

TOWN OF MALABAR
PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 1
Meeting Date: October 12, 2016

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Approval of Minutes

BACKGROUND/HISTORY:

The minutes must reflect the actions taken by the Board:

- Who made the Motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader the understanding of how the Board came to their vote. It is not verbatim and some editing is done to convey the thought. People do not speak the way they write.

ATTACHMENTS:

Draft minutes of P&Z Board Meeting of July 27, 2016
Draft minutes of P&Z Board Meeting of August 10, 2016

ACTION OPTIONS:

Secretary requests approval of the minutes.

"The following draft minutes are subject to changes and/or revisions by the Planning and Zoning Board and shall not be considered the official minutes until approved by the P&Z Board."

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
July 27, 2016 7:30 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 7:30 P.M. Prayer and Pledge led Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	PAT REILLY
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	BUD RYAN
	WAYNE ABARE
	GEORGE FOSTER
ALTERNATE:	DOUG DIAL
ALTERNATE:	VACANT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

C. ADDITIONS/DELETIONS/CHANGE:

Reilly suggested making Agenda Item G #2-**"Recommendation from Council to Amend Article III 1-3.2 (Ordinance 2016-03) to change the Permitted Use-"P" under R/LC to Condition Use "C" in reference to Churches in residential zoning"** an "Action Item". All in favor, All Ayes.

D. CONSENT AGENDA:

- | | |
|-------------------------------|--|
| 1. Approval of Minutes | Planning and Zoning Meeting – 06/22/2016
Planning and Zoning Meeting – 07/13/2016 |
| Exhibit: | Agenda Report No. 1 |
| Recommendation: | Request Approval |

Motion: Ryan /Ritter: To Recommend Approval Minutes of 06/22/2016 as amended All Vote: Aye

Ritter corrections:

Pg 3/17 clarify no = no action & in progress

Pg 5/17 clarify last sentence under "Old Business"= Ryan asked why drainage shows up in P & Z documents, Reilly & Board explained that it comes up during the five year plan for infrastructure purposes.

Foster corrections:

Pg. 4/17 1st parag. all = enough

Motion: Ryan /Ritter: To Recommend Approval Minutes of 07/13/2016 as amended All Vote: Aye

Ritter corrections:

Pg 7/17 clarification 5th parag."if the road Johnston Ave (right-of-way) was vacated there would be no way north of Malabar Road going east/west"

Pg 7/17 parag 6 last sentence out = our

Pg 7/17 parag 8 3rd line Form = Farm, the person in the front row (Carl Cobb), clarify that Carl Cobb does not use West Railroad Ave. Ritter had commented that West Railroad Ave is not an accepted road.

Reilly corrections:

Pg 7/17 1st parag. 3rd sentence at end after date put in (7/13/16)

Ryan/ Reilly corrections:

Pg 8/17 2nd parag. Discussion continued: to clarify what Chair Reilly asked Applicant three questions:

#1 Chair asked about how the existing buildings are currently being accessed, Applicant said from Malabar Road &W. Railroad Ave. #2 How do you plan to access the new property? Applicant said yes, from W. Railroad Ave, #3 Do you plan to put a road across the right-of-way? Applicant said. No.

- E. PUBLIC HEARING: none
- F. ACTION:
- G. DISCUSSION:

2. Recommendation from Council to Amend Article III 1-3.2 (Ordinance 2016-03) to change the Permitted Use-"P" under R/LC to Condition Use "C" in reference to Churches in residential zoning

Exhibit:	Agenda Report No. 2
Recommendation:	Discussion/Action

Reilly explained to the Board what was discussed at the RTCM. The Board reviewed Table 1-3.2 Land by Districts, it was suggested by Council to make R/LC & CG zoning Conditional "C" for Churches. The PZ Board agreed and made the following "Motion".

Motion: Ryan/Abare Recommendation to Council to change the permitted "P" use for Churches in "CG" & "R/LC" to "C" Condition Use All Vote: All Ayes

Motion carried 5 to 0.

- 3. Continued Discussion on the 5-year Capital Improvement Plan - 2016**
- | | |
|------------------------|---------------------|
| Exhibit: | Agenda Report No. 3 |
| Recommendation: | Discussion |

Motion Ryan/ Ritter To Un-Table item for discussion Vote: All Ayes

The Board discussed the 5-year Improvement Plan from the past (2014) and went over a list.

Ryan said the big topics are the approaches to Malabar Road on Corey & Weber Road.

After much discussion, the Board filled in a worksheet with priorities for the Five Year Plan to bring back to next meeting as an "Action Item".

Reilly said for action next item.

- H. **ADDITIONAL ITEMS FOR FUTURE MEETING**
- I. **PUBLIC**
- J. **OLD BUSINESS/NEW BUSINESS:**

Old Business:

The Board asked if there has been any word from the Assisted Living Facility on Highway 1. Sherear responded that she has heard nothing since last time.

