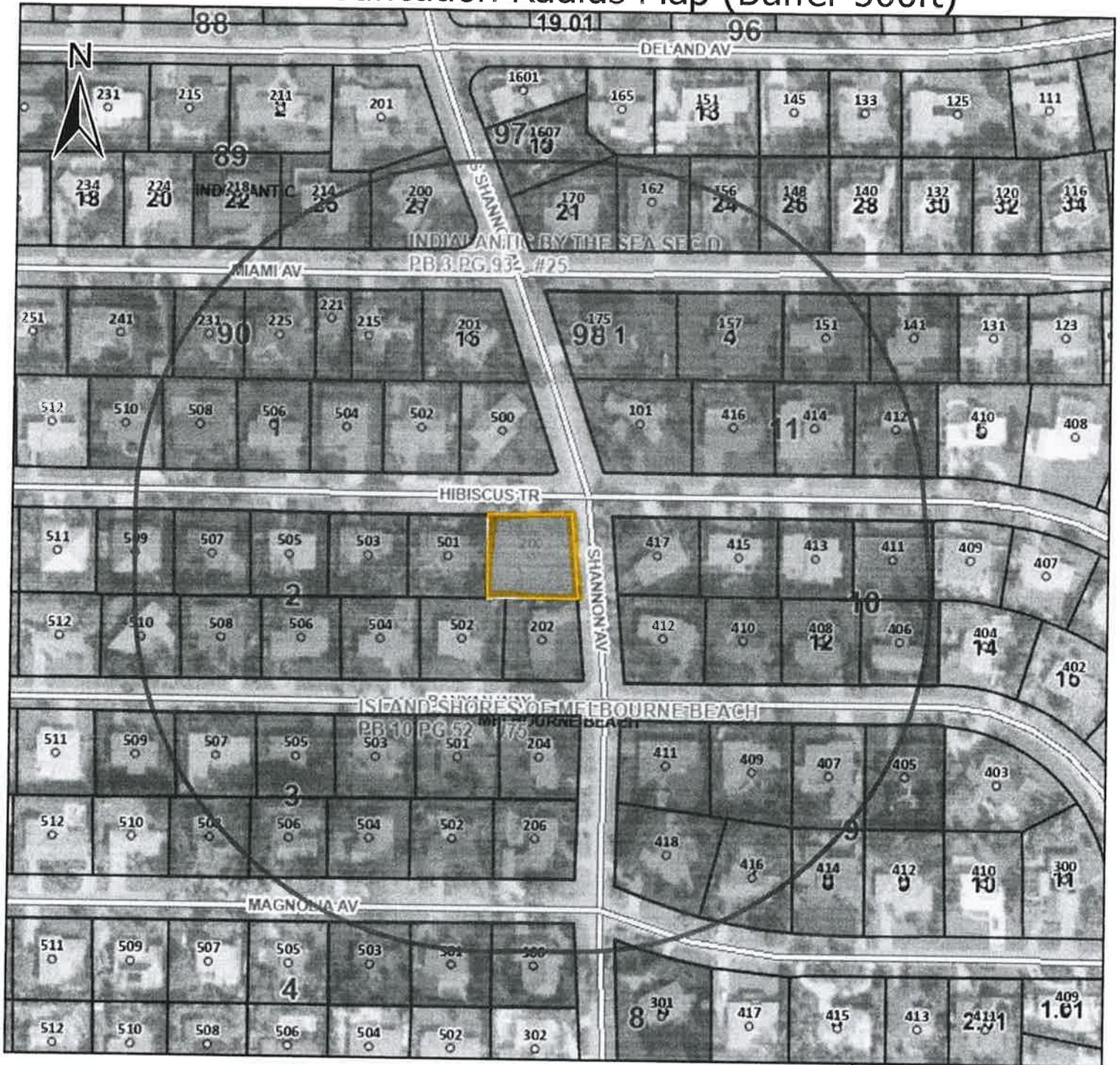
Applications may be reviewed during normal business hours 8:30 am to 4:30 pm in the Town Clerk’s Office, 507 Ocean Avenue, Melbourne Beach, FL. Interested parties may be heard at the public hearing or may submit written comments to the Town Clerk’s Office. This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Board of Adjustment on this topic to properly noticed public hearings or to written communication to the Town Clerk's Office.

