

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 15, 2026**, 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 3:30 p.m.

Board members present were Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D2); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Neal Johnson (D4); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Jerrad Atkins (D1); Eric Michajlowicz (3); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Tim Craven, Senior Planner; Alex Esseesse, Deputy County Attorney; Darcie McGee, Natural Resources; and Alice Randall, Operations Support Specialist.

Mark Wadsworth stated that if any Board Member has had any ex-parte communication regarding any application, please disclose now.

### EXCERPT OF COMPLETE AGENDA

**H.1. Sunshine State Wildlife Conservation LLC and Bernard Egan & Company (Ralph Brown) request a CUP (Conditional Use Permit) for land alteration in AU (Agricultural Residential) and GU (General Use). (25Z00061) (Tax Accounts 3001213, 3001181, 3020488, 3020489, and part of 3001207, 3030338, and 3030339) (District 5)**

Tim Craven read item H.1. into the record.

Ralph Brown spoke to the application. He stated Blue Goose construction has a mine that sits at the south end of Babcock St. next to the C54 canal, called the Sunshine State Mine. We've completed 2 phases of the mine and we're in for the 3<sup>rd</sup> phase of the mine, which is about 180 acres. Access will be off Babcock to an existing driveway that went through phases one and two to the phase three. So, there's no new road connections. Basically, expanding on the mining that we've been doing for the last six years.

### NO PUBLIC COMMENT

Ruth Amato inquired how many phases there are.

Mr. Brown responded three, this is going to be the last phase.

Ms. Amato commented that the report states the wetlands are going to be retained and there's a buffer area for the wetlands. But when you create the mines next to it, does that not draw the water away from the wetlands over time?

Mr. Brown responded it will if you don't take measures to stop it. There's between a 100- and 180-foot buffer between the wetlands and the top of the pits. We have recharge ditches located between the lakes and the wetlands. The purpose of the recharge ditches is to pump your water in there and then that goes into the groundwater table and keeps the ground water from being lowered in the wetlands. And we have the St. John's River Water Management District permits, which was one of the main things that they looked at. We have both of their permits.

John Hopengarten asked who Blue Goose is.

Mr. Brown responded Blue Goose is a construction company whose main office is based out of Fort Pierce. They're owned by the Bernard Egan company which is a big agricultural company. A lot of the work is agriculture, but we also have a mine in Vero Beach and one in Brevard County, the Sunshine State Mine.

Mr. Hopengarten stated you have in these documents that they did the wetland survey.

Mr. Brown responded that the wetland survey was carried out by a consultant that we hired. He flagged the wetlands and then we surveyed it in, and it was approved by the water management district.

Mr. Hopengarten continued with I was just concerned because it might have been a conflict if you did your own survey of wetlands and pushed it through as if it was a separate entity that did it.

Mr. Brown responded we hired a consultant who is a wetland expert who used to work for the water management district. He went out and flagged the wetlands and then the district goes out and looks at the flags and confirms that they're in the right location.

Mr. Hopengarten continued with on the documents here it has them as the engineer. It's Blue Goose Survey and Design.

Mr. Brown responded that it's a related company to Blue Goose Construction. To do engineering or survey work, you must be in a licensed company to do that work. That's the company.

Mr. Hopengarten stated he just wanted to make sure that their company wasn't doing its own survey and having that on record without somebody as a third party independent.

Mr. Brown responded as far as the wetlands go, they were confirmed by the St. John's River Water Management District. And a consultant that doesn't work for us.

Mark Wadsworth stated the St. John's permit is the hardest permit to get.

Mr. Hopengarten asked if they test for toxins and the materials that they draw out of that area.

Mr. Brown responded there's been testing done in the past. There's never been any toxins in the material that we've ever found. This is the third phase.

Mr. Hopengarten stated because you're doing beach replenishment and stuff with the material.

Mr. Brown responded with no; we don't do any beach replenishment. We sell fill material, and we sell FDOT road base, the material that goes under roads. We do sell some rock aggregates, but we don't do beach sand.

Motion to recommend approval of Item H.1. by Debbie Thomas, seconded by Neal Johnson. Motion passed unanimously.