

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 14, 2024**, 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.

Voting Board members present were Henry Minneboo, Vice-Chair (D1); Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Erika Orriss (D3); Mark Wadsworth, Chair (D4); Ana Saunders (D5), and John Hopengarten (BPS).

Staff members present were John Denninghoff, Assistant County Manager; Edward Fontanin, Director (Utility Services); Ian Golden, Director (Housing and Human Services); Darcie McGee, Assistant Director (Natural Resources Management); Tad Calkins, Director (Planning and Development); Alex Esseesse, Deputy County Attorney; Jeffrey Ball, Zoning Manager; Trina Gilliam, Planner; and Desirée Jackson, Planner.

Excerpt of complete agenda

H.8. Stickrath Developer, LLC. requests a change of zoning classification from BU-2 to AU. (24Z00026) (Tax Account 2601599) (District 4). This item was continued from the September 16, 2024, P&Z/LPA meeting for re-advertisement.

Trina Gilliam read the application into the record.

Kurtis McKinney, on behalf of the applicant, stated the owner is turning the property into a goat rescue. He's been saving the rescued goats for some years and code enforcement came down there just doing a regular inspection and saw that, and said something about it to him, so he's just taking one acre of property out of there and just cut it out as the goat rescue. He just does it for the community and he's probably spent about \$100,000.00 at this point rescuing goats. Mr. McKinney said he doesn't necessarily have anything other than that to put toward it. They advertise them on Facebook and places like that if they want to take them and rescue them and put them to a good home. It's one of those things he does in his spare time.

No public comment.

Ron Bartcher asked if the property has a grassy field for the goats.

Mr. McKinney said yes. They're fed pretty good.

Mr. Bartcher then asked if the area was fenced so the goats would be contained.

Mr. McKinney stated it is and has shelter with a birthing station.

Mr. Bartcher asked if the owner would be willing to add a BDP to limit the use of the AU zoning to a goat rescue only.

Mr. McKinney stated he was sure he would but couldn't just sign up for that right now based on what happens if he gets an alpaca or maybe another goat. It's just a little tiny rescue on one acre. They've never had more than 7 or 9 animals there at any one time. He's known about it for maybe 10 or 8 years. He started it in Okeechobee, Florida and now he's brought it up here. This is his second location. It's tucked in the back behind Welty Lake. They can't swim. Behind them is the junkyard with a 40' hill to climb. So, I don't want to say that he would be or wouldn't be.

Mr. Bartcher wants a BDP to restrict the AU.

Jeffrey Ball suggested to have a BDP to limit the use to raising and grazing of farm animals.

John Hopengarten asked about the adjoining property to the south.

Mr. McKinney stated that it is a cemetery.

Mr. Hopengarten then asked about the ownership of the property to the south and if there really was grass because there's nothing there but a pond on that little section.

Mr. McKinney said that it is Landscape Depot, full of rocks. There's a lot more vegetation than what you're seeing there and that they're fed daily.

Mr. Hopengarten further inquired on which portion of the site was to be rezoned to AU.

Jeffrey Ball responded to questions about what part of the site will be AU. Only the box that's highlighted in the yellow on the map will be AU. So, it would only be the 2.5-acre piece that you're looking at on the map.

Mr. McKinney further explained that they only needed three quarters of an acre for 6 or 8 goats. They made him go to 2.5 acres and that's why they encompassed the lake into it. Really don't need that much property because they aren't rescuing that many goats or farm animals.

Mr. Hopengarten then stated that the lake drains onto the highway.

Mr. McKinney stated the lake illegally drains onto his owner's property. It's an issue with the County right now because the County is in the middle of a lawsuit with Mr. Welty.

Motion to recommend approval of item H.8. with a BDP to limit the use to raising and grazing of farm animals, by Ron Bartcher, seconded by John Hopengarten. The motion passed unanimously.