

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 17, 2023**, 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: Board members present were: Henry Minneboo, (D1); Ron Bartcher (D1); Robert Sullivan (D2); Ben Glover (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Robert Brothers (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseesse, Deputy County Attorney; Jane Hart, Planner III; Paul Body, Planner III; Trina Gilliam, Planner II; and Jennifer Jones, Special Projects Coordinator.

Approval of the June 12, 2023, P&Z/LPA Minutes

Motion by Debbie Thomas, seconded by Mr. Hopengarten, to approve the P&Z/LPA minutes of June 12, 2023. The motion passed unanimously.

Samir and Ilham Itani Revocable Living Trust

A change of zoning classification from AU (Agricultural Residential) to EU-2 (Estate Use Residential). The property is 11.13 acres, located on the east side of Ford Rd., approx. 226 ft. south of Guil Dr. (No assigned Address. In the Titusville area.) (23Z00031) (Tax Account 2101052) (District 1) This item was tabled from the 06/12/23 P&Z meeting.

Jeffrey Ball stated the item was tabled by the Board of County Commissioners on July 13, 2023, to the August 14, 2023, P&Z meeting, and the September 7, 2023, Board of County Commissioners meeting.

Motion by Debbie Thomas, seconded by Ben Glover, to table the request to the August 14, 2023, P&Z meeting. The motion passed unanimously.

Jonathan Mark and Emily Ann Schoolfield

A change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 4.70 acres, located on the south side of Cherven Ave., approx. 0.3-mile east of Satellite Blvd. (6825 Cherven Ave., Cocoa) (23Z00037) (Tax Account 2443960) (District 1)

Jonathan Schoolfield, 1337 Royal Birkdale Circle, Rockledge Cocoa, stated his family would like to establish a small farm with goats and chickens.

No public comment.

Ron Bartcher asked if Mr. Schoolfield plans on slaughtering any animals on the property. Mr. Schoolfield replied no, not at this time.

Motion by Ron Bartcher, seconded by Robert Sullivan, to recommend approval of a change of zoning classification from GU to AU. The motion passed unanimously.

David C. Ramage Trust and Cynthia R. Ramage Trust (Jack Kirschenbaum)

A Small Scale Comprehensive Plan Amendment (23S.07), to change the Future Land Use designation from RES 4 (Residential 4) and CC (Community Commercial), to all CC. The property is 2.17 acres, located on the east side of U.S. Highway 1, approx. 0.32 miles north of S.R. 46. (No assigned address. In the Mims area.) (23SS00007) (Tax Account 2113469) (District 1)

David C. Ramage Trust and Cynthia R. Ramage Trust (Jack Kirschenbaum)

A change of zoning classification from AU (Agricultural Residential) and BU-1 (General Retail Commercial), to BU-2 (Retail, Warehousing, and Wholesale Commercial), on property described as Tax Parcel 333, as recorded in ORB 8486, Pages 1787 - 1791, of the Public Records of Brevard County, Florida. **Section 17, Township 21, Range 35.** (2.17 acres) Located on the east side of U.S. Highway 1, approx. 0.32 miles north of S.R. 46. (No assigned address. In the Mims area.) (23Z00041) (Tax Account 24113469) (District 1)

Jack Kirschenbaum, 207 Antigua Dr., Cocoa Beach, stated the subject property was inadvertently left out of the previous application heard by the board on April 17th for the adjacent property to the south. The P&Z board and the County Commissioners approved the previous application for a change of zoning to BU-2 with a binding development plan. The purpose of the land use and zoning on the subject property is to build a mini-storage facility. [Mr. Kirschenbaum distributed a photo to the board and to staff. The photo can be found in file numbers 23SS00007 and 23Z00041, located in the Planning and Development Department] He explained the photo is of the proposed facility if looking to the east from U.S. Highway 1. He stated the proposed BDP (Binding Development Plan) ensures outdoor storage is not visible from U.S. Highway 1. He noted a BDP is proposed for both properties.

No public comment.

Ron Bartcher asked if a wet or dry retention pond will be on the front of the property. Mr. Kirschenbaum replied it will be mostly dry except during heavy rains.

Mr. Bartcher stated in the agenda item, one option has a long, single-story building along U.S. Highway 1, and the second option has smaller frontage on U.S. Highway 1. He said the photo given to the board looks like a two-story building. He said he would prefer the long, single-story building, but if it's going to be a big white wall, he would like something done with that.

