

HOUSING ELEMENT 9J-5.010 (3) FAC

Goals, Objectives and Implementing Policies

This section establishes goals, objectives and implementing policies for the Housing Element.

GOAL 3-1: HOUSING.

ALLOCATE SUFFICIENT LAND AREA TO ACCOMMODATE THE DIVERSE NEEDS OF EXISTING AND FUTURE POPULATIONS, CREATE OPPORTUNITIES FOR THE PRIVATE HOUSING DELIVERY SYSTEM TO MEET ALL HOUSING NEEDS, AND PROTECT THE CHARACTER OF RESIDENTIAL NEIGHBORHOODS BY ASSURING THE AVAILABILITY OF SUPPORTING INFRASTRUCTURE AND BY PRECLUDING THE ENCROACHMENT OF INCOMPATIBLE LAND USES.

Objective 3-1.1: Assure The Availability Of Affordable And Adequate Housing.

Assure the Availability of Affordable Housing By Promoting Development Opportunities Conducive to an Efficient Housing Delivery System.

Policy 3-1.1.1: Provide Ample Land Area for Residential Uses.

The City shall allocate 3,497 acres for residential uses on the Future Land Use Map to meet housing demands anticipated for the year 2025.

Policy 3-1.1.2: Promote a Diversity of Housing Types.

The City's Future Land Use Map shall designate acreage to accommodate a diversity of housing needs. The Future Land Use Map shall designate a minimum of 2,790 acres for medium and low density single family residential, a minimum of 199 acres for medium density multiple family residential uses and a minimum of 110 acres for high density residential development to accommodate housing demands and needs anticipated to the year 2025. The city shall also designate Mixed Use Development to include residential uses.

Policy 3-1.1.3: Residential Land Use Designations for the Future Land Use Map.

To provide a diversity of housing types to meet future demands of anticipated population for year 2025, the City shall allocate areas on the Future Land Use Map to accommodate the following housing types and associated densities (note: densities exceeding four units per acre, or densities not compatible with soil conditions for septic tank use, shall not be issued a development order unless central sanitary sewer services are provided consistent with policies of the Public Facilities Element and deadlines established in the Concurrency Management System):

SF – Low Density	Up to 2 DUs/acre
SF – Medium Density	Up to 3 DUs/acre*
SF – Medium Density	Up to 4 DUs/acre
SF – High Density	Up to 6 DUs/acre

MF – Medium Density	Up to 4 DUs/acre
MF – High Density	Up to 8 DUs/acre
Mixed Use Development	Up to 3 DUs/acre

* Amendments adopted after May 23, 2005 will be limited to a maximum density of three dwelling units per acre.

Policy 3-1.1.4: Affordable Housing Program. The City has requested membership on the Lake County Affordable Housing Advisory Committee, comprised of representatives of local government, and private and non-profit sectors involved in housing production to identify improvements to the housing delivery system for Lake County, particularly with emphasis on the provision of affordable housing other than mobile home facilities. The Lake County Affordable Housing Advisory Committee shall be established via Policy 5-1.4 of the adopted Lake County Comprehensive Plan (July 9, 1991).

Objective 3-1.2: Housing Opportunities For Rural And Farmworker Households. Provide Housing Opportunities for Rural and Farmworker Households within Agricultural Areas. (NOTE: The State of Florida considers the entire City to represent a rural area.) Rural Household Needs Are Addressed within this Element.

Policy 3-1.2.1: Available Sites for Farmworker Households.

No areas within the City’s jurisdictional area are designated on the Future Land Use Map for agricultural land uses and no farmworker housing presides on any existing agricultural land. Housing opportunities for all income groups shall be promoted by establishing residential districts that provide a diverse housing opportunities for all household income ranges, including those qualifying as low and moderate income.

OBJECTIVE 3-1.3: Adequate Sites For Low And Moderate Income Households.

Assure Adequate Housing Opportunities for Low and Moderate Income Households.

Policy 3-1.3.1: Promote Diversity in Housing Types.

The City shall promote a diversity of housing types by designating sites for single family and multiple family, and allowing mobile home housing in residential districts consistent with State Statutes 553.38 and 320.8285.

Policy 3-1.3.2: Assist Lake County in the Formation of an Affordable Housing Program. The City shall further housing opportunities for low and moderate income households by supporting the formation of a county-wide affordable housing program which seeks to develop public/private partnerships to improve the efficiency of the housing delivery system to meet demands for affordable housing.

The City shall offer assistance to Lake County to identify sites for housing supported by the Farmer’s Mortgage Housing Administration or other Federal or State programs.

Policy 3-1.3.3: Principles to Ensure Opportunities for Affordable Housing for Low and Moderate Income Housing.

To ensure affