



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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Addendum #1 26Z00008 Defender Homes Airway Heights, LLC.

The applicant originally requested to rezone the subject property from RR-1 (Rural Residential) to RU-2-6 (Medium Density Multiple-Family Residential), along with a companion Small-Scale Comprehensive Plan Amendment (SSCPA), **26SS00002**, to change the Future Land Use Map (FLUM) designation from RES 4 to RES 6. Staff comments were prepared based on these requests. However, at the Planning and Zoning Board meeting held on June 15, 2026, the applicant requested to withdraw the SSCPA application and retain the existing RES 4 Future Land Use designation on the subject property. Concurrently, the applicant revised the rezoning request from RU-2-6 to RU-1-11 (Single-Family Residential).

Section 62-1340, RU-1-11, is a single-family residential zoning classification which encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. The zoning classification requires a minimum lot area of 7,500 square feet with a minimum width of and a depth of 75 feet. Additionally, a single-family residence would need a minimum of 1,100 square feet of living area.

The applicant's revised request for the RU-1-11 zoning classification is similar to the purpose and intent of the RR-1 (Rural Residential) zoning classification, which is found immediately north and northwest of the subject property and is prevalent throughout the surrounding area. Both zoning classifications are intended to accommodate single-family residential development of a spacious character, together with accessory uses that are necessary or customarily associated with residential development, while permitting other uses that are conducted in a manner that minimizes potential incompatibilities with surrounding residential areas, versus the applicant's original request for low-density multiple-family, RU-2-6.

The applicant originally requested 86 units on the 14.39-acre parcel. In response to concerns regarding increased density, the applicant withdrew the request to change the Future Land Use designation to RES 6 and elected to retain the existing RES 4 designation. As a result, the request was revised to a maximum of 57 units. However, the applicant stated at the Planning and Zoning Board meeting that the necessary surveys and technical studies had not yet been completed and, therefore, the actual development potential of the site had not been fully determined. Consequently, the maximum number of units that could ultimately be developed on the property remains uncertain.

The City of Melbourne Utilities Department is the provider of water and sewer services for the subject property. However, in a letter dated June 12, 2026, the Mayor of the City of Melbourne indicated that the existing sewer force main infrastructure serving the area does not have sufficient capacity to accommodate the additional wastewater demand associated with the proposed development. Brevard County Planning and Zoning staff consulted with City of Melbourne Utilities staff, who echoed these concerns and noted capacity issues with the lift stations and force main infrastructure currently serving the area along the Aurora Road corridor.

Brevard County Stormwater Management stated that they have concerns with the development of the property during a phone call on June 23, 2026. It was stated that the property is within the floodplain and that most of the property holds water during heavy rains. It was also stated that most of the wetlands on the property sit approximately three (3) feet lower than Turtle Mound Road. This information was found in a stormwater study of this area that was performed, as was stated by the Brevard County Stormwater Management. The applicant, during site planning, would need to work with Brevard County staff in order to address possible stormwater issues.