Reilly said the ROW for Johnston Ave was tabled at the Council meeting until the next Council Meeting.

New Business:

Reilly discussed the future meetings

Sherear shared with Board upcoming meetings:

- Aug 10, 2016 CUP Horse Boarding/ Training Private Lessons of Lett Lane.

K. ADJOURN

There being no further business to discuss, MOTION: Abare /Ryan to adjourn this meeting. Vote: All Ayes. The meeting adjourned 8:54P.M.

BY:

Patrick Reilly, Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected

"The following draft minutes are subject to changes and/or revisions by the Planning and Zoning Board and shall not be considered the official minutes until approved by the P&Z Board."

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
August 10, 2016 7:30 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 7:30 P.M. Prayer and Pledge led Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	PAT REILLY
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	BUD RYAN
	WAYNE ABARE
	GEORGE FOSTER
ALTERNATE:	DOUG DIAL, Excused
ALTERNATE:	VACANT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

C. ADDITIONS/DELETIONS/CHANGE:

D. CONSENT AGENDA:

- 1. Approval of Minutes** Planning and Zoning Meeting – 07/27/2016 not ready
Exhibit: Agenda Report No. 1
Recommendation: Request Approval

E. PUBLIC HEARING

- 2. Conditional Use Permit Application – Private Horse Training & Boarding Facility, 2955 Lett Lane, Malabar, Applicant Meghan Wolfgram**
Exhibit: Agenda Report No. 2
Recommendation: Action

Chair Reilly reminds the Board that this is a "Public Hearing" it is a quasi-judicial hearing and explains the rules to follow to the Board and anyone that is going to speak in reference to this Public Hearing.

Reilly asked if there are any disclosures from the Board:

Ritter stated that she has been out to the residence, she has known Meghan Wolfgram for a long time it has nothing to do with this request.

Reilly stated that he owns JayBar(?) Stables and that will not have any effect on my decision.

Ryan stated that he met Meghan Wolfgram at an Ethics meeting at Town Hall and was very impressed.

Reilly called the petitioner to the podium:

Ms. Meghan Wolfgram 2955 Lett Lane Malabar FL., she explained that she purchased her home 21/2 years ago. The home has an existing three-stall barn, she has been involved with horse a large part of her life, but it is not her primary source of income. Meghan works a vet clinic and works with dogs. Meghan explained that she currently gives lessons for a few select 4 –H kids and travels to different stables. She would like to give private horseback lessons and some boarding at her home. Meghan explains that she does not plan to build anything, just to go through this process of “conditional use” and then an agricultural exemption process.

Meghan showed the Board & audience pictures of the existing property on the overhead. Reilly said that legally she can have 11 horses and Meghan said she did not intend to have that many.

Abare asked about what will people do, Meghan explained that she would love to offer to bring horses to her property for training the horse.

Ryan asked about boarding horse if it is full board or partial. Meghan explained what the process would be.

Abare asked if people could come out to her property and ride their horses, Meghan said it would be under her supervision.

Reilly asked if anyone from the Public would like to speak:

David Scardino 3105 Lett Lane, Malabar asked why he was not notified of this public hearing. It was determined that Mr. Scardino was outside the 500 feet radius of notification.

Reilly closed the public hearing.

Reilly explained that this is a minor site plan and explained that what Meghan is going to do is minimal impact to neighbors.

Reilly said he supports this Conditional Use in its present conditions. (Based on five (5) stalls), if later Meghan wanted to build a barn and add on she would have to come back and do a new site plan.

Motion: Ryan / Abare Recommend to Council approve of the Condition Use Permit (CUP) for Meghan Wolfgram as depicted on the site plan that was presented with the condition that any expansion of facilities or use will require a new site plan application All Vote:

Roll Calls: George Foster; Aye, Wayne Abare; Aye, Pat Reilly; Aye, Bud Ryan; Aye, Liz Ritter; Aye.

Motion: passed 5 to 0

F. ACTION:

3. **Recommendation to Council - Five-year Capital Improvement Plan- 2016**
Exhibit: Agenda Report No. 3
Recommendation: Action

Motion: Abare/ Ryan Recommend to Council the Five-year Capital Improvement Plan-2016 suggestions from PZ Board. Vote: All Ayes

G. DISCUSSION:

H. ADDITIONAL ITEMS FOR FUTURE MEETING

Reilly asked the Board about any discussion items for future meetings.

Ryan discussed AAA Storage and did a public records request due to questions about the use of the side gate located on W. Railroad Ave. Ryan said that there was some Council meeting that the Town bought land from the Railroad on W. Railroad Ave. Abare explained that it was bought by the fed store (Kempfers Feed).

