

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

December 23, 2025

The Board of Adjustment will hold a public hearing on **Thursday, January 15, 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