Pursuant to Section 286.0105, Florida Statutes, the Town hereby advises the public that if a person decides to appeal any decision made by this Board with respect to this or any matter considered at its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

The needs of a hearing or visually impaired person shall be met if the Town of Melbourne Beach is notified at least 48 hours prior to the public hearing by any person wishing assistance.

Amber Brown, Town Clerk
Town of Melbourne Beach
507 Ocean Avenue
Melbourne Beach, Florida 32951
Phone 321-724-5860 Fax 321-984-8994

Public Notification Radius Map (Buffer 500ft)



Parcel Property Layer151

Block Text

Address Point Layer

Address Points

Parcel Information Layers

Parcel Property

Parcels

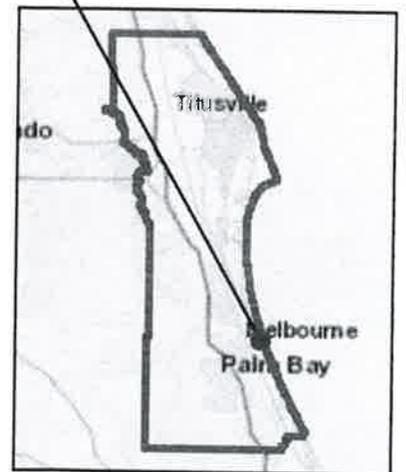
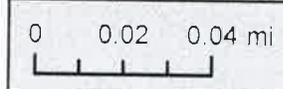
Subdivisions

Buffer Boundary in GREEN

Notify Properties in BLUE

Disclaimer: This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Scale: 1:2,400
1 inch equals 200 feet



<p>Tax Account ID: 2847076 ARBUCKLE, KENNETH A ARBUCKLE, KAREN S 301 S SHANNON AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847085 EHLERS, DELMORE S EHLERS, BRIDGET B 407 BANYAN WAY MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847010 GOLDEN SHORES PROPERTY TRUST 1 LISA LN SEDONA, AZ 86336</p>
<p>Tax Account ID: 2847034 BUDESA, STANLEY T JR BUDESA, PATRICIA A 503 MAGNOLIA AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847086 EASON, THOMAS A JR RADASZEWSKI, MICHELLE C 409 BANYAN WAY MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847012 LZ DEVELOPMENTS LLC 2903 W NEW HAVEN AVE, # 4024 MELBOURNE, FL 32904</p>
<p>Tax Account ID: 2847033 VARNER, DAVID A VARNER, JULIE G 501 MAGNOLIA AVE MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2847087 BURROWS, ALASTAIR J ROTH, DANA E 1770 ANNA CATHERINE DR ORLANDO, FL 32828</p>	<p>Tax Account ID: 2847013 CARROLL, JOHN P CARROLL, HILARY J 504 BANYAN WAY MELBOURNE BCH, FL 32951</p>
<p>Tax Account ID: 2847032 BONAR, JOSEPH E BONAR, JUDITH A 300 SHANNON AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847019 D'AYALA, MARCUS 49 REMSEN AVE ROSLYN, NY 11576</p>	<p>Tax Account ID: 2847014 KESILMAN, JAMES KESILMAN, ERICA 502 BANYAN WAY MELBOURNE BEACH, FL 32951</p>
<p>Tax Account ID: 2847090 NELSON, MARC W NELSON, DIANE C 414 MAGNOLIA AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847020 GARRITY, TROY GUNNAR GARRITY, MELISSA MORSE 507 BANYAN WAY MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2847106 CASIMIR, MAURICE WATTERS-WOODWARD, ELIZABETH DAVY 406 BANYAN WAY MELBOURNE BEACH, FL 32951</p>
<p>Tax Account ID: 2847027 508 MAGNOLIA AVENUE LLC 405 SUNSET BLVD MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2847018 SCOTT & MARIJO MCLACHLAN REVOCABLE TRUST 1805 COREY RD MALABAR, FL 32950</p>	<p>Tax Account ID: 2847105 408 BANYAN WAY LLC 44 CAMELLIA TER INDIAN HARBOUR BEACH, FL 32937</p>
<p>Tax Account ID: 2847028 BINDLEY, PAUL B BINDLEY, STEPHANIE C 506 MAGNOLIA AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847021 FUNKHOUSER, TED A FUNKHOUSER, NANCY L 509 BANYAN WAY MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847104 CRONIN, TERRENCE A III 150 RIVERSIDE DRIVE MELBOURNE BEACH, FL 32951</p>
<p>Tax Account ID: 2847029 YOUNG, ERIC P YOUNG, DANIELLE C 302 TAMPA AVE INDIALANTIC, FL 32903</p>	<p>Tax Account ID: 2847017 BLAIR, APRILE 501 BANYAN WAY MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2847103 WOOD, JAMES L WOOD, PATRICIA N 412 BANYAN WAY MELBOURNE BCH, FL 32951</p>
<p>Tax Account ID: 2847030 WASHBURN, BRENT S, JR WASHBURN, KILEY ALEXIS 502 MAGNOLIA AVE MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2847016 WALLINGER, JOHN T WALLINGER, BRENDA A 204 SHANNON AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847099 JAMES, ZETH 411 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>
<p>Tax Account ID: 2847031 BRENDA S LINNELL REVOCABLE TRUST 206 SHANNON AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847011 SARAKA, LINDA J SARAKA, JEFFREY S 508 BANYAN WAY MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847100 LADD, SHANE LADD, EILEEN 413 HIBISCUS TRL MELBOURNE BEACH , FL 32951</p>