The PZ Board is requesting an opinion from the Town Attorney regarding the following questions:

- 1.) **PZ requests an Opinion from the attorney regarding any and all uses other than residential use of unimproved roads such as West Railroad Ave. for current and/or future use.**
- 2.) **Residential homes must be built on an accepted road for Residential use.**
- 3.) **Can an unimproved road, and/or Country Lane be used for business access?**

I. PUBLIC

J. OLD BUSINESS/NEW BUSINESS:

Old Business:

New Business:

Abare/Board asked about Route 1 Motor Sports, Sherear explained that it is all in the process.

Ritter asked about the delay of CUP for Meghan Wolfgram, it was stamped in May.

Tentatively cancelling August 24, 2016 PZ Meeting. Next Meeting September 14, 2016

K. ADJOURN

There being no further business to discuss, MOTION: Abare /Ryan to adjourn this meeting. Vote: All Ayes. The meeting adjourned 8:40P.M.

BY:

Patrick Reilly, Chair

Denine Sherear, Board Secretary

Date Approved: as presented/corrected

TOWN OF MALABAR AGENDA ITEM REPORT

AGENDA ITEM NO: 2
Meeting Date: October 12, 2016

Prepared By: Denine Sherear, Planning & Zoning Board Secretary

SUBJECT: Discuss the Land Development Regulations allowing and controlling “Tiny House” Construction within the Town of Malabar

BACKGROUND/HISTORY:

There have been some telephone and walk-in inquiries for potential property owners in reference to “Tiny Houses” and if they would be allowed in the Town of Malabar. I spoke to Chair, Pat Reilly to have this as a discussion item for the Planning & Zoning Board to review this information.

In 2015 Rockledge, FL became the third tiny house friendly city in the nation, local officials approved a new zoning allowing the construction of tiny houses. They passed Ordinance No. 1680-2015.

ATTACHMENTS:

- Rockledge FL, Ordinance No. 1680-2015 “Tiny Houses”
- Town of Malabar Table 1-3.3(A) SIZE AND DIMENSION REGULATIONS
- “Could tiny houses catch on in Brevard?”-Florida Today Article 6/26/15
- Fla Today 10/4/2016 (Cartoon)
- Senior Life newspaper Articles- August 2016

ACTION OPTIONS: Discussion

ORDINANCE NO. 1680 - 2015

AN ORDINANCE OF THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 7 OF THE ROCKLEDGE LAND DEVELOPMENT REGULATIONS TO ADD A SECTION 70.90 PROVIDING FOR TINY HOUSES IN POCKET NEIGHBORHOODS AS A USE WITHIN THE REDEVELOPMENT MIXED USE (RMU) AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS; DECLARING THAT INVALIDITY OF ANY PORTION HEREOF SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; PROVIDING FOR THE EFFECTIVE DATE HEREOF AND FOR OTHER PURPOSES.

WHEREAS, the Rockledge Planning Commission has reviewed the necessity for an ordinance creating a Land Development Regulation allowing and controlling Tiny House construction and uses within the City of Rockledge; and

WHEREAS, the Rockledge Planning Commission has recommended that a Tiny Houses in Pocket Neighborhoods category be added to the City's Land Development Regulations; and

WHEREAS, the Rockledge City Council has determined that an addition to the Rockledge Land Development Regulations be created to provide a category allowing and regulating Tiny House uses in Pocket Neighborhoods within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA, AS FOLLOWS:

SECTION 1. The Rockledge Land Development Regulations are amended by adding a new Section 70.90 as contained in Exhibit "A" attached hereto.

SECTION 2. The provisions of this Ordinance are severable,

and if any section, sentence, clause, or phrase hereof is for any reason held to be unconstitutional, invalid, or ineffective, such holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without the inclusion therein of any invalid portion or portions.

SECTION 3. This Ordinance shall become effective ten (10) days following its adoption and signed by the Chairman of the City Council.

ADOPTED at a regular meeting of the City Council of the City of Rockledge, Florida, this 23rd day of September 2015.

/s/ Thomas J. Price
Chairman, City Council of the
City of Rockledge, Florida

ATTEST:

/s/ Betsi Beatty Moist
City Clerk

1st Reading: 09/09/15

2nd Reading: 09/23/15

SECTION 70.90. TINY HOUSES IN POCKET NEIGHBORHOODS

- A. A tiny house shall be defined as a principal residential dwelling that has a square footage of between 170 and 1,100. Tiny Houses are only permitted within the Redevelopment Mixed Use district (RMU) or a Planned Unit Development (PUD) in a Pocket Neighborhood setting.
1. Each dwelling unit shall have a minimum gross floor area of not less than 170 square feet for the first occupant and not less than 100 square feet for each additional occupant.
 2. Required space in sleeping rooms. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
 3. Minimum ceiling height. Every habitable room, foyer, bathroom, hall or corridor shall have a ceiling height of at least seven feet. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof, but the floor area of that part of any room where the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
 4. Structure width. The minimum width of a tiny house must be at least 8.5 feet, with a maximum of 20 feet.
- B. A tiny house on wheels (THOW), *for the purposes of these Guidelines*, is a structure which is intended as a full time residence or year-round rental property and meets these conditions:
1. Built on a trailer that is registered with the builder's local DMV.
 2. Towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, cannot move (and was not designed to be moved) under its own power.

