LAND PLANNING AGENCY
Longwood City Commission Chambers
175 W Church Avenue
Longwood, Florida

MINUTES
January 9, 2019
6:00 P.M.

Present: **Judy Putz, Chair**
Robin Thorn, Vice Chair
Glenn Kirwan, Member
Commissioner Abby Shoemaker
Chris Kintner, Community Development Director
Kristin Zack-Bowen, Recording Secretary

Absent: **Elias Khoury, Member**
Michael Towers, Member

1. CALL TO ORDER

Chair Judy Putz called the meeting to order at 6:00 p.m.

2. ELECTIONS

Glenn Kirwan nominated Judy Putz for Chair of the Land Planning Agency, seconded by Robin Thorn and approved by consent without objection.

Judy Putz nominated Glenn Kirwan for Vice-Chair, seconded by Robin Thorn and approved by consent without objection.

3. ADDITIONS AND DELETIONS

None

4. APPROVAL OF THE MINUTES FOR

A. Regular Meeting held May 9, 2018

Member Robin Thorn moved to approve the minutes from the May 9, 2018 meeting. Seconded by Member Glenn Kirwan and carried by a unanimous vote.

5. PUBLIC COMMENT

No public comments.

6. PUBLIC HEARING

A. ORDINANCE NO. 19-2151

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE LONGWOOD DEVELOPMENT CODE, ARTICLE I GENERAL PROVISIONS, ARTICLE II LAND USE DISTRICTS AND OVERLAY DISTRICTS, ARTICLE III DEVELOPMENT DESIGN STANDARDS, ARTICLE V SUPPLEMENTAL STANDARDS, ARTICLE VI SIGNS, ARTICLE IX HARDSHIP RELIEF AND SPECIAL EXCEPTIONS, ARTICLE X ADMINISTRATION, AND ARTICLE XII HERITAGE VILLAGE URBAN CODE, TO ALLOW TINY HOMES AND TINY HOME COMMUNITIES AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND EFFECTIVE DATE.

Chris Kintner gave the staff report on Ordinance No. 19-2151. The direction was from the November 5th, 2018 City Commission meeting. Mr. Kintner explained that tiny homes are a housing choice for people who want to reduce clutter and live small. It also exists as a housing option for people who feel priced out by the current market and still want to own a home. Mr. Kintner explained that currently, Longwood doesn't have a minimum dwelling unit size, so from that perspective, tiny homes are already allowed. The Ordinance addresses the concept of tiny home communities and eliminates the lot size requirements for subdivisions of four or more tiny homes.

Member Glenn Kirwan asked if these could be introduced into existing communities that have vacant lots that in the past were deemed not buildable, and if those communities have Homeowners Associations (HOA) would those override the ability to build a tiny home in there.

Chris Kintner replied that if building only one tiny home on one lot you would be able to do that today without these changes on an existing lot. In regard to HOA's, the City code has a section in which HOA's registered with the City have to issue an approval for building permits, so in the situation of an existing subdivision with and HOA any developer would have to get approval from the HOA.

Member Glenn Kirwan stated that this didn't apply to tiny homes on wheels, and Chris Kintner also confirmed this.

Member Glenn Kirwan asked if the same setbacks that apply to a traditional single-family home applied to tiny homes.

Chris Kintner replied that they kept setbacks the same, and added a section with the option to switch the front setback to do a 0 to 10-foot range in the parking is in the rear.

Member Glenn Kirwan asked if garages or carports were required with a tiny home.

Chris Kintner replied that they are not required, and explained that the way parking is set up in the Code two spaces per unit are required either

in the driveway, carport or garage. In the Ordinance, the possibility of a common area was included.

Member Glenn Kirwan asked if there were to be rear parking if the communities would have alleys or a driveway that circles around to the rear.

Chris Kintner replied that they could do either.

Member Glenn Kirwan mentioned the common parking area, and asked if the purpose to tiny home communities was for downsizing or a minimalistic approach why would it be necessary to have parking for boats, RV's or trailers in a community.

Chris Kintner replied that it was meant to anticipate and accommodate all situations.

Member Glenn Kirwan stated that if the common areas were mean to houseboats and RV's that he didn't think a 6-foot opaque fence would be adequate and would need to be an 8-foot fence.

Chris Kintner stated that that they believed the buffer yard would accommodate for that but that the 8-foot fence would make a lot of sense.

Member Robin Thorn asked if garages or carports would be allowed.

Chris Kintner replied that they would be allowed and would be treated as a standard subdivision. He noted that accessory structures must be subordinate to the primary structure.

Chair Judy Putz invited anyone to speak in favor of the ordinance.

Brett Hiltbrand of Cornerstone Design Build, Inc DBA Cornerstone Tiny Homes, presented his stance for building tiny home communities in Longwood.

Chair Judy Putz thanked Brett Hillebrandt and noted that the City and the Board had not endorsed his company.

Kelly Denio, 890 Lyns Drive, spoke in favor of the ordinance and that this would be great for seniors.

Commissioner Abby Shoemaker, 877 Woodgate Trail, stated that she was the one who got this started, and that she reached out to Cornerstone about their product but that no one will have a monopoly on this if approved. Commissioner Shoemaker thanked the board.