<p>Tax Account ID: 2847101 GOSSELIN, JAKE 6090 S STERNE PKWY LITTLETON, CO 80120</p>	<p>Tax Account ID: 2846995 LEWIS, JEANNE 506 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846870 CLAFLIN-BRYANT, TRACIE N,LIFE ESTATE 221 MIAMI AVE INDIALANTIC, FL 32903</p>
<p>Tax Account ID: 2847102 BOUCHER, PAULA M 417 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846992 WOLFF, JULIE L WOLFF, PHILIP R 500 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846871 RAMSOWER FAMILY TRUST 215 MIAMI AVE INDIALANTIC, FL 32903</p>
<p>Tax Account ID: 2847001 ADRAGNA, JEFFREY ADRAGNA, CARRIE 501 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846996 APELQUIST, JAYSON G APELQUIST, SARAH L 508 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846946 POST, WAYNE A 175 MIAMI AVE INDIALANTIC, FL 32903</p>
<p>Tax Account ID: 2847002 GUNSENHOUSER, RICHARD D VEATCH, MARIZEL M 503 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846997 HUGHES, HEIDI ANN 510 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846873 VERSAGGI, JOSEPH J VERSAGGI, ARLINE 201 MIAMI AVE INDIALANTIC, FL 32903</p>
<p>Tax Account ID: 2847000 SCALISE, CONNOR C SCALISE, VICTORIA K 200 SHANNON AVE MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2847112 CHIDO, CHARLES D CHIDO, MICHAEL A 414 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846948 157 MIAMI AVE LLC 236 LINCOLN AVE HAWTHORNE, NJ 07506</p>
<p>Tax Account ID: 2847003 SULLIVAN, DANIEL J,IV SULLIVAN, GENNIFER G 505 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2847110 GIRARD, MARGUERITE L GIRARD, DOUGLAS R 101 SHANNON AVE MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2846950 VAN SOMEREN, BENJAMIN VAN SOMEREN, REBEKAH 151 MIAMI AVE INDIALANTIC, FL 32903</p>
<p>Tax Account ID: 2847004 GROVER, DIANE E 507 HIBISCUS TRAIL MELBOURNE BCH, FL 32951</p>	<p>Tax Account ID: 2847111 MACNEIL, FREDERICK C 307 SUNSET RD WEST PALM BCH, FL 33401</p>	<p>Tax Account ID: 2846951 CARTY, ROBERT L 141 MIAMI AVE INDIALANTIC, FL 32903</p>
<p>Tax Account ID: 2847005 BRYAN TROY & TOSHIA TROY FAMILY TRUST 509 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846866 BLIVEN, BRADLEY CHARLES HANDLIN, KASEY LYNN 241 MIAMI AVE INDIALANTIC, FL 32903</p>	<p>Tax Account ID: 2846860 PURINTON, DANIEL E 1102 OLD MILLPOND RD MELBOURNE, FL 32940</p>
<p>Tax Account ID: 2846993 CARRIERE, DAVID E 502 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846867 KICINSKI, CLINTON JOHN HOLMES, JENNIFER SUE 231 MIAMI AVE INDIALANTIC, FL 32903</p>	<p>Tax Account ID: 2846861 JESUITAS, JOHN REINS, CONNIE 214 MIAMI AVE INDIALANTIC, FL 32903</p>
<p>Tax Account ID: 2846994 BERGMAN, TODD H BERGMAN, DENISE A 504 HIBISCUS TRL MELBOURNE BEACH, FL 32951</p>	<p>Tax Account ID: 2846868 BASSO, MEREDITH MARIE 225 MIAMI AVE INDIALANTIC, FL 32903</p>	<p>Tax Account ID: 2846933 CONN, JAMES K CONN, LINDA J 170 MIAMI AVE INDIALANTIC, FL 32903</p>