3. Is no larger than allowed by applicable state law. (The typical THOW is no more than 8'6" wide, 30' long, and 13'6" high. Larger tiny houses may require a special commercial driver license and/or special permits when being towed.)
 - a. Verify with the DMV that the THOW is within limits of the law.
 - b. Roof height is from bottom of tires to the top of the highest exterior point on the house, including any protrusions. The roof height may be taller when stationary, as long as it is collapsible for towing of the THOW. Chimney piping may need to be removed for travel and then reinstalled to meet clearance requirements for use.
 - c. Built to the standards of a Florida ASCE structural engineer's approved plans
4. Has at least 170 square feet of first floor interior living space.
5. Includes basic functional areas that support normal daily routines (such as cooking, sleeping, and toiletry).
6. The following documentation will be required to be submitted for building permit for a THOW in a pocket neighborhood:
 - a. Detailed structural plans illustrating the location of studs, joists, rafters, and engineered connectors (hurricane clips, tension ties, etc.). Plans should clearly address how the structure is secured to the trailer, and how the floors, walls, and roof are framed and sheathed. Plans should also include an illustration of a floor, wall and roof section, showing the building members, insulation, vapor barrier, moisture barrier, sheathing, siding and roofing.
 - b. Detailed diagram of the electrical plan.
 - c. Photographs of the framing, roof, insulation, rough plumbing, and rough electrical.

- d. A statement describing your construction methods along with the names and addresses of any subcontractors you may have hired.
- C. A tiny house will be permitted within a planned pocket neighborhood. A pocket neighborhood is defined as meeting the following requirements:
1. A minimum of 4 tiny houses and maximum of 12 tiny houses per pocket neighborhood. Twenty-five percent (25%) of these house sites may be for THOWs.
 2. Centralized common area. The common open space area shall include usable public spaces such as lawn, gardens, patios, plazas or scenic viewing area. Common tables, chairs and benches are encouraged, with all houses having access to it.
 - a. Four hundred square feet of common open space is required per unit.
 - b. Fifty percent of units must have their main entry on the common open space.
 - c. All units must be within five feet of each common open space(s). Setbacks cannot be counted towards the common open space calculation.
 - d. The principal common open space must be located centrally to the project. Additional common open space can only account for twenty-five percent of the total requirement with trails and pathways connecting the total development. Passive trails are allowed and may count towards the common open space requirement.
 - e. Community buildings or clubhouses can be counted towards the common open space calculation.
 - f. Tiny Houses must surround the common open space on a minimum of two sides of the green.
 - g. Common open space shall be located outside of stormwater/detention ponds, wetlands, streams, lakes, and critical area buffers, and cannot be located on slopes greater than ten percent.

3. All houses must have both front and rear porches.
 - a. Porches shall be oriented towards common open space or street and designed to provide a sense of privacy between units. Porch shall be a minimum of (80) eighty square feet and a minimum of (8') eight feet deep on the common open space side of the building. The square footage of the porch may be reduced to (60) sixty square feet (six by ten feet deep) on units less than six hundred total gross square feet.
 - b. Secondary entrances facing the parking and sidewalk are required to have a minimum five-by-five-foot porch.
4. Pocket neighborhood communities must be part of a condo or homeowners association to maintain the common areas
5. Lot Requirements.
 - a. Area. The minimum lot area per dwelling unit shall be of (1,200) Twelve Hundred square feet. Maximum lot area per dwelling unit shall be (3,000) Three thousand square feet. Maximum lot coverage 40% for structure, porches and drives 30%
 - b. Width. Minimum width per lot shall be 18 feet. Maximum width per lot 30 feet.
 - c. Depth. Minimum length per lot 50 feet. Maximum length per lot 100 feet
6. Setbacks.
 - a. Front setback: shall be twenty feet to be used for front porch and parking.
 - b. Rear or next to common area the set back shall be five feet for the construction of a rear porch.
 - c. Side Setbacks: The sum of side setbacks shall be not less than ten feet. If the side setback adjoins public open space, these setback requirements may be reduced by an amount equal

to the distance from the property line to the centerline of the open space.

