



# BROTHERS & SON CONSTRUCTION

BUILDING YOUR DREAMS

Preliminary Construction Feasibility Report for [REDACTED] at 220 [REDACTED] Dr. [REDACTED]

## Basic Site Analysis:

This property is zoned TR-3 and is zoned for tiny houses. The zoning calls for 15' setbacks around the perimeter of the property, 20' setbacks from public roads, and 15' setbacks from private roads. This property is located on a private road, so the setbacks from the road are 15'. The structure being built must be at least 500 ft<sup>2</sup> with a max height of 35'. The site must contain a patio that is 10' x 24' and two 10' x 20' parking spaces. The TR-3 Zoning language has some ambiguity to it in regards to the patio and the parking spaces. The patio is required to be "conveniently" located at the entrance of each mobile home. This leaves us at the mercy of a planning and zoning department official as to the meaning of conveniently. Although I find it hard to believe that a patio that is in some way connected to the entrance is not deemed acceptable. I verbally confirmed with the county zoning department that Flamingo Dr. is a private street, and I have every reason to believe that statement is accurate. The only thing that I could not clarify on was the required parking spaces. I wanted to know if the parking spaces could be allowed in the easement if they were part of a driveway, and no one could give me a straight answer on that. I believe that it will, but for the sake of this feasibility report I will assume that the parking spaces must be located in the buildable area. This particular zoning is relatively new and was shoehorned into existing code for trailers, and the zoning officials do not have a lot of experience with this code. According to the setbacks there is approximately 1375 ft<sup>2</sup> of buildable space on the lot. If the parking spaces and the patio are required to be within the setbacks that leaves us with 735 ft<sup>2</sup> in which to fit the building. Therefore a 700 ft<sup>2</sup> building will fit on this lot.

The applicable zoning code can be found at the following link:

[https://docs.google.com/document/d/1KaeUWYmLiCf2-HSI9n7WUwK1PAEiOKK1UjnHmW8oND6M/edit?usp=drive\\_link](https://docs.google.com/document/d/1KaeUWYmLiCf2-HSI9n7WUwK1PAEiOKK1UjnHmW8oND6M/edit?usp=drive_link)

**Regulator Review:** A 700 ft<sup>2</sup> tiny house is allowed on this lot. This project will require the following:

**Application Documents** – documents including, but not limited to:

- *Application for Building Permit*
- *Potable Water Service Capacity Availability Certificate or Reservation Certificate*
- *Landscaping Land Clearing Affidavit*
- *Subcontractor Authorization*

**Energy Calculations** – Completed Energy Calculation forms, "Manual J" for HVAC equipment sizing, and *Energy Performance Level (EPL) Display Card*

**NOC** – Recorded *Notice of Commencement* is required to be uploaded prior to requesting an inspection.

**Plans** – Construction documents signed and sealed by a Florida Registered Architect or Engineer, Florida Product Approvals, truss engineering, etc. (these can be separate documents).

**Plot Plan** signed and sealed by a Florida Land Surveyor. Plot plan must: have dimensions and be drawn to scale; depict all existing and proposed buildings, structures, and improvements with finished floor elevations; indicate all adjacent right-of-way with elevations; show easements and lot grading/drainage plan; provide Flood Zone information.

**HOA Review:**

1. Phase 1 & 2 are complete. Phase 3 is not
2. Section 13.5 states that no less than 12 month leases are allowed in the community
3. Section 13 states that approval of sale or lease is subject to approval from the board
4. Section 14.2C states that you will need approval form the board to build a tiny house

**Utility Review:**

This location is in the following Brevard County Utility service area(s).

**Sewer**

For more information, please contact:  
Brevard County Utility Services Department  
2725 Judge Fran Jamieson Way  
Building A, Suite 213  
Viera, FL 32940  
Phone: (321) 633-2094

It is also in the following Utility service area(s).

**Water**

Underground power provided by Florida Power and Light

**Recommendations:**

1. Based on past experience with [REDACTED] Surveyors I **highly** recommend ordering a survey from a different survey company. In the past they have missed project crucial elements located on property that we contracted them to survey such as existing wells and bodies of water. There is also an approximately 11 ft easement running along the front of the property that is not shown on the survey. So this survey is inaccurate.
2. The property is under the jurisdiction of the [REDACTED] Building Department. Based on previous experience it is recommended that you seek private plans examination and private inspections for your project.

**Feasibility:**

This property is suitable for a 700 ft<sup>2</sup> tiny home. There are no reasonable/obvious regulatory, Utility, environmental, or zoning impediments that will prevent this project from moving forward pending approval from the governing HOA.