



Frequently Asked Questions

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Meet Jinkie Echols and Braveheart Properties

Jinkie Echols is an affordable-housing advocate, sought-after speaker, and the founder and president of Braveheart Properties of Brevard in Cocoa, Florida. She is also the owner and developer of Peacewind.

Braveheart Properties of Brevard is a 501(c)(3) nonprofit organization dedicated to tiny homes and affordable housing.

Jinkie wrote the codes and zoning provisions that were approved by the county to establish Peacewind as a legal planned urban development for permanent, long-term living. The community now includes 84 homesites occupied by both renters and homeowners.

About Echols Rentals and Peacewind

What is Echols Rentals?

Echols Rentals is owned by Jinkie Echols and is located within Peacewind, a legally zoned and code-compliant tiny-home and small-cottage community in Cocoa, Florida.

What types of homes are located in Peacewind?

Peacewind is a 35-acre planned urban development with 84 homesites, including:

- Tiny homes on wheels
- Small cottages built on foundations
- Rental homes
- Owner-occupied homes

Are rental homes currently available?

Echols Rentals currently has one tiny house on wheels for rent. Please check with Echols Rentals for current and future availability. Rental lots for approved tiny homes on wheels may also become available.

Fees and Deposits

What does an application include?

A completed application and a \$40 application fee are required.

What are the application and move-in costs?

- Application fee: \$40
- Security deposit: Equal to one month's rent
- Pet deposit: \$250

How long are the leases?

A one-year minimum lease is required.

Do you give tours?

We do not provide tours until an application has been completed. The gate is open, so you are welcome to come by for a drive-by visit.

Lots for Sale

Are lots available for purchase?

Yes. Peacewind currently has two lots available for purchase.

What type of home can be placed on a purchased lot?

Buyers may:

- Bring an approved tiny home on wheels
- Have a small cottage built on the lot
- Have a traditionally sized home built on the lot

All homes must meet the applicable Peacewind requirements.

What is included with each lot?

Each lot includes:

- Underground utilities
- Water meter
- Electric meter
- Sewer connection
- Privacy fence
- Concrete driveway

Can I use my property as an Airbnb if I purchase a lot?

No. Properties within Peacewind may not be used as Airbnbs.

Community Management and HOA

Who manages Peacewind?

Peacewind is managed by Keys Property Management.

Keys Property Management – Cocoa Beach Office

5505 N. Atlantic Avenue, Suite 207

Cocoa Beach, FL 32931

Phone: (321) 784-8011

Email: cocoabeach@keysenterprise.com

What is the current HOA fee?

The current homeowners association fee is \$63 per month.

Where can I obtain the Peacewind bylaws and community rules?

Copies of the Peacewind bylaws and community rules are available from Keys Property Management.

Contact Echols Rentals

Echols Rentals

200 Sandpiper Drive

Cocoa, FL 32926

Email: echolsrentalsinfo@gmail.com

Email us for a rental application.