- d. A modified setback shall be endorsed upon the approved site plan. No portion of a building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than five feet to any structure on an adjacent lot.
7. Maintenance of open space and utilities. Before approval is granted, the applicant shall submit covenants, deeds and homeowners association bylaws and other documents guaranteeing maintenance and common fee ownership of public open space, community facilities, private roads and drives, and all other commonly owned and operated property. These documents shall be reviewed and accompanied by a certificate from an attorney that they comply with the requirements of this chapter prior to approval. Such documents and conveyances shall be accomplished and be recorded, as applicable, with the county auditor as a condition precedent to the filing of any final plat of the property or division thereof, except that the conveyance of land to a homeowners association may be recorded simultaneously with the filing of the final plat.
 8. Tiny houses on wheels (THOW) in pocket neighborhoods must comply with the following:
 - a. THOWs must be placed in a designated area in the approved site plan of the pocket neighborhood.
 - b. All THOWs must be placed adjacent to common open space area.
 - c. Must meet the tie down and skirting requirements of the Mobile Home requirements of the Land Development Regulations. The Building Official may require additional standards to ensure the porches hide any hitches.

End Exhibit "A"

TOWN OF MALABAR - PORTION OF DISTRICT PROVISIONS - ARTICLE III

DISTRICT PROVISIONS

§ 1-3.3

TABLE 1-3.3(A). SIZE AND DIMENSION REGULATIONS

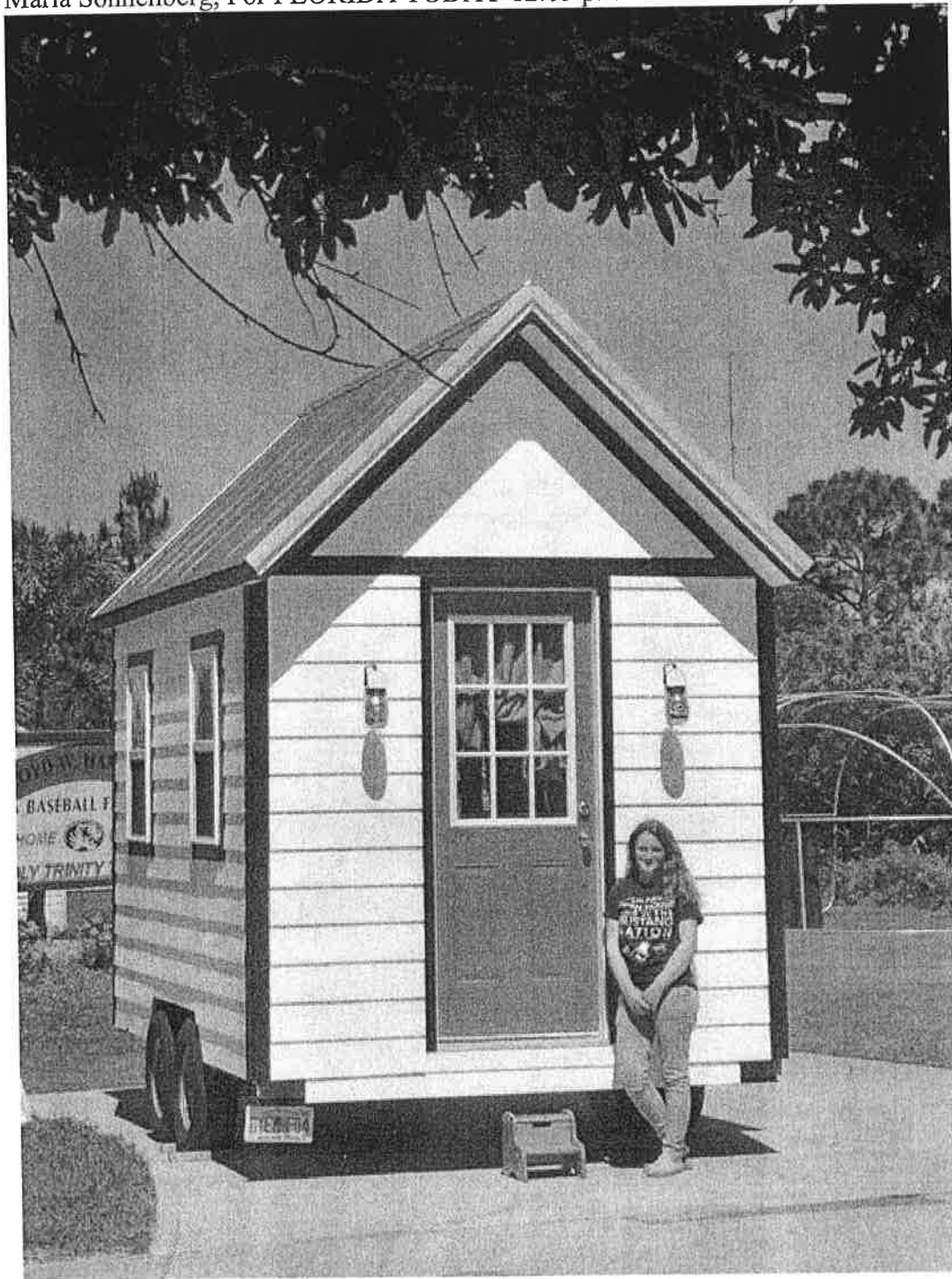
Zoning District	Minimum Lot (1)			Maximum Height (ft. / stories)	Minimum Living Area (sq. ft.)	Setback (ft. / 2)			Maximum Impervious Surface Ratio (%)	Maximum Building Coverage	Minimum Open Space (%)	Maximum Density (units per acre) with Central Water and Wastewater
	Size (sq. ft.)	Width (ft.)	Depth (ft.)			Front	Rear	Side (1)				
Rural Residential Development												
RR-65	65,340	150	250	35/3	1,500	40	30	30	20	N/A	80	0.66
Traditional Single Family Residential Development												
RS-21	21,780	120	150	35/3	1,800	35	20	15	35	N/A	65	2.00
RS-15	15,000	100	120	35/3	1,500	30	20	15	45	N/A	55	2.904
RS-10	10,000	75	100	35/3	1,200	25	20	10	50	N/A	50	4.00
Multiple Family Residential Development												
RM-4	5 Acres Minimum Site	200	200	35/3	900 1 Bedroom: 900 2 Bedroom: 1100 3 Bedroom: 1300 Each Additional Bedroom: 120	60	40	40	50	N/A	50	4.00
EM-6	5 acres Minimum Site	200	200	35/3	Single Family: Multiple Family: 1 Bedroom: 500 2 Bedroom: 700 3 Bedroom: 900 Each Additional Bedroom: 120	25	20	10	50	n/a	50	6
Mixed Use Development												
R/LC	20,000	100	150	35/3	Single Family: Multiple Family: 1 Bedroom: 500 2 Bedroom: 700 3 Bedroom: 900 Each Additional Bedroom: 120 Commercial: Min. Area: 900 Max. Area 4,000	25 50	20 25	10 10 ⁴	50 65	n/a n/a	50 35	4 6
Mobile Home Residential Development												
R-MH	Site: 5 Acres Lot: 7000					10	8	8	10	50	50	6.00
Office Development												