Tax Account ID: 2858124
MCMULLEN REVOCABLE TRUST
162 MIAMI AVE
INDIALANTIC, FL 32903

Tax Account ID: 2858125
MCQUEARY, BRUCE MOLINA, ANA J
156 MIAMI AVE
INDIALANTIC, FL 32903

Tax Account ID: 2858126
HOME VIEW INVESTMENTS LLC
4760 N US HIGHWAY 1, STE 201
MELBOURNE, FL 32935

Tax Account ID: 2846932
PRIESTER, JOSEPH W PRIESTER, BONNIE L
1607 S SHANNON AVE
INDIALANTIC, FL 32903

Tax Account ID: 2847089
COLLINS, JAMES L II
416 MAGNOLIA AVE
MELBOURNE BCH, FL 32951

Tax Account ID: 2847088
CARTER, CHRISTOPHER A
418 MAGNOLIA AVE
MELBOURNE BEACH, FL 32951

Tax Account ID: 2847084
ROONEY, RICHARD D JR NYLANDER, JENNIFER L
405 BANYAN WAY
MELBOURNE BCH, FL 32951

Tax Account ID: 2847015
DAVENPORT, ANDREW D MULLAN, JENNIFER V
PO BOX 731
STONE RIDGE, NY 12484

Tax Account ID: 2847113
SVEVAR, ALAN A GHANBARI, CECILIA
412 HIBISCUS TRL
MELBOURNE BEACH, FL 32951

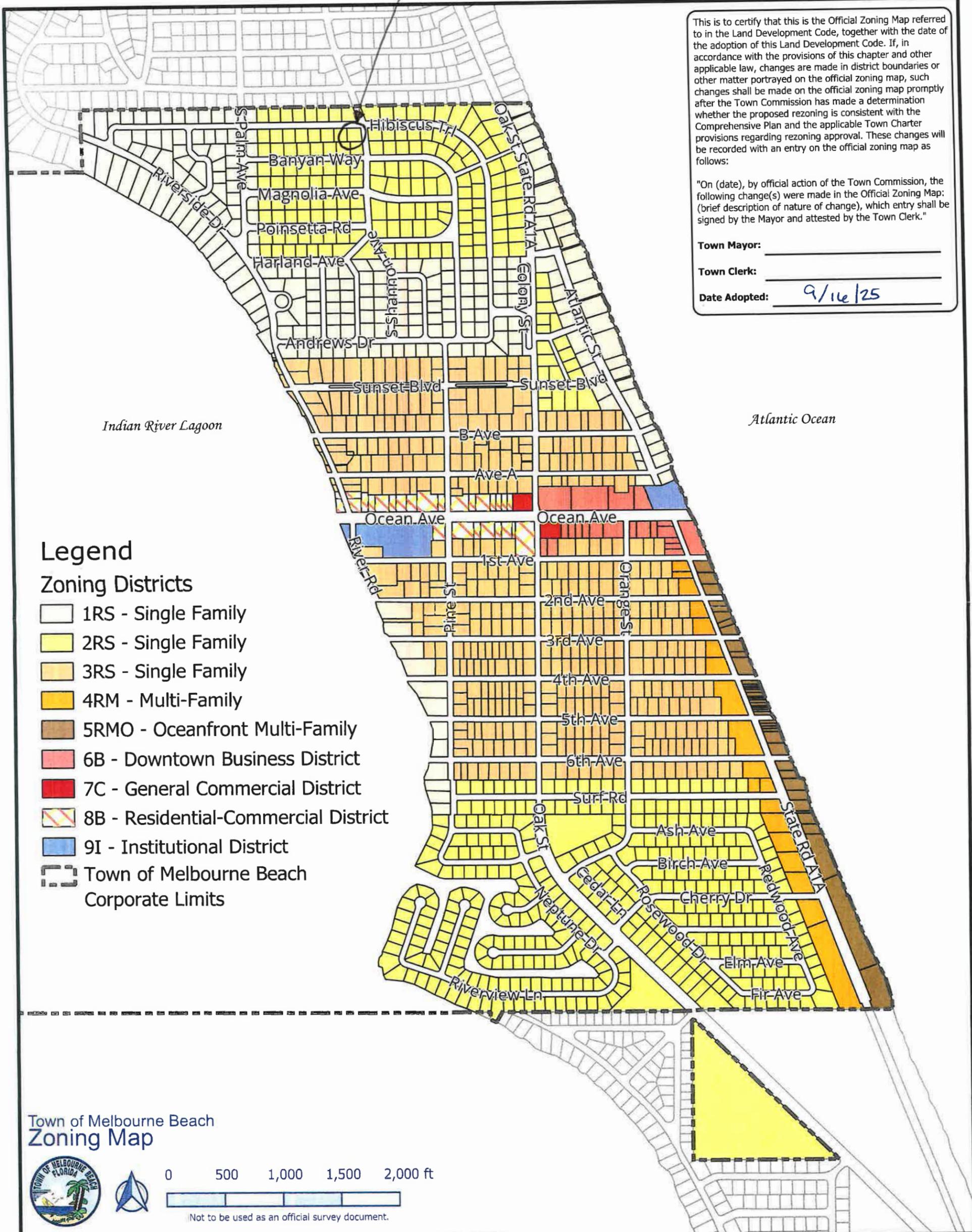
Tax Account ID: 2846862
LOPES, ARQUIMEDES A LOPES, MARIA E
200 MIAMI AV
INDIALANTIC, FL 32903

200 SHANNON AVE
ZONING 2RS

This is to certify that this is the Official Zoning Map referred to in the Land Development Code, together with the date of the adoption of this Land Development Code. If, in accordance with the provisions of this chapter and other applicable law, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be made on the official zoning map promptly after the Town Commission has made a determination whether the proposed rezoning is consistent with the Comprehensive Plan and the applicable Town Charter provisions regarding rezoning approval. These changes will be recorded with an entry on the official zoning map as follows:

"On (date), by official action of the Town Commission, the following change(s) were made in the Official Zoning Map: (brief description of nature of change), which entry shall be signed by the Mayor and attested by the Town Clerk."

Town Mayor: _____
Town Clerk: _____
Date Adopted: 9/16/25



Legend

Zoning Districts

- 1RS - Single Family
- 2RS - Single Family
- 3RS - Single Family
- 4RM - Multi-Family
- 5RMO - Oceanfront Multi-Family
- 6B - Downtown Business District
- 7C - General Commercial District
- 8B - Residential-Commercial District
- 9I - Institutional District
- Town of Melbourne Beach Corporate Limits

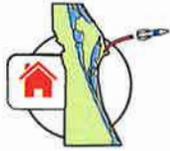
Town of Melbourne Beach
Zoning Map



0 500 1,000 1,500 2,000 ft



Not to be used as an official survey document.



