

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

April 22, 2025

The Board of Adjustment will hold public hearings on **Thursday, May 15, 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:

## **Coastal Construction Variance Application: 301 Oak Street**

Coastal Construction Variance Application #VV2025-0002: This is a request for a Coastal Construction Variance for the construction of building additions to the existing single-family home from the Town of Melbourne Beach Code Section 5A-4 certain structures prohibited as follows:

This code section prohibits the construction of any major structures or the excavation of any material seaward of the coastal setback line. In accordance with the application, this is a request for a coastal construction variance to construct an open garage entry cover and a porch deck on the landward side of the residential structure.

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

Parcel ID: 28-38-05-FU-1-8

Legal Description: BEAUJEANS PLAT OF MELBOURNE BEACH REPLAT OF BLKS 1, 3 LOT 8, N 65 FT OF LOT 9, LOT 22 EX S 10 FL BLK 1

The application was submitted by Clayton Bennett, P.E., on behalf of the homeowner John Moran.

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