Zoning District	Minimum Lot (1)			Maximum Height (ft./ stories)	Minimum Living Area (sq. ft.) Minimum Floor Area: 1000	Setback (ft./2)			Maximum Impervious Surface Ratio (%)	Maximum Building Coverage	Minimum Open Space (%)	Maximum Density (units per acre) with Central Water and Wastewater
	Size (sq. ft.)	Width (ft.)	Depth (ft.)			Front	Rear	Side (1)				
O1	20,000	100	150	35/3		35/60	25	20	25	65	35	N/A
Commercial Development												
CL	20,000	100	150	35/3	Minimum Floor Area: 900	50	25	10 ⁴ 15 ³	20	65	35	N/A
					Min. Area: 900 Max. Area: 4,000							
CG	20,000	100	150	35/3	Minimum Floor Area: 1200 Minimum Hotel/Motel Area: 300 Each Unit	50	25	20 ⁴ 15 ³	30	65	35	N/A
Industrial Development												
IND	20,000	100	150	35/3	Minimum Floor Area: 1200	50 100 ⁵	25 100 ⁵	20 100 ⁵	30 100 ⁵	70	30	N/A
Institutional Development												
INS	20,000	100	150	35/3	Minimum Floor Area: 1200	50	25	20	30	60	40	N/A
Coastal Preservation												
CP	No Size or Dimension Standards Adopted											

¹Minimum size sites and lots include one-half of adjacent public right-of-way.
²Minimum setbacks determined from the existing right-of-way line where the yard abuts a public street pursuant to the above cited standards or from the center of the right-of-way pursuant to Table 1-3.3(E) whichever is most restrictive.
³Setback where rear lot line abuts an alley.
⁴Setback shall be greater where side property line abuts a district requiring a larger setback on the abutting yard. In such case the more restrictive abutting setback shall apply.
⁵Where any yard of industrial zoned property abuts a residential district, the building setback for such yard shall be 100 feet.
⁶Recreation activities maximum FAR shall be .10.

Could tiny houses catch on in Brevard?

Maria Sonnenberg, For FLORIDA TODAY 12:05 p.m. EDT June 26, 2015



Buy Photo

Holy Trinity Episcopal Academy student Katie Hoagland with the 144-square-foot home that she built for her senior thesis. It includes a shower, toilet, full kitchen, solar panels and more. For

more info, see the Facebook page at Dustland Manor-A Tiny Home.(Photo: TIM SHORTT/FLORIDA TODAY)Buy Photo

In what must be one of the coolest high school senior thesis projects ever, Katy Hoagland has built a house. Albeit, the Holy Trinity Episcopal Academy student's cottage for her "Little House, Big World" project is all of 144 square feet, but that is indeed its most interesting feature.