Mr. Kirschenbaum replied that in his experience with the developer, there will not be a long, white wall. He said the developer plans architectural features and they will be nice buildings, but the project has not been through site planning yet, as it is still under contract. He said what is shown in the photo is what is planned to be the project.

Mr. Bartcher asked if the canopy parking will be an open metal carport. Mr. Kirschenbaum replied he doesn't know because it has not yet been site planned or designed.

Motion by Ron Bartcher, seconded by Henry Minneboo, to recommend approval of a Small Scale Comprehensive Plan Amendment (23S.07), to change the Future Land Use designation from RES 4 and CC, to all CC. The motion passed unanimously.

Motion by Ron Bartcher, seconded by Henry Minneboo, to recommend approval of a change of zoning classification from AU and BU-1, to BU-2, with a BDP retaining all BU-1 uses, and limit the BU-2 use to a mini warehouse with outdoor RV and boat storage only, and limiting the storage of RVs and boats to the rear of the property. The motion passed unanimously.

Star Rush, LLC (Hamilton Williams / Sean MacLaurin)

A CUP (Conditional Use Permit) for Trailer and Truck Rental, in a PUD (Planned Unit Development) zoning classification. The property is 20.25 +/- acres, located on the southeast corner of Interstate 95 and Viera Blvd. (No assigned address. In the Viera area.) (23Z00033) (Tax Account 3018275) (District 4)

Sean MacLaurin, SJC Ventures, Atlanta, Georgia, 1100 Interlock Dr., Atlanta, stated the proposed project on the corner of I-95 and Viera Boulevard is a total of approximately 30 acres, with 190,000 square feet of retail, and a portion of that is being allocated to Home Depot, which will have truck rental as part of their normal operations. He said the rental trucks will be located at the back of the site and landscaped so they will not be visible from the road, and the trucks will not be for third party rentals, only for Home Depot.

Public comment.

John McGoey, 5663 Star Rush Dr., Viera, asked how close to Star Rush Drive will the parking spaces and rental trucks be located. Mr. MacLaurin replied it will be approximately 800 to 900 feet, they will be on the west side of the Home Depot site and buffered by a series of buildings.

Mr. Hopengarten asked if there will be a buffer on south side. Mr. MacLaurin replied a six-foot masonry wall will be on the south side, with code-minimum landscaping, and the developer has agreed to additional landscaping.

Motion by Robert Sullivan, seconded by Ron Bartcher, to recommend approval of a CUP for Trailer and Truck Rental, in a PUD zoning classification. The motion passed unanimously.

Cirrus Properties, LLC; and Donald C. and Julie M. Herndon (Bruce Moia)

A Small Scale Comprehensive Plan Amendment (23S.06), to change the Future Land Use designation from NC (Neighborhood Commercial) and CC (Community Commercial) to all CC. The property is 2.4 acres, located on the southwest corner of U.S. Highway 1 and Aspinwall Ave., and the southwest corner of Aspinwall Ave. and 2nd St. (3115 & 3125 Aspinwall Ave.; and 6550 & 6580 2nd St., Rockledge) (23SS00004) (Tax Accounts 2602468, 2602464, 2602466, & 2602467) (District 4)

Cirrus Properties, LLC; and Donald C. and Julie M. Herndon (Bruce Moia)

A change of zoning classification from GU (General Use) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is , located on the southwest corner of U.S. Highway 1 and Aspinwall Ave., and the southwest corner of Aspinwall Ave. and 2nd St. (3115 & 3125 Aspinwall Ave.; and 6550 & 6580 2nd St., Rockledge) (23Z00034) (Tax Accounts 2602468, 2602464, 2602466, & 2602467) (District 4)

Bruce Moia, MBV Engineering, Melbourne, stated the proposed project is planned to be an expansion of a successful flooring business that has been in existence for 20 years. The property and business owner, Donald Herndon, is selling his business to one of his employees who wants to take it to the next level to allow the business to flourish in the future. He said the area is surrounded with CC (Community Commercial) land use, and it is almost 100% commercial around the property, with some residential homes that are zoned GU (General Use), which requires 5 acres today. He stated the request for CC is to make it compatible with the surrounding land use, and the second request is to rezone to BU-2 so the owner can go through site planning and bring the property up to code.

Public comment.