Chair Judy Putz invited anyone to speak against the ordinance.

JoAnne Rebello, 301 Loch Lomond Avenue, spoke against the ordinance and noted that she would like to see more research on the advantages and disadvantages of tiny homes. Mrs. Rebello stated that she would like to see accessory dwelling units allowed for families or seniors on an existing property. Mrs. Rebello was concerned over the speed at which the code had changed, as well as the allowance of manufacture homes in the City. Mrs. Rebello also noted her concerns over someone putting several on one lot and turning it into an Air BnB. Mrs. Rebello asked if the City is forcing them to have a Homeowners Association. She was also concerned that the discussion was about tony homes for families but all of the models she saw online were only 1 bedroom. Mrs. Rebello expressed concerns over stormwater, flooding, and the strain on utilities and asked how this will affect it. She also stated that she would like to know where they are allowed and the impact.

Chris Kintner replied that Longwood is a community that doesn't have minimum lot sizes, so if nothing was done at this moment a developer could come in and do the exact same development as what is currently being developed and put a tiny home on it. Mr. Kintner noted that there isn't a rush, there just weren't many changes to the code to allow it. He explained that the Ordinance makes it more practical by removing the lot size requirements. Mr. Kintner clarified that the only neighborhoods that would be forced to have an HOA under this Ordinance would be the newly created ones. He also explained that these communities would be held to the same stormwater standards as all subdivisions. Mr. Kintner added that Rockledge and Brevard have, or will have, Ordinances passed regarding this. Since there has never been a minimum dwelling unit size in Longwood, a tiny home could be built currently, but this makes it more practical. Mr. Kintner expressed that this does not propose a full tiny home as an accessory dwelling unit. With the way the code currently works, in the back of the main dwelling unit, you could build a structure for dwelling without a full kitchen because full dwelling units are defined by a kitchen. This Ordinance does not propose a situation where a tiny home that has a kitchen be considered an accessory dwelling unit.

Chair Judy Putz asked if they were allowed anywhere in the City and if they were allowed within the Historic District.

Chris Kintner replied the subdivision would not be because they would have to be in Low-Density Residential (LDR) or Medium Density Residential (MDR). There is nothing in the code that separates out a tiny home from just being a smaller single-family home.

Chair Judy Putz asked about increasing the number of dwelling units per acre.

Chris Kintner replied that the actual units per acre are not changing.

Member Robin Thorn asked if the City has any wording of provision requirements for Homeowners Associations in their bylaws.

Chris Kintner replied no, that they are all very different.

Chair Judy Putz asked if Longwood allowed manufactured homes.

Chris Kintner replied that in this case, it would be different because they are fully meeting the building codes. Mr. Kintner said that he would check on a couple of definitions according to state law, but there was really nothing that would prevent it.

Chair Judy Putz expressed that she was concerned this was a fad that would pass and would be stuck with tiny homes that no one wanted, but as long as it meets the building code they can always add on to it if it turns out not to be practical. Chair Putz stated that she didn't see much difference between the existing code and the changes proposed other than it being more practical in lot size.

Chris Askew, Askew Real Estate, spoke to clarify that this isn't along the lines of section 8 housing. Mr. Askew explained that it promotes better living and is not like a trailer home park.

Chair Judy Putz clarified that these homes could not be on wheels and must be on a foundation.

Member Glenn Kirwan motioned to close the public hearing, seconded by Robin Thorn.

Robin Thorn stated that he believed Longwood should work on facilitating the minimum dwelling size. Mr. Thorn stated that he believed people who could afford these homes are probably not going to have as much money for maintenance. Though it's not changing the number of lots per acre, the revenue on one of these is going to be a fraction of that of a regular house so it's not going to be a revenue maker for the City but you will have the same number of people there.

Chair Judy Putz mentioned that she thinks there is a place for tiny homes along with regular homes in Longwood and just because someone lives in a tiny home doesn't mean they are poor. She thinks there are drawbacks but it's worth going ahead with it.

Chair Judy Putz called for a motion.

> Chair Putz moved that the Land Planning Agency recommends approval of Ordinance No. 19-2151 to the City Commission. Seconded by Member Kirwan and motion carried by a two-to-one (2-1) vote, Member Thorn voting nay.

7. DISCUSSION AND SCHEDULE FOR FUTURE AGENDA ITEMS

Chris Kintner said there were no Land Planning Agency items at the moment. The Shoppes at Longwood were approved at one of the last Commission meetings. LA Fitness is going to be starting demolition next Monday. Publix has done its demolition and will begin its grading work. Reserve at Lake Wildmere has started phase 2. There is a CAPP meeting for the Longwood TOD Townhomes on January 24th.

Chair Judy Putz asked about the activity around Patio Grill.

Chris Kintner replied that we have, or will have a demolition permit for that soon.

Chair Judy Putz thanked Robin Thorn for his years of service on the Land Planning Agency.

8. ADJOURNMENT

Chair Putz adjourned the meeting at 6:47 p.m.

Minutes approved by the Land Planning Agency: 08-14-2019

/S/
Judy Putz, Chair

ATTEST:

/S/
Kristin Zack-Bowen, Recording Secretary

The Official signed minutes are on file in the City Clerk's Office.