With a tiny house, less is more, and the rapidly increasing number of fans of this residential concept will tell you they heartily endorse the house's ability to pare down living to the essentials.

"Living with less stuff is less stressful," says Katy, who first became interested in tiny houses during her summer internship last year at the University of California at Berkeley.

Katy has already tried out the tiny manse she, her dad and uncle built. The stay was no hardship for the Merritt Island teen, for Katy's little nest has everything a human being could want in terms of shelter: kitchen with folding table, solar power, bathroom with a composting toilet and a 35-gallon water tank, bedroom loft with full-size bed and even a place to hang out and watch television.

"I didn't feel cabin fever at all," Katy says.

"It's nice to be able to be so near the outdoors."

Tiny houses refer to well-furnished homes minuscule by McMansion standards. To be considered tiny, the houses can range between 60 to 450 square feet, although those residences at the lower end of the scale may be considered micro-homes. Similar to bigger houses, tiny houses usually include all the comforts of home, scaled back to make life clutter-free. They may be set on a concrete foundation or, like Katy's, built on wheels, making them portable to wherever the homeowner desires to go.

"You can adapt a tiny house to rural, urban and suburban settings," Kady says.

Katy's adaptable and portable tiny house is also affordable. The structure cost \$20,000 to build and she is optimistic she can sell it for \$25,000 — or more — and donate the extra proceeds to her school's solar energy project.

Popular in states such as Oregon, Colorado and Washington, tiny houses have yet to catch on Central Florida, but that may be about to change, since Rockledge has already formally accepted the concept of pocket neighborhoods, as communities of these little homes are known.

Coming to Rockledge

Rockledge resident Rene Hardee has been campaigning for tiny houses in her neck of the Brevard woods for the past six months. Rockledge City Council has agreed with Hardee's idea and made a unanimous motion to move forward with new zoning regulations that would allow

the creation of tiny house developments. Now Hardee is looking for a developer interested in creating a pocket neighborhood where she, her husband and their 1- and 3-year-old sons could happily reside.

"We would love to partner with a developer interested in building tiny houses," she says.

The family currently lives in a typical 2,000-plus-square-foot home in a typical Brevard development, but Hardee yearns to cast aside all the clutter concomitant with the lifestyle, not to mention the constant cleaning and maintenance.

"We don't want our possessions to own us," she says.

"We both work full time and the time we spend with our kids is very special. We would like a home that requires us to be choosy about our possessions. We can live with one frying pan instead of the 10 shoved under the stove. We want our children to be less driven by things, and more driven by experiences."

About 250 square feet — the size of a nice guest bedroom in an upscale house — will suit Hardee, and she has absolutely no trepidations that family members will drive each other crazy cohabiting such close quarters.

"Our neighborhoods are designed to shut us out from being neighborly," Hardee says.

"With pocket communities, everyone knows their neighbors and the kids can play out front and we don't need to worry."

Pocket neighborhoods encompass a cluster of tiny houses gathered around a shared open space. Neighbors know each other and are willing to look out for each other. A pocket neighborhood is also well-suited to empty nesters and senior citizens, who crave for a sense of community without the upkeep of a regular-sized house.

Being small does not mean the house has to do without the amenities. Although she does not care for an expansive home, Hardee doesn't want to compromise on comfort.

"Right now my life is complicated, but I still appreciate aesthetics, so I'm willing to spend the money required," she says.

Hardee envisions a luxury small house such as those built by Oregon-based Tiny Heirlooms, which include features such as Bluetooth, designer fixtures, vaulted ceilings and built-in custom cabinetry.

Beyond the freedom from larger-scale maintenance and cleaning, tiny houses offer another significant benefit: costs. Tiny homes cost less to build and to maintain.

"It allows you to use your money in other ways, such as going out to dinner more often or saving for retirement or the kids' college," Hardee says.

"We love going out to eat, but rarely do so because most of the money we would spend on meals is spent paying for and maintaining our large house."

Living small has definite advantages, say Erin and Rob Hayward, who are currently building their own tiny house on wheels. As post-doctoral students in Paris, the couple lived in a tiny apartment in Paris — and adored it.

"It was so easy to clean and we knew where everything was," Erin Hayward says.

"We liked the idea of living with less."

The portability of tiny houses attracted them, particularly since they were considering the possibility of remaining in academia.

"At the start, you often have to move around a lot, so we could just take the house with us," Hayward says.

Currently living in a Palm Bay rental, the Haywards spend their spare time building their colorful cottage. They started from scratch in March 2014 and hope to finish this year while keeping to a \$30,000 budget for 150 square feet of living space aboard an 8- by 24-foot trailer.

The home will feature a large kitchen, washer/dryer, roof windows and a bedroom loft with stairs so the family dog can also access the sleeping area. Where the house will eventually reside is still up in the air.