Richard Munson, 3165 Aspinwall Ave., Rockledge, stated he lives directly next door to 3145 Aspinwall Avenue and he owns several other lots in the area, and they are all residential lots of which he has no intention of making commercial. He said he's spoken to almost every neighbor and no one wants more commercial. He stated no one in the neighborhood has been told what is planned for the property, or if it is for another flooring store. He said the buyer is not an employee of Mr. Herndon's, it

is an outsider from Wildwood, Florida. He said the neighborhood is primarily residential; there is some commercial, which he realized when he built his house. He stated Mr. Herndon has a right to sell his property, but the residents also have a right to be able to keep it as a residential neighborhood. He noted that with the lack of housing in the area, Mr. Herndon can sell the lots to someone who wants a home.

Henry Minneboo asked if Mr. Munson protested when the Riverview Tower was built. Mr. Munson replied no because it was already commercial property.

William Wojahn, 3120 Gannett Plaza Ave., Rockledge, stated he built 2nd Street in 1981 with a backhoe and a front loader, all the way to Gannett Plaza Avenue in order to build a house, which he built in 1995. He said he did not receive a notice for this request, he was told about it by Mr. Munson.

Wendy Diamond, 6585 Byham Rd., Rockledge, stated since Riverview Tower has been built there has been vandalism, and she had an intruder on her property two weeks ago. She said the property owner should utilize what he already has, which is a fair piece of property. She stated there are 13 homes in the neighborhood and they don't want more commercial.

Tiffany Sciarrino, 6597 Byham Rd., Rockledge, stated she has lived there since 1998, directly behind the subject property, and the owner is using the area behind her fence as storage; she's had to remove items herself because they had been there for more than five years. She said she doesn't want more traffic in the neighborhood, nor more eyesores against her fence.

Jeffrey Ball noted Mr. Wojahn was on the mailing list to receive a courtesy notice.

Bruce Moia stated the current request before the board for Items G.6. and G.7. only abuts Mr. Wojahn. [Mr. Moia distributed an aerial map to the board and to staff. The aerial map can be found in files 23SS00004, 23Z00034, 23SS00017, & 23Z00057, located in the Planning and Development Department] He said the Future Land Use is commercial, and the fact that it is residential was not part of the plan; the plan was to make the area commercial; it is completely surrounded by CC. It is a nice residential area, but he doesn't see how his client is encroaching on that because there is no reason for his client's traffic to go that way.

Mr. Minneboo stated it's difficult to say what the site will be in the future, but this is an opportunity to clean up the neighborhood.

Mr. Moia stated the owner of Cirrus Properties owns all of the properties except one to the west, which Mr. Herndon owns and is the next two items on the agenda. He said the plan is to expand and build a warehouse where most of the work can be done inside, which would protect the neighborhood even more because there would be more buildings that will allow work to be done indoors.

Ron Bartcher stated a flooring business sounds like a BU-1 use, and asked why the request is for BU-2. Mr. Moia replied there is a need for warehousing on the property. Mr. Bartcher asked if that means there will be outdoor storage. Mr. Moia replied there might be some, but it wouldn't be the primary use. Mr. Bartcher asked if there will be truck traffic in and out of the property. Mr. Moia replied he doesn't know if that will increase, but there will be a better traffic plan. He said currently, the right-of-way for 2nd Street was abandoned, so there is no right-of-way that goes to Gannett Plaza Ave. He added, the plan is to have some BU-2 uses, but for the most part it will be a continuance of what is already there. Mr. Bartcher asked if 2nd Street has been abandoned. Mr. Moia replied only a portion of

2nd Street has been abandoned, and the plan would be to go to the Board and get it all abandoned to make one big property.

Robert Sullivan asked if Mr. Moia's client would be willing to enter into a BDP (Binding Development Plan) that would be compatible to the neighbors who are opposed. Mr. Moia replied yes, they could eliminate some of the BU-2 uses that may be incompatible.

Mr. Sullivan asked if Mr. Moia would consider tabling the request until he can get a BDP that the neighbors would agree to. Mr. Moia replied no, they filed this application last year. He said he can draft a BDP to take to the Board of County Commissioners, but he didn't hear anything specific to put in a BDP.

Ben Glover stated the property is 100% surrounded by commercial, and he doesn't know how it could be limited.

