

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 17, 2025**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D1); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Robert Brothers (D5); Melissa Jackson (D5); Neal Johnson (D4); Ana Saunders (D5); Greg Nicklas (D3); Erika Orriss (D3); and Debbie Thomas (D4).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Derrick Hughey, Planner; Tim Craven, Planner; Alex Esseesse, Deputy County Attorney; and Jordan Sagosz, Operations Support Specialist.

H.2. Thomas Dahn requests a zoning classification change from RR-1 (Rural Residential) to AU (Agricultural residential). (25Z00024) (Tax Account 2101970) (District 1)

Paul Body read the item into the record.

Thomas Dahn spoke to the application. He stated they just bought an extra acre of land and combined it with the current property and want to farm it and sell produce from it to individuals, fresh farm to table.

No Public Comment

Neal Johnson asked, "the property that you own currently, how is it zoned?"

Mr. Dahn replied RR1.

Mr. Johnson continued you want to change the new property that you bought to be able to...

Mr. Dahn replied the original property was 1.78 acres, and we added another acre to it. We've already combined that and done all of that. So, it's now all combined in one property.

Mr. Johnson stated, and you want to change from the RR1 to the AU. I just wanted to understand.

Ron Bartcher asked how are you going to get your produce to the customers? Are you going to be trucking it out of there or are they going to be driving up? Are you going to have a stand in front of the property?

Mr. Dahn replied I'm not 100% sure on that yet, but my wife and I have just talked about wanting to do this and we noticed the first step we couldn't run a commercial agricultural business from the property without it being zoned AU. So that was our first hurdle. But no, I mean I don't think there will be large, it's an acre of property, so we're not going to have semi-trucks coming in loading stuff up.

Mr. Bartcher stated I think you mentioned that you want to do organic farming.

Mr. Dahn replied we do.

Mr. Bartcher then asked how are you going to protect your crops from sprays from your neighbors

when they fertilize and kill bugs and stuff like that?

Mr. Dahn replied that's a good question.

Mr. Bartcher stated I'm not I don't need an answer. I'm just letting you know that I think that's a concern. Because I know that I don't really care too much about what my neighbors are doing when I put my fertilizer out. I don't deliberately spray on it, but sometimes it happens. It does seem to me that this is like putting a business in the middle of a residential neighborhood. You are surrounded by a lot of residents there.

Mr. Dahn responded there's a lot of AU that surrounds me as well.

Mr. Bartcher added I'm not exactly opposed, but I don't think it's a good idea. I'd just rather like to hear from some of the other board members about what they think.

Mr. Atkins stated I've seen a lot of folks trying to go the opposite direction, AU to RR1, and as a person who lives in that area, I like to see it going the other way once in a while. So, I appreciate it. I will be in support of your application.

Ms. Amato stated I would like to point out there are quite a few agritourism businesses in that area. The closest I would guesstimate is less than a mile away, would be sleds. They do a sunflower maze, and you pick various times through the year, but there's peaches, you pick blackberry, there's a ton of agrotourism in there. It's a great way to bring agriculture and supplement the income because agriculture doesn't pay the bills.

Ms. Orriss stated it's my understanding it would be like selling farm produce right in front of your house, people would pull up and there would be ample parking on your property for them. So, just a neighborhood service more than a business.

Mr. Hopengarten asked where are you going to plant? To the east of your house that's on that property?

Mr. Dahn asked are you looking at a picture of the layout? Can you see the acre that we purchased kind of hangs down to the north? I guess it points north. So, the original property is like a long rectangle and then there's a.....it will be this acre right here.

Mr. Hopengarten stated it's on the east side that you're going to do the farming.

Mr. Dahn replied, Northeast. Yes.

Mr. Hopengarten responded and that's also where you're going to put the little roadside stand. So, where you going to put the parking?

Mr. Dahn replied there's I think 140 feet of road frontage there on Lionel.

Mr. Hopengarten stated it's going to be a small farm. You can't park on the road. So, people are going to have to come in. And you're just going to farm in that little section there. No animals, right? You're

not going to have animals.

Mr. Dahn replied right. No Animals.

Motion to recommend approval of Item H.2. by Ruth Amato, seconded by Jerrad Atkins. Motion passed unanimously.

Meeting adjourned at 4:27 p.m.