"We would like to take the tiny house on a road trip before settling it somewhere," Hayward says.

Cute, affordable, portable, sustainable and self-reliant, tiny houses have won the minds of many enthusiasts who want a more conscious lifestyle free from unnecessary baggage.

Katy, Hardee and Hayward believe a much smaller home can significantly simplify the daily routine and give you that most precious of commodities: time to do what you want with people who matter in your life.

Developers wanted

Renee Hardee is the Florida chapter leader for the [American Tiny House Association](#). Hardee is wanting to connect with local developers interested in building a pocket neighborhood.

Contact Hardee at 321-543-7000 or rene.hardee@americantinyhouseassociation.org.



FLA TODAY 10/4/2016

BRANCH 2016
BRANCHTOON.COM

Tiny home community offers lifestyle trial

BY MUFFY MCCLUNG BERLYN

Less than two hours due west of Charlotte, N.C., lies a hamlet of tiny homes in Flat Rock called The Village of Wildflowers on 26 acres with 35 current homes built and 120 lots.

Their mission statement, "Together, we are recreating the American Dream: style, sustainability and security," is directed to the many who own a tiny home there and to those curious about tiny homeownership. Rentals are available for those who want to try out the tiny home experience before buying, or for those who just need a get-away vacation spot.

A big part of the charm of tiny home living, besides reducing your overhead and carbon footprint in an affordable home, is the community living space and sharing that with neighbors. Sit around the bonfire at Wildflowers at night with friends and neighbors enjoying the great outdoors, or sit poolside by day. Pets are welcome, and there is a dog park. There are water features and ponds on the property. The community gets its name from seasonal wildflower gardens maintained by residents. The most common house size is 400 square feet.

Barbara Drum, director of outreach and lifestyle coordinator, said, "It's really about the quality of life and like-minded people that you surround yourself with. About minimizing and downsizing your footprint on the earth. About simplifying your life and having a better quality of life."

Check out the website at thevillageofwildflowers.com. The address is 24 Empire Lane, Flat Rock, N.C. 28731. For more information, call 1-828-707-0969.



SENIOR LIFE Photo

A tiny home graces the mountains of North Carolina's village.



SENIOR LIFE Photo

The interior of a tiny home is surprisingly large.

SENIOR LIFE AUG 2016

Tiny houses are a big deal

BY MUFFY MCCLUNG
BERLYN

The full-time care and maintenance that homes require is often the thing that drives people away from ownership. Tiny homes, less than 1,000 square feet, many smaller than 500 square feet, have given prospective home buyers another solution: they can be homeowners without the worry of big maintenance efforts and financial weight.

Erin and Rob Hayward are tiny home owners in Cocoa. Their domicile is a mere 140 square feet with a loft that fits a queen sized bed. They have been living in it for about two months after building the tiny home themselves mostly on weekends spanning two years.

"We really haven't felt limited at all. Our fridge is smaller, so we do shop a little more frequently," Hayward said, noting they used fresher ingredients. Citing hating to clean a larger home as an incentive for a tiny home, and the filling of unused rooms with "piles of stuff that we never used," Hayward is also happy not having debt. "We've cash-flowed the tiny house build as we go." According to Hayward, a tiny home nicely dovetails with the financial independence lifestyle movement.

René Hardee, Florida State Chapter leader of the American Tiny House Association, was recently appointed to the Rockledge Planning Commission to build a tiny home community.

"We have a developer-builder, an engineer, the property picked out, and been rezoned," Hardee said. They hope to be approved for 10 homes on foundations and three houses on wheels.

"What's so great about a smaller home, it opens up a wide demographic to first-time home buyers, or two-kid families just starting out, or two-



SENIOR LIFE Photo
Rob Hayward enjoys the fruits of his labor after installing a roof window in the loft of his tiny home.

income families not home that often, to empty nesters or retirees on a fixed income," Hardee said.

Hardee did want to make clear, "Although tiny houses are less expensive than a medium-priced home, [our homes] are not low-income housing."

Henry David Thoreau said in his 1854 book, "Walden," "I went to the woods because I wished to live deliberately, to front only the essential facts of life ..."

Thoreau threw a paperweight out his window when he realized it would need dusting. A sentiment on which tiny home owners would heartily agree.

The Facebook page for the Florida State Chapter leader of the American Tiny House Association is: [facebook.com/AmericanTinyHouseAssoc/](https://www.facebook.com/AmericanTinyHouseAssoc/). To get updates on the Rockledge tiny home community go to Rockledge Tiny House Community on Facebook.

SL



SENIOR LIFE Photo
René Hardee is spearheading a tiny home community in Rockledge.



SENIOR LIFE Photo
Rob and Erin Hayward's tiny home in Cocoa is on wheels.