



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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Addendum #1 24Z00052 Aubri Williamson

Addendum to Staff Comments. During the Planning and Zoning Board meeting on June 16, 2025, the applicant agreed to a binding development plan to limit the impacts of the rezoning request on the surrounding area. Specifically, the BDP included the following provisions:

- 1) The property would not be used for resort dwellings;
- 2) It would be limited to one single-family unit; and
- 3) It would be a single-story structure.

The P+Z Board recommended approval of the rezoning request based on the BDP. The application has since been further reviewed by staff. Under the “Reason for Request” portion of the application, the applicant stated, “The house started as a primary residence and I am trying to evolve it to be an investment property to match the rental influence of the surrounding neighborhood.” It should be noted that the property can be used as a rental property in the current zoning classification (so long as the rental is not less than 90 days, which is considered a “resort dwelling” under the Brevard County Code).

Staff comments state that the reason for the rezoning is “...to utilize the single-family dwelling as a short-term rental and to have a zoning more consistent with the majority of properties on the south side of Franklyn Ave.” Given that the applicant has now stated they are willing to forego the resort dwelling use, it appears there has been a change in position.

Given the BDP conditions above, staff is unclear as to the reason/purpose of the rezoning to a multi-family zoning classification. The significant distinctions between the proposed zoning and the current zoning, as it relates to the subject property, appear to be negated through the proposed BDP that was agreed to by the applicant at the P+Z meeting.