Mr. Sullivan stated it is currently adjacent to residential. Mr. Glover replied yes, but there are 13 houses surrounded by acres of commercial land, and unfortunately, the neighborhood is continuing to get smaller and become more commercial.

Motion by Robert Sullivan to table the request to allow the applicant time to meet with the neighbors and draft a binding development plan that would be agreeable to everyone involved.

Mr. Moia stated he would like to finish the public hearing portion and allow Mr. Herndon to speak before a vote is taken.

Donald Herndon, 4291 Careywood Dr., Melbourne, stated he purchased the property on U.S. 1 in 2001 and worked with the County to build the commercial building for a flooring business. As houses became available around the property he purchased four of them. He said the only property that is adjacent to the subject property is Mr. Wojahn's property, and he is on the southwest side. He stated he has never stored anything behind Ms. Sciarrino's property, as it is a right-of-way. He said Mr. Wojahn had people staying with him who had several boats stored, and Code Enforcement came out and made him remove them. He stated deliveries currently come in through Gannett Plaza Avenue, as it is the designated loading area. On the south side of Byham is a dirt road that will not fit a truck, and there is no reason for anyone to access the property from the rear. He said customers come in through Aspinwall. He stated the only neighbor who would be affected is Mr. Wojahn and they will build some kind of division to protect him.

Mr. Herndon stated when he first started making, he had to provide a turnaround for the trucks, and himself and Mr. Wojahn worked together to abandon the right-of-way in order to make a turnaround, and they each obtained 25 feet of right-of-way.

Mr. Minneboo asked the hours of operation. Mr. Herndon replied the store hours are 9:00 a.m. to 5:00 p.m., Monday through Friday; 10:00 a.m. to 3:00 p.m. on Saturday; and closed on Sunday.

Mr. Hopengarten asked if Mr. Herndon is selling the property. Mr. Herndon replied he has sold the property along U.S. 1 and two of the houses to Darren Hearn, who is a very successful businessman who has beautiful properties in the center of the State, and he knows he has to be part of the community to get along.

Mr. Hopengarten asked if the buyer is going to operate a flooring business. Mr. Herndon replied yes, he is operating now; the business was sold to him last year. Mr. Hopengarten asked if there will be any fabrication on the property. Mr. Herndon replied no, everything is manufactured elsewhere, purchased by distribution, sold to retail customers, and installed.

Robert Brothers stated based on the photo, it looks like there is a hard time with deliveries and having places to park trucks, but it looks like Mr. Herndon is trying to mitigate that and create a place that is easier to conduct business from.

Mr. Herndon stated 3rd Street is an unmaintained right-of-way owned by the County. Mr. Hearn wants to make it easier for small trucks to get in and out, but the semi's that come in do so through Gannett Plaza Avenue.

Mr. Brothers stated Mr. Herndon owns the houses he is trying to rezone, and he can do whatever he wants with them. He said he's been on the West Melbourne Planning & Zoning Board for about 8 years, and he sees a lot of people who come in that want something, but they don't know what they want or what they are going to get, and it's hard to tell them that what is proposed is better than what they want. He said Mr. Herndon can do what he wants with his land, just as the neighbors can do what they want with their land. He stated the applicants are professionals who are trying to improve the area by expanding the existing flooring business.

Mr. Sullivan asked if Mr. Herndon would agree to a BDP that would limit the transportation, the turnaround, and other elements to the satisfaction of the neighbors who want to maintain the Neighborhood Commercial. Mr. Herndon replied the new owner is working on that with Mr. Moia, but he doesn't know what kind of building he can put on the property, and that's the problem.

Mr. Hopengarten stated on the Future Land Use Map, the residents are surrounded by CC. When a developer buys more properties in the surrounding area they will be forced out, and that's a concern.

Mr. Moia stated the land use has never been residential, and the reason for the BU-2 zoning is to give his client the ability to have wholesale and storage rooms, which are not allowed in BU-1.

Mr. Bartcher asked why Item G.8. on the agenda is for BU-1. Mr. Moia replied it is because the person who owns the flooring store has no interest in buying that property, so Mr. Herndon would like to rezone to BU-1 for commercial, but it wouldn't be as heavy as the uses along U.S. 1.

Mr. Bartcher stated he feels sorry for the residents because they are in a transitional area surrounded by commercial property that has commercial land use.

Mr. Glover stated the board has to ask if it is compatible, and if looking at the Future Land Use Map, it is compatible; it's almost as if the neighborhood isn't compatible with the area.

