

## **PLANNING AND ZONING BOARD MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 11, 2021**, 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: Ron Bartcher (D1); Brian Hodgers (D2); Mark Wadsworth, Chair (D4); Liz Alward (D4 - Alt); Bruce Moia (D5); Peter Filiberto, Vice Chair (D5); and David Bassford (D5 - Alt).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Peter Martin, Planner II; Alex Esseeesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

### **Excerpt of Complete Minutes**

#### **Rodney McConkey**

A change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 8.36 acres, located on the east side of Golfview Ave., approx. 500 ft. north of Port St. John Parkway. (No assigned address. In the Port St. John area.) (Tax Accounts 2312740, 2312741, 2312742, 2312743) (District 1)

Rodney McConkey, 2000 Cheney Highway, No. 103, Titusville, stated he would like to use the property for farming, as well as have farm animals, such as cows and horses. He would like to grow fruits and vegetables to sell at a roadside stand or to a co-op in Titusville.

Ron Bartcher asked if Mr. McConkey has any plans for growing commercial crops, packaging, or processing, the higher intensity commercial uses. Mr. McConkey replied no, not at all.

Liz Alward stated part of the agricultural zoning classification includes agritourism and asked Mr. McConkey if he plans on any kind of agritourism, such as barn weddings. Mr. McConkey replied he has not considered doing anything like that, he just wants a place to be able to grow fruit and vegetables and have animals. He said a wedding venue might be in future plans, but it is not in the cards right now.

Ms. Alward asked if Mr. McConkey would be willing to consider a stipulation that doesn't include agritourism at this time if the board were to consider approving AU. Mr. McConkey replied if necessary, but he doesn't think it's an issue. Ms. Alward stated at some point in the future if he considers doing agritourism, he could always come back to the board and request it. Mr. McConkey replied he has no problem with the stipulation.

No public comment.

Motion by Peter Filiberto, seconded by Liz Alward, to recommend approval the requested change of classification from GU to AU, with the stipulation that agritourism is prohibited. The motion passed 6:1, with Bruce Moia voting nay.

Bruce Moia stated he is opposed because the whole strip of land there is zoned AU and he doesn't see a need to restrict him over and above his neighbors.