

TINY HOMES

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TOPICS FOR DISCUSSION



- New Florida Building Code Regulations for Tiny Homes
- Temporary Tiny Homes and Homes on Wheels
- Affordable Housing Advisory Committee Recommendations – Individual Homes
- Recommendations for Consideration – Tiny Home Communities
- Next Steps

FLORIDA BUILDING CODE CHANGES

- Defined the term “Tiny House”
 - Dwellings less than 400 square feet excluding lofts
 - Anything not specifically identified in Appendix Q follows standard design requirements

TEMPORARY TINY HOMES AND HOMES ON WHEELS

- Temporary structures remaining on wheels
 - Permitted under Department of Motor Vehicles
- Structures on wheels placed on foundation
 - Foundation must be engineered – receives placement permit
 - Structure governed under Department of Housing and Urban Development

**AHAC
RECOMMENDATIONS:
INDIVIDUAL TINY
HOMES**

- Allow tiny homes by right in any zoning districts that allow mobile homes
- No size limitation – allow building code requirements to govern

RECOMMENDATIONS: TINY HOME COMMUNITIES

- Develop Tiny Home Planned Development Project District
- Require 30% open space to be owned and maintained by HOA or Property Management Association
- Development to be no smaller than 10 acres
- Density not to exceed 8 homes per acre, consistent with current mobile home standards
- 25% of homes to be on wheels – to be placed along exterior of project
- Waive requirement to have accessory units be smaller than the primary unit – meet maximum code requirements only.
- Design criteria – comprehensive open space and pedestrian plan, incorporating buffers, parks and natural vegetation

DISCUSSION

NEXT STEPS

Modify Existing Land Development Regulations

- Planning and Zoning Commission
- 2 Public Hearings by Board of County Commissioners