Mr. Minneboo stated of all the commercial that the site could be, having a 9:00 a.m. to 5:00 p.m. business that is closed on Sundays is lesser than other evils.

Mr. Sullivan asked if 1988 is when the Future Land Use was put in place on the property. Mr. Ball replied yes. Mr. Sullivan stated that wasn't arbitrary, that was the future land use for a 20-year plan, and now it is 40 years later, and single-family homes are prime real estate, and asked if a land use change could bring it back to residential. Mr. Ball explained a single-family residence is allowed in the

Neighborhood Commercial land use, and the board needs to determine if the land use change is consistent and compatible.

Mr. Moia stated in order to build a single-family home on any of those lots that are vacant, a property owner would have to come to the board for a rezoning because the current zoning is incompatible with the sizes of the property.

Mr. Ball stated there are other remedies they could apply for, such as an administrative approval for a nonconforming lot of record; however, the most appropriate way to remedy a nonconformity is to rezone the property.

Ben Glover stated he sympathizes with the residents, but the use is there and it's hard to say no.

Motion by Ben Glover, seconded by Debbie Thomas, to recommend approval of a Small Scale Comprehensive Plan Amendment (23S.06), to change the Future Land Use designation from NC and CC, to all CC. The motion passed 7:1, with Robert Sullivan voting nay.

Motion by Ben Glover, seconded by Debbie Thomas, to recommend approval of the change of zoning classification from GU and BU-1 to BU-2. The motion passed 7:1, with Robert Sullivan voting nay.

Donald C. and Julie M. Herndon (Bruce Moia)

A Small Scale Comprehensive Plan Amendment (23S.17) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.23 acres, located on the south side of Aspinwall Ave., approx. 445 ft. west of S. U.S. Highway 1. (3145 Aspinwall Ave., Rockledge) (23SS00017) (Tax Account 2616074) (District 4)

Donald C. and Julie M. Herndon (Bruce Moia)

A change of zoning classification from GU (General Use) to BU-1 (General Retail Commercial). The property is 0.23 acres, located on the south side of Aspinwall Ave., approx. 445 ft. west of S. U.S. Highway 1. (3145 Aspinwall Ave., Rockledge) (23Z00057) (Tax Account 2616074) (District 4)

Bruce Moia, MBV Engineering, Melbourne, stated the requests are less intense than the two previous requests, even though he believes CC is going to be the predominant land use in the area, and the rezoning request is only for BU-1, to transition east to west.

Public comment.

Richard Munson, 3165 Aspinwall Ave., Rockledge, stated the subject property is at 3145 Aspinwall, and he lives directly to the west, and also owns the home behind it at 3155 Aspinwall, even though it fronts 3rd Street. He said the property owner is not going to be able to re-claim the road without his approval. He asked the future plan for the property, and stated it could be sold next year and there are many other uses that can be on the property. He said it makes no sense other than the fact there is a possibility he can sell it as a residential property as it is right now.

William Wojahn, 3120 Gannett Plaza Ave., Rockledge, stated there is a workshop with people sawing at 6:00 a.m. to 7:00 a.m., making molding and other things; the business doesn't open until 9:00 a.m., but they are there before then loading and offloading. He said 2nd Street is the primary place where they drive in and back in semi's and offload with fork lifts. The loading dock on the south side is rarely used. He stated he is concerned about people saying they are closing off 2nd Street, because that is the primary entrance to his property, and it would devalue his property.

Jeffrey Ball noted the Board of County Commissioners is the only authority to vacate a public roadway.

Wendy Diamond, 6585 Byham Rd., Rockledge, stated there are wild animals in the neighborhood, and the land is disappearing, destroying the habitats of many different animals. There are a lot of entrances, but there are also a lot of dead-ends and traffic. She said the proposed zoning will decrease her property value.

Mr. Hopengarten stated he asked Mr. Herndon earlier if there was to be any fabrication on the property and he said no, but one of the speakers said someone is cutting materials in the early morning hours. Mr. Herndon replied the installers load their trucks early in the morning, so there is some activity there. He said all of the trucks go to the south entrance on Gannett Plaza Ave.

Motion by John Hopengarten, seconded by Robert Sullivan, to recommend denial of the Small Scale Comprehensive Plan Amendment (23S.17) to change the Future Land Use designation from NC to CC. The motion resulted in a 4:4 vote, with Debbie Thomas, Henry Minneboo, Ben Glover, and Mark Wadsworth voting nay.

Motion by Ben Glover, seconded by Debbie Thomas to recommend approval of the Small Scale Comprehensive Plan Amendment (23S.17) to change the Future Land Use designation from NC to CC. The motion resulted in a 4:4 vote, with Ron Bartcher, Robert Brothers, John Hopengarten, and Robert Sullivan voting nay.

Henry Minneboo stated there are two structures on the aerial that look like there would be residents affected by the unimproved public right-of-way for 2nd Street.

Mr. Moia replied he does not know because there is no road there, and he does not know if not having a road gives legal access.

Mark Wadsworth asked staff if 2nd Street a deeded easement. Mr. Ball replied based on the boundary survey that was submitted with the application, it is showing 3rd Street as a 50-foot public right-of-way, as well as 2nd Street. The caveat to 2nd Street is that the south end has been vacated on Mr. Herndon's side of the property, and when a right-of-way is vacated, half goes to each owner on each side. Mr. Moia stated according to Resolution 2003-86 that portion to the south was vacated.

Mr. Moia stated he would proceed to the County Commission without a recommendation for the Small Scale Comprehensive Plan Amendment, but he would like the board to approve the rezoning to BU-1.

Mr. Ball stated BU-1 is not permitted in the NC land use, but he could request BU-1-A (Restricted Neighborhood Commercial), which is permitted in the NC land use.

Mr. Moia amended the requested rezoning from BU-1 to BU-1-A.

Motion by Ben Glover, seconded by Debbie Thomas, to recommend approval of the change of zoning classification from GU to BU-1-A, as amended by the applicant. The motion passed 5:3, with Ron Bartcher, Robert Sullivan, and John Hopengarten voting nay.

Ian S. Lightholder and Teylor M. Lockey

A change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential)). The property is 9.62 acres, located on the east side of Friday Rd., approx. 330 ft. south of Rector Rd. (2230 Friday Rd., Cocoa) (23Z00040) (Tax Account 2405130) (District 1)

Ian Lightholder, 3607 Hightower Court, Cocoa, stated he would like to rezone to AU in order to have a nursery to supplement his offsite landscaping business, and he also breeds Highland miniature cattle.

Public comment.

Thomas C. Carr, 4661 Rector Rd., Cocoa, stated what Mr. Lightholder is proposing is minimal, but he would like to know the difference between RR-1 and AU zoning.

Jeffrey Ball stated one of the Planners can talk to Mr. Carr after the meeting.

Alicia Weaver, 2270 Friday Rd., Cocoa, asked the number of cattle that would be allowed on the property, and also the density that would be allowed on the property if rezoned to AU. Mr. Ball replied there is no limit to the number of cattle in AU. He said rezoning to AU is a reduction in density, as AU required 2.5 acres and RR-1 requires 1 acre. If subdivided, each lot would have to have access to a County-maintained road and meet various other criteria.

Ron Bartcher asked if the nursery will be a wholesale or retail operation. Mr. Lightholder replied it will be wholesale. Mr. Bartcher asked if the plants will be transported off of the property in a truck. Mr. Lightholder replied he has a flatbed truck as well as semi-trucks that would rarely ever see the property because most of the trees used are a maximum of 12 feet tall.

Mr. Bartcher asked the kind of cattle that will be on the property. Mr. Lightholder replied they are Panda and Highland miniature cattle, they are 42 inches, and because they are used for breeding, there would never be more than five on the property. Mr. Bartcher asked the reason for that breed of cattle. Mr. Lightholder replied they are popular and can be sold for \$35,000 to \$75,000 per head.

Motion by Robert Sullivan, seconded by Ron Bartcher, to recommend approval of a change of zoning classification from RR-1 to AU. The motion passed unanimously.

Sean and Danielle Gleason

A change of zoning classification from RR-1 (Rural Residential) and AU (Agricultural Residential) to all AU. The property is 3.53 acres, located on the east side of U.S. Highway 1, approx. 0.24 mile north of Barefoot Bay Blvd. (7660 U.S. Highway 1, Micco) (23Z00022) (Tax Account 3006359) (District 3) This item was withdrawn by the applicant. Letter received 07/12/23.

Upon consensus, the meeting adjourned at 4:45 PM.