

**City of Melbourne, Florida
Agenda
Zoning Board of Adjustment**

City Hall Council Chamber
900 E. Strawbridge Avenue
Melbourne, FL 32901

July 27, 2026, 6:30 p.m.

A. Opening

1. Pledge of Allegiance.
2. Roll call.
3. Approval of Minutes – May 18, 2026
4. Declaration of Conflict
5. Requests for Dismissals, Postponements, or Withdrawals

B. New Business

6. **VAR2026-0003 - 1300 South Harbor City Boulevard**

In a C-2 zoning district, the following variances are requested:

Variance from the standard contained within the definition of a lot that requires a minimum frontage on an improved public street or on an approved private street.

Part III, Appendix B, Article II, definition of a lot, requires a minimum frontage on an improved public street or on an approved private street.

Variance of six required parking spaces to allow nine required parking spaces for a 4,913± square foot office/professional building (16 spaces required by City Code).

Part III, Appendix D, Chapter 9, Article V, Section 9.72(a)(11), requires one parking space for every 300 square feet of gross floor area, excluding storage area, for businesses, retail or commercial buildings.

7. **Board Members' Term Lengths (Requested by City Council)**

C. Future/Additional Business

E. Adjournment

Note: More than one member of the City Council may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the

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testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City 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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Community Development Department at (321/608-7500), no later than 5:00 p.m., at least 48 hours prior to the meeting.