

25Z00060

From: [Samara](#)
To: [AdministrativeServices](#)
Subject: Sandy Shoes Resort Zoning Request
Date: Sunday, March 15, 2026 3:56:10 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Zoning Board Members,

As residents of the small community of Sandy Shoes West, located on Sandy Shoes Drive directly west across the A1A (Jimmy Buffet Memorial Highway) from Sandy Shoes Resort, we strongly oppose the idea of a bar at the resort. The resort guests have many local resources for food and beverages including alcohol. It is a quick walk to Driftwood Plaza where there is a restaurant serving alcohol and a Publix and Publix liquor store. Three miles north they can access Melbourne Beach amenities such as Melbourne Beach Market, Cafe 302 and other small businesses which could use their business.

There are mostly senior retired residents in our little neighborhood. We do not allow residential parking on the street because it is a narrow street and we understand the need for emergency vehicles is of utmost concern to the residents here. It could be a matter of life and death if an emergency vehicle was impeded by parked cars from the resort.

Please reject the proposal for the alcohol license for the benefit of local businesses and the peace and comfort of the surrounding residents.

Thank You,

Captain John Zitnik and Samara Zitnik

From: [Jenny and Lars Bock](#)
To: [AdministrativeServices](#)
Subject: Comments for ID# 25Z00060
Date: Sunday, March 15, 2026 10:19:59 AM

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Dear Members of the Zoning Board,

I am writing to respectfully express my opposition to the zoning request that would allow Melbourne Beach Resort to serve alcohol. While I appreciate the desire for local businesses to expand their services, I am concerned about the negative impacts this change could have on the surrounding residential neighborhood, particularly along Sandy Shoes Drive.

Sandy Shoes Drive is a small, dead-end residential road with limited capacity for parking and traffic. If alcohol service is approved, it is likely to attract larger gatherings and events at the resort. Based on experiences in similar situations, this could lead to resort guests and event attendees parking along Sandy Shoes Drive when the resort's on-site parking reaches capacity. This would significantly reduce available parking for residents and could impede access for emergency or service vehicles.

In addition to parking concerns, there is also the likelihood of increased noise from late-night gatherings and parties associated with alcohol service. Residents in this quiet neighborhood already face challenges when visitors park on residential streets, and the addition of alcohol service may further increase late-night disturbances that affect the quality of life for those living nearby.

Another concern is the potential for additional trash left behind by visitors who park in the neighborhood or walk through residential areas. Residents already take pride in maintaining the cleanliness of Sandy Shoes Drive, and increased foot traffic from resort events may lead to litter and other maintenance issues for homeowners.

Because Sandy Shoes Drive is a dead-end road primarily intended to serve the residents who live there, it is not well suited to handle overflow traffic, parking, or noise from nearby commercial activities.

For these reasons, I respectfully ask the board to consider the impacts on the surrounding residential community and to deny the request to allow alcohol service at Melbourne Beach Resort.

Thank you for your time and consideration.

Sincerely,

Lars Bock

150 Sandy Shoes Drive

Melbourne Beach

From: [Robert Keimer](#)
To: [AdministrativeServices](#)
Subject: Comments for ID# 25Z00060
Date: Sunday, March 15, 2026 7:00:35 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Members of the Zoning Board,

By way of this email, we respectfully express our opposition to the zoning request that would allow Melbourne Beach Resort to serve alcohol. We are concerned about the negative impacts this allowance could have on the surrounding neighborhood, but especially on Sandy Shoes Drive.

Our major concern is the impact that this new business service will likely have on parking and traffic. Melbourne Beach Resort already has a parking space constraint — when the resort is at full capacity guests are challenged with maneuvering to find a space to park, and traffic on Highway A1A often becomes backed up as guests attempt to turn into the resort. This problem will be magnified with the addition of non-rental guests seeking to visit the resort for food and beverages. Patrons will likely park along A1A, as well as down our street — Sandy Shoes Drive. This would significantly reduce available parking for Sandy Shoes residents, as well as present potential safety concerns for the many neighborhood walkers and bicyclists.

In addition to parking concerns, we (Sandy Shoes residents) will be impacted by the likely increase in noise from the additional patrons to the resort. My wife and I live in one of the corner homes directly on A1A. We already experience occasions of late night music playing from a home rental property right next to Melbourne Beach Resort — so this is likely to increase with a new alcohol service offered by the resort. With the increased patronage, we can also likely expect an increase in garbage and debris that will litter Highway A1A and our Sandy Shoes Street.

Sandy Shoes Drive is a dead-end road primarily intended to serve the residents who live there. Our small neighborhood is not suited to handle overflow traffic, parking, and noise from the expansion of services at Melbourne Beach Resort.

We ask the board to consider the above impacts when considering Melbourne Beach Resort's request to offer expanded services.

Thank-you for your time and consideration.

Regards,

Bob & Liz Keimer

105 Sandy Shoes Drive
Melbourne Beach, FL 32951

(321) 729 - 9729

From: [Paul Merlino](#)
To: [AdministrativeServices](#)
Subject: Comments for ID25Z00060
Date: Sunday, March 15, 2026 1:35:20 PM

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Ladies and Gentlemen,

My name is Paul Merlino and am a resident of 170 Sandy Shoes Drive, Melbourne Beach, Florida. I am writing to voice my opinion against allowing the Melbourne Beach Resort to supply alcohol and music for their guests.

Our street is directly opposite the resort across A1A and would be affected negatively by this decision. Of the 18 homes in this neighborhood, all but 3 are owned by senior citizens. When moving here, we certainly didn't ask for this.

Our Sandy Shoes West HOA has a common area walk through to our "very quiet" beach directly to the north of the hotel and do not wish to see or hear a "happy hour" each and every day.

