

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: HIGH QUALITY HOUSING & NEIGHBORHOODS.

~~To encourage the provision of housing which is safe, sanitary, affordable, and adequate to meet the future and existing needs of the citizens of Belle Isle for housing for moderate income, low income, very low income, group homes, foster care facilities and households with special housing needs.~~ **TOMAINTAIN AND ENHANCE THE HIGH-QUALITY HOUSING IN THE CITY OF BELLE ISLE, PROVIDE SAFE AND LIVABLE HOUSING SUPPLY FOR RESIDENTS OF ALL AGES, AND PROTECT THE CITY'S RESIDENTIAL NEIGHBORHOOD CHARACTER.**

OBJECTIVE 1.1: HOUSING DIVERSITY. Provide a diverse inventory of housing to meet the long-term needs of the existing and future populations of Belle Isle in a manner that upholds the small-town residential character of Belle Isle.

Policy 1.1.1: The City will encourage and promote development controls through the Land Development Code that provide flexibility and innovation in residential design and permit a range of housing types, sizes, and styles. ~~ranges.~~

Policy 1.1.2: The City will evaluate and modify, as necessary, all zoning and subdivision regulations and building and development codes to encourage the use of proven, innovative techniques to support the development of a diverse housing supply.

Policy 1.1.3: The City will continually review and update its architectural and site design regulations, where allowed by Florida Statutes, to improve the structural and aesthetic qualities of single-family and multifamily housing stock in the City.

Policy 1.1.4: The City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between single-family areas and more intensive uses, such as multifamily buildings, institutional uses and other non-residential development.

Policy 1.1.5: The City will recognize the value of strong and stable neighborhoods as it relates to protection of housing stock by encouraging neighborhood identity, through various design measures such as landscaping, signage, monumentation and public art, to foster a strong sense of community throughout the City.

OBJECTIVE 1.2: HISTORICALLY SIGNIFICANT HOUSING. Preserve and protect historically significant housing and residential structures.

Policy 1.2.1: The City will evaluate establishing a Historic Preservation Board or similar organization in efforts to identify and protect historically significant housing within the City.

Policy 1.2.2: The City will assist property owners of historically significant housing in submitting their properties for inclusion in State or National Register of Historic Places.

Policy 1.2.3: The City will encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance and or other information regarding any available state and federal grants and consider establishing a program to grant waivers or variances from Land Development Code requirements.

POLICY 1.2.4: The City shall require all permits for rehabilitation or renovation of historically significant sites or structures to indicate how the historical significance will be impacted and how negative impacts are being minimized. The City shall not permit demolition of historically significant housing units unless the applicant can show an endangerment to public health, safety or welfare. [Formerly Policy 1.4.4]

Policy 1.2.5: The City will consider Land Development Code amendments to allow for administrative waivers or variances from Land Development Code requirements that allow renovations, expansions, or rehabilitation of historic structures.

POLICY 1.2.6: The City shall continue to apply for Federal and State grants for the identification of historically significant sites in Belle Isle. [Formerly Policy 1.4.3]

OBJECTIVE 1.3: AFFORDABLE HOUSING. ~~By December 2012, t~~ The City will shall have identified identify methods for expanding and preserving existing affordable housing sites for the current and future population and will work to manage such an important issue through the implementation of the following policies: [Formerly Objective 1.1]

POLICY 1.13.1: ~~The City has identified affordable~~ Affordable housing as is a regional issue, and the City shall continue to ~~provide technical support upon the establishment by~~ coordinate with Orange County of a regional housing resource center to assist in the provision of affordable housing, including the collection and analysis of data, provided the City has the in-house staff and ability to do so. [Formerly Policy 1.1.1]

POLICY 1.13.2: The City shall continue discussions with non-profit housing groups and adjacent governmental entities for preserving and providing additional affordable housing units in and adjacent to Belle Isle. [Formerly Policy 1.1.2]

POLICY 1.13.3: ~~The minimum setbacks, lot coverage, and size of structure requirements can be varied during the plan review process to provide~~ The performance and design standards provided for in the LDC, including but

not limited to setbacks, lot coverage and size of structure, can be varied within each residential district for the location provision of additional affordable housing units.