Dana Blickley, CFA, Brevard County Property Appraiser
 Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700
www.bcpao.us
 Disclaimer

REAL PROPERTY DETAILS
 Account 2847000 - Roll Year 2025

Owners SCALISE, CONNOR C; SCALISE, VICTORIA K
 Mailing Address 200 SHANNON AVE MELBOURNE BEACH FL 32951
 Site Address 200 SHANNON AVE MELBOURNE BEACH FL 32951
 Parcel ID 28-38-06-75-2-1
 Taxing District 34X0 - MELBOURNE BEACH
 Exemptions HEX1 - HOMESTEAD FIRST
 HEX2 - HOMESTEAD ADDITIONAL
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Total Acres 0.31
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0010/0052
 Subdivision ISLAND SHORES OF MELBOURNE BEACH
 Land Description ISLAND SHORES OF MELBOURNE BEACH LOT 1 BLK 2



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$528,470	\$534,030	\$549,130
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$528,470	\$534,030	\$529,580
Assessed Value School	\$528,470	\$534,030	\$549,130
Homestead Exemption	\$25,000	\$0	\$0
Additional Homestead	\$25,722	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$477,748	\$534,030	\$529,580
Taxable Value School	\$503,470	\$534,030	\$549,130

SALES / TRANSFERS

Date	Price	Type	Instrument
10/20/2024	--	WD	10229/1254
03/24/2021	\$410,000	WD	9070/2410
12/01/1998	\$99,000	02	3937/2440
09/01/1998	\$153,300	02	3902/1102
08/01/1987	\$119,000	WD	2826/1598
07/01/1981	\$108,000	WD	2311/1008
06/01/1980	\$60,000	--	2240/0143

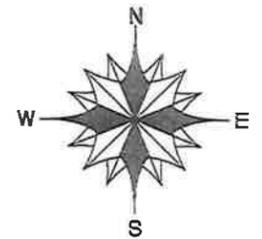
BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

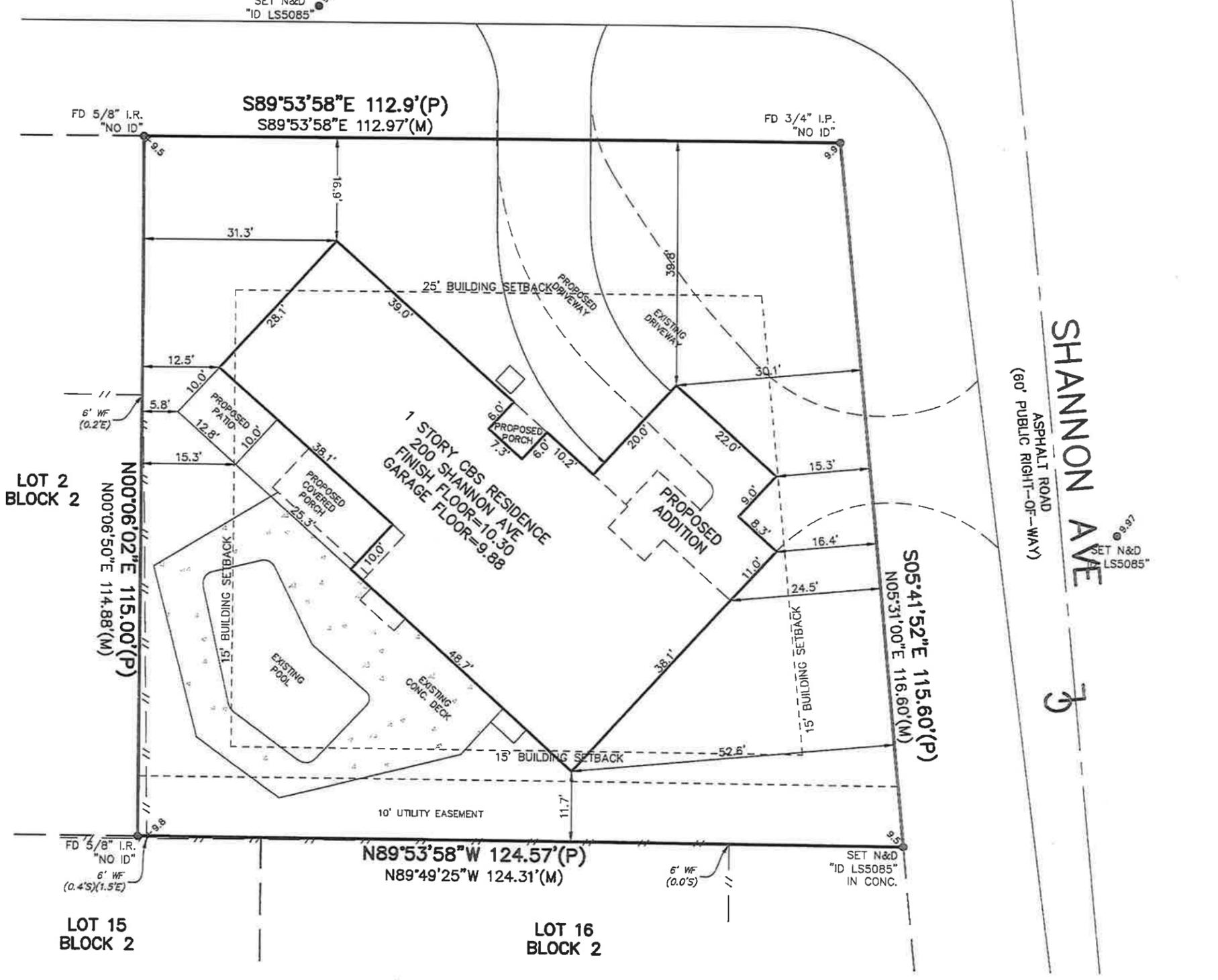
Materials		Details	
Exterior Wall:	STUCCO	Year Built	1957
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,904	Pool Deck	1,225
Enclosed Por	350	Pool - Residential	1
Garage	405	Fireplace	1
Open Porch	40	Covered Patio	189
Utility Room	110		
Total Base Area	1,904		
Total Sub Area	2,809		

BOUNDARY SURVEY OF:
LOT 1, BLOCK 2 AS SHOWN ON THE PLAT OF ISLAND SHORES OF MELBOURNE BEACH
AS RECORDED IN PLAT BOOK 10, PAGE 52A OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



HIBISCUS TRAIL

ASPHALT ROAD
(60' PUBLIC RIGHT-OF-WAY)



NOTE
ELEVATIONS BASED ON NAVD88

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
CERTIFICATE OF AUTHORIZATION LB. 6586

LEGEND	
(AKA)	= ALSO KNOWN AS
BM	= BENCHMARK
C	= CENTERLINE
CBS	= CONCRETE BLOCK STRUCTURE
CLF	= CHAIN LINK FENCE
CH	= CHORD
CM	= CONCRETE MONUMENT
CONC.	= CONCRETE
COR.	= CORNER
(D)	= DEEDED
DEL	= DELTA
FD	= FOUND
ID	= IDENTIFICATION
I.P.	= IRON PIPE
I.R.	= IRON ROD
L	= LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
(M)	= MEASURED
N&D	= NAIL & DISK
(P)	= PLATTED
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PL	= PROPERTY LINE
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
PRC	= POINT OF REVERSE CURVE
P.U.&D.	= PUBLIC UTILITY & DRAINAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
(TYP.)	= TYPICAL
WF	= WOOD FENCE

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF S.89°53'58"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIBISCUS TRAIL.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0604 H, INDEX DATED 01-29-2021, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
- 4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 5) LANDS SHOWN HERON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT A SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TYPE OF SURVEY:
BOUNDARY SURVEY

PROJECT:
25-1866

SCALE: **1" = 20'**

DATE: **09/16/2025**

CAD FILE: **25-1866.DWG**

F.B. NUMBER: _____

REVISION:
09/22/25-ADDED SETBACKS

PRECISION
LAND SURVEYING, INC.

2900 LAKE WASHINGTON ROAD, SUITE 1
MELBOURNE, FLORIDA 32935
PHONE: 321-259-4600
EMAIL: PRECISIONSURVEYING1993@GMAIL.COM

CERTIFIED TO:
CONNER AND VICTORIA SCALISE

PRECISION LAND SURVEYING, INC. 25-1866 - 09/16/2025 - 3:08 PM



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ARCHITECT
Michael Osburn
(321) 626-4544
482 St. Johns Dr., Satellite Beach, FL 32937

A Renovation & Addition for:
Victoria & Conner Scalise
200 Shannon Ave.
Melbourne Beach, FL 32951

Revisions	By

7/28/15
2 of 6
SCALISE
24-CR10
Job No