The other concern for us as a community, is if this is successful, and down the road outsiders are allowed in, those outsiders choose to park on our street which is "very definitely" going to cause major issues for everyone involved including the sheriffs office. The parking area for that resort is extremely small and the overflow will no doubt wind up on our street.

Please "look ahead" on this and do not allow this to pass. It will only cause problems for us all. I appreciate your time and attention to this concerning matter.

Sincerely,
Paul Merlino

From: [Helayne Ray](#)
To: [AdministrativeServices](#)
Subject: Comments for ID# 25Z00060
Date: Sunday, March 15, 2026 7:58:56 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Members of the Zoning Board,

I am writing to respectfully express my opposition to the zoning request that would allow Melbourne Beach Resort to serve alcohol. While I appreciate the desire for local businesses to expand their services, I am concerned about the negative impacts this change could have on the surrounding residential neighborhood, particularly along Sandy Shoes Drive.

Sandy Shoes Drive is a small, dead-end residential road with limited capacity for parking and traffic. If alcohol service is approved, it is likely to attract larger gatherings and events at the resort. Based on experiences in similar situations, this could lead to resort guests and event attendees parking along Sandy Shoes Drive when the resort's on-site parking reaches capacity. This would significantly reduce available parking for residents and could impede access for emergency or service vehicles.

In addition to parking concerns, there is also the likelihood of increased noise from late-night gatherings and parties associated with alcohol service. Residents in this quiet neighborhood already face challenges when visitors park on residential streets, and the addition of alcohol service may further increase late-night disturbances that affect the quality of life for those living nearby.

Another concern is the potential for additional trash left behind by visitors who park in the neighborhood or walk through residential areas. Residents already take pride in maintaining the cleanliness of Sandy Shoes Drive, and increased foot traffic from resort events may lead to litter and other maintenance issues for homeowners.

Because Sandy Shoes Drive is a dead-end road primarily intended to serve the residents who live there, it is not well suited to handle overflow traffic, parking, or noise from nearby commercial activities.

For these reasons, I respectfully ask the board to consider the impacts on the surrounding residential community and to deny the request to allow alcohol service at Melbourne Beach Resort.

Thank you for your time and consideration.

Sincerely,

Helayne Ray

200 Sandy Shoes Drive

Melbourne Beach

From: [David Swanson](#)
To: [AdministrativeServices](#)
Subject: bar application for zoning change ID #25z00060
Date: Monday, March 16, 2026 8:00:55 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

My name is David Swanson. My wife and I reside at 100/110 Sandy Shoes Dr directly across from the Resort. In the past, without a designated bar, we have found it necessary to call law enforcement to make bands stop before midnight. A tiki bar would create an ongoing problem. In addition, their parking lot is full when the motel is full. There does not seem to be any place for bar customers to park except on our street or A!A.

Than you for proving a means for us to voice our concerns.

Davd M Swanson

From: [Linda](#)
To: [AdministrativeServices](#)
Subject: Castle Hill Realty - Melbourne Beach Motel bar request
Date: Monday, March 16, 2026 10:32:35 AM

25Z00060

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All ,

As a resident / homeowner of 180 Sandy Shoes Melbourne Beach which is located in Sandy Shoes West I strongly OPPOSE the request to add a bar / tiki hut including music to the motel property.

The additional traffic, parking and noise level w live music will adversely affect all of our street owners. Presently there are 4 bars very close- Cheers , the Oasis, 302 bar and Dijons. All are very nice well run places for drinking with good off street parking.

The music request is extremely opposed due to the close proximity of full time residents. Literally across the road from this requested bar.

This is a residential area with a bus stop for school directly across AIA from this hotel.

Please vote against this change request.

Linda Lindenberg
180 Sandy Shoes Drive
Melbourne Beach 32951
321-544-8873

From: [Barry Birdwell](#)
To: [AdministrativeServices](#)
Subject: ID# 25Z00060 Meeting today - Opposition to Zoning Change – 3455 Highway A1A, Melbourne Beach
Date: Monday, March 16, 2026 11:01:37 AM

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Dear Members of the Board,

I am writing to express my opposition to the proposed zoning change for the property located at **3455 Highway A1A, Melbourne Beach**, which would modify the current **Suburban Residential zoning** to allow a **conditional use permit for alcoholic beverages for on-premises consumption, accessory to a bar**.

My wife and I live nearby at **120 Sandy Shoes Drive in Melbourne Beach**, within 500 feet of the property.

One of the qualities that makes this area so special is its **quiet, “Real Florida” character and strong neighborhood feel**. The property in question has long operated as a **resort that attracts multi-generational visitors**, and that use has been generally compatible with the nature of our **bedroom beach community**.

My concern is that introducing a bar-related use with on-premises alcohol consumption could significantly change the character of the area and potentially impact the peaceful environment that residents and visitors alike value.

We appreciate the long history of the property as a welcoming destination for families and hope that any future use will continue to respect and preserve the unique character of Melbourne Beach.

Thank you for your consideration.

Sincerely,

Barry & Michele Birdwell
120 Sandy Shoes Drive
Melbourne Beach, FL

From: [S.M](#)
To: [AdministrativeServices](#)
Subject: Subject: ID#25Z00060
Date: Monday, March 16, 2026 2:05:20 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Members of the Zoning Board,

I am writing to respectfully express that I strongly oppose to the zoning request that would allow Melbourne Beach Resort to serve alcohol. I am concerned about the negative impacts this change could have on the residential neighborhood, particularly Sandy Shoes Drive.

In addition to parking concerns, there is also the likelihood of increased noise from late-night gatherings and parties associated with alcohol service.

Once this property gets rezoned to serve alcohol it will open the doors for additional changes to this once quiet neighborhood.

Thank you for your time and consideration.

Sincerely,
Suzanne Marszal