

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

October 30, 2025

The Board of Adjustment will hold a public hearing on **Thursday, November 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 application:

Coastal Construction Variance Application: 305 Oak Street

Coastal Construction Variance Application #VV2025-0003: This is a request for a Coastal Construction Variance from the Town of Melbourne Beach Code Section 5A-4 "Certain Structures Prohibited." 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 coastal construction variance request is for the construction of a new single-family residence, swimming pool, pool deck, and gazebo.

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

Parcel ID: 28-38-05-FU-1-10

Legal Description: BEAUJEANS PLAT OF MELBOURNE BEACH REPLAT OF BLKS 1, 3 LOTS 10, 11, 21

The application was submitted by Clayton Bennett, P.E., on behalf of the homeowner SB Leasing Ventures, LLC.

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