~~**POLICY 1.1.4:** The City shall require a five (5) foot landscaped buffer with an eight (8) foot masonry wall between residential land uses and all professional-office, commercial, and industrial land uses.~~

~~**POLICY 1.43.64:** The City shall allow and encourage affordable housing developments to include day care and adult day care facilities, and basic accommodations for job training. [Formerly Policy 1.1.6]~~

~~**POLICY 1.23.45:** The City shall permit housing for very-low, low, and moderate- income families in all residential land use categories in accordance with state and federal regulations. [Formerly Policy 1.2.4]~~

~~**POLICY 1.23.26:** The City shall continue to study the its regulations and permitting processes to determine where improvements and streamlining can be made to facilitate the provision and preservation of affordable housing units and to expedite approval of such projects. [Formerly Policy 1.2.2]~~

~~**Objective 1.2:** The City shall preserve the residential areas in the City that are currently low income or moderate income housing on the Future Land Use Map and in the LDC's. The City shall implement the below-stated policies in order to assist in accommodating the existing and projected housing need as estimated below.~~

~~Projected Increase in Cost-Burdened Households~~

~~Source: Shimberg Center~~

~~Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level.~~

~~Tenure: Owner~~

Household Income as % of AMI	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	6	4	6	8	24
20-29.9%	5	6	6	6	23
30-39.9%	3	1	5	5	14
40-49.9%	2	2	4	2	10
50-59.9%	4	0	1	2	7
60-79.9%	0	1	-1	2	2

Total below 80% AMI	20	14	21	25	80
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Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level.

Tenure: Renter

Household Income as % of AMI	2005-2010	2010-2015	2015-2020	2020-2025	Total
<20%	0	2	-4	1	2
20-29.9%	2	0	2	0	4
30-39.9%	3	-4	-4	0	1
40-49.9%	0	2	0	0	2
50-59.9%	0	1	0	0	1
60-79.9%	0	0	0	0	0
Total below 80% AMI	5	4	0	1	10

POLICY 1.23.17: The City shall continue to allow permit existing mobile home parks and subdivisions under the Medium Density Residential Land use classification as shown on the Future Land Use Map to operate. All existing mobile home parks and subdivisions not classified with a Medium Density Residential Land Use shall be grandfathered.

POLICY 1.2.5: The Future Land Use Map shall indicate sufficient land for residential uses to meet the projected need for an additional 43 acres by the year 2010 based upon the projected population.

OBJECTIVE 1.3 4: SPECIAL NEEDS HOUSING. The City shall facilitate the provision of housing, with adequate density and distribution of those sites, for those residents with special needs, such as disabled persons, senior citizens and children in foster care, through the implementation of the following policies.

POLICY 1.3 4.1: The City shall ~~have the authority to~~ consider varying the minimum lot size, setbacks, living area and height for ~~the low and medium density residential land use classifications where~~ the following housing types will be located:

- a. Foster Care;
- b. 55+ Retirement Communities;
- c. Senior Citizen Care Facilities; and
- d. Housing units designed for disabled persons.

POLICY 1.34.2: ~~The City shall streamline the permitting process for permits for housing units for people with special needs, specifically physical or developmental disabilities, foster care children, and senior citizens within the following guidelines:~~

- ~~a. up to 24 hours for a single housing unit;~~
- ~~b. up to 10 business days for multiple housing units which are not part of a subdivision plat applications; and~~
- ~~c. up to 60 days for each step of the subdivision plat application.~~

POLICY 1.34.3: The City shall permit the location and development of housing units for people with special needs, as identified in Objective 1.34, in all residential land use categories.

POLICY 1.34.4: ~~Group homes (community residential facilities), as regulated by F.S. Chapter 393, shall be located as follows: The City will include in its Land Development Regulations principles and criteria consistent with Chapter 419, F. S., guiding the location of group homes and foster care facilities licensed or funded by the State.~~

- ~~a. Homes with six (6) or fewer residents shall be permitted in any low or medium density land use category;~~
- ~~b. Homes with seven (7) or more residents shall be permitted in any medium density land use category.~~

POLICY 1.34.5: The City shall provide technical support on an as needed basis to the various agencies which provide housing to people with special needs as mentioned above.

POLICY 1.34.6: The performance standards provided for in the Land Development Code, including but not limited to setbacks, lot coverage and size of structure, can be varied within each residential district for the location provision of group homes and foster care facilities following housing types:

- ~~a. Mobile Homes;~~
- ~~b. Group Homes;~~
- ~~c. Foster Care Facilities; and~~

OBJECTIVE 1.4.5: QUALITY HOUSING STOCK AND SAFE NEIGHBORHOODS.

The City shall regulate housing construction through strict enforcement of the Florida Building Code, Florida Fire Prevention Code, and any other relevant all regulations to eliminate substandard housing conditions and protect the City's residential neighborhoods.

POLICY 1.4.5.1: The City shall define these terms as follows:

- a. Standard Housing meets requirements set forth in the acceptability criteria for standard housing, and substandard is any housing unit which does not meet the criteria;

- b. Abandoned or vacated housing unit is one which has not been lived in for over six months;
- c. Building Codes are all adopted construction codes;
- d. Rehabilitation shall mean any improvements to substandard housing to meet standard housing criteria;
- e. Renovation shall mean any improvements to standard housing; and
- f. Demolition shall mean the destruction of any housing unit.

POLICY 1.45.2: The City of Belle Isle shall maintain ~~the~~ all adopted levels of service and rehabilitate publicly owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline. [Formerly Policy 1.1.5]

Policy 1.45.3: The City shall continue to conserve existing housing and improve the quality of neighborhoods by emphasizing neighborhood planning, community redevelopment programs, and enforcing appropriate development regulations.

POLICY 1.45.24: The City shall not permit any development which is inconsistent in terms of residential unit type, lot sizes and setbacks, with the surrounding neighborhood, nor shall the City permit any roadway which severs or fragments existing neighborhoods.

POLICY 1.45.5: The City, based on staff availability and resources, shall may approve or deny within 72 hours any application for the conservation, rehabilitation, or demolition of any housing unit which the applicant has shown will be used for the provision of, or replaced with affordable housing.

POLICY 1.45.6: The City shall use the Land Development Code to prevent housing units from becoming substandard by:

- a. notification to property owners to maintain their property, if the property threatens public health, safety and welfare; and
- b. not assessing a Belle Isle permit fee for upgrading plumbing, electrical, mechanical, heating, air-conditioning, and ventilation to comply with adopted building codes.

OBJECTIVE 1.5.6: NEIGHBORHOOD CHARACTER. ~~To encourage~~ Encourage a unique architectural design that complements the city's appearance, charm, and character, and considers the objectives of all facilities and services provided by the City.

Policy 1.5.6.1: ~~By December 31, 2010, the~~ The City's Land development Development regulations Code shall be amended to incorporate additional provisions for energy conservation, "green city" concepts and encourage and/or mandate new or existing developments to acquire Leadership in Energy and Environmental Design (LEED) and/or Florida Green Building Coalition (FGBC) certifications.

Policy 1.5 6.2: The City shall continue to conserve existing housing and improve the quality of neighborhoods by emphasizing neighborhood planning, community redevelopment programs, and enforcing appropriate development regulations.

Policy 1.5 6.3: The City will evaluate establishing a Neighborhood Planning Program that will coordinate law enforcement, code enforcement, traffic calming, beautification and land development regulations to redevelop or maintain older neighborhoods.

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