

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.11. Request for Recommendation: Draft Ordinance Amending Chapter 62, Brevard County Code of Ordinances, "Land Development Regulations," specifically amending Sections 62-1102, "Definitions and rules of construction," and 62-305 "Reasonable accommodation standards and procedures", as well as creating a new section of Brevard County Code, Section 62-305.1, entitled "Certified Recovery Residences."

Tim Craven read item H.11. into the record.

Mr. Hopengarten inquired if this includes halfway houses.

Ms. Gilliam responded that this includes any type of residence that would be considered somewhere where there's a clean and sober environment.

Mr. Craven added that there couldn't be any staff living there. No nursing assistants.

Mr. Hopengarten continued with I was worried about prisoners coming back out of jail, that kind of halfway because this is mostly for people with disabilities, people with drug problems, right? And I was just wondering if there were convicted felons that are being released, would this also include them?

Ms. Gilliam responded I don't know if they would qualify or fall into the definition of the intent of this. The intent behind it obviously is so that people can find a place to live where they're in a clean and sober environment with other folks. So, if it's someone who just got out of prison and they had a drug problem, how it was explained to me is if you had an apartment or a house and you're a college student and you want to have some roommates in your house, it's essentially what this is. A bunch of people living together trying to create an environment for them to be able to stay clean and support each other.

Mr. Hopengarten inquired if this comes under group homes.

Ms. Gilliam responded that it does not. It's independent, anybody could do it in any neighborhood in

any house. It's not something that they need to come in and apply for with us. This is put in place so that if there was ever an issue they would come in and request reasonable accommodation. I believe that maybe there had been some other counties or municipalities that were restricting these things. So, since the state is trying to help people with opioid addictions and such, they put this into place so that they have somewhere that's safe where they can fully recover.

Mr. Hopengarten inquired as to how it is monitored.

Ms. Gilliam responded that we don't monitor this. It's not required to be monitored. Anybody can rent a home or apartment anywhere. There are no regulations against that. We can't prohibit that.

Ms. Amato inquired if we're changing this because of state law.

Ms. Gilliam responded with yes. This is state legislative change.

Ms. Orriss commented one of the things that I noticed or I looked up, and I might be wrong, but that you do not have to be United States citizen to get any of these services. You can come in and say that you need accommodation and you get accommodation. You do not have to be a US citizen.

Ms. Amato commented we're not allowed to restrict where these places go. Is that the idea? So, they can just put them right next to school, daycare, parks. We're good.

Ms. Gilliam responded again, we cannot restrict where people move in and decide to be roommates with each other.

Ms. Amato continued with I look at it because there is a park in North Brevard with a facility very close to it and all I can say is it's not super comforting when the police get called and there's somebody who's run away and there's all kinds of crazy things, and your 15 or 16 year old kids are at the park and you don't know where they are and what's happening. It's just doesn't feel like there was a lot of thought..... It's just concerning.

Ms. Orriss stated I think we do have a lot of say, but I just don't think we have a lot of say here. I think we need to talk to legislation and our house representatives. That is where we have some say.

Mr. Hopengarten stated I don't think we should let it happen because what essentially they're doing is putting these oases of houses within the neighborhoods where there could be a problem. Especially when it's not just one individual, it's a group of individuals. And not everybody can stay clean and sober at any one time. And the police can be called. I know it's state, but I can fight the state, too. I'm for home rule more than anything. And for somebody in Tallahassee to tell me that I have to allow the house next door to be a halfway house for drug offenders who are trying to clean their act up, it's all very nice, but I don't want it.

Ms. Thomas asked to understand what you're saying, deny this, let it go back to the commissioners, and the commissioners could choose at that point to try to take legal action of some sort if they did not want to go.

Mr. Hopengarten replied with let them do what they do without us giving an okay to it, because I don't think it's right.

Ms. Amato asked how many people can live in these homes. And are they still subject to zoning in these homes and sizes and limitations?

Ms. Gilliam responded with the property itself must meet the zoning and be consistent with the comp plan. But again, this is not something that they come in and apply for. It's voluntary. So, if you look at chapter 397, it's voluntary certification of recovery residences.

Motion to recommend denial of item H.11 by John Hopengarten, seconded by Jerrad Atkins. Motion passed unanimously.

DRAFT