

**Town of Melbourne Beach  
Board of Adjustment  
Notice of Public Hearing**

February 4, 2025

The Board of Adjustment will hold public hearings on **Thursday, February 20, 2025 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 in regard to the requested variance applications:

**Variance Application: 1200 Orange Street**

Variance Application #VV2025-0001: This is a request for a variance from the Town of Melbourne Beach Land Development Code Section 7A-33(f)(7) “c” & “d” as follows:

- (7) Minimum yard requirements:
  - c. Side corner lot setback, 25 feet from lot line.
  - d. Rear setback, 25 feet from lot line.

The variance request is to allow building expansion at the northern edge of the side of the property, to be located 9’10” from the northern property line and 10’8” from the rear property line. This would require a variance of 15’2” from the required 25’ side (corner) setback, and a variance of 14’4” from the required 25’ rear setback.

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

Parcel ID: 28-38-08-FY-13-11

Legal Description: LOT 12 AND THE EAST 30 FEET OF LOT 11, BLOCK 13, WILCOX PLAT OF MELBOURNE BEACH

The application was submitted by Susan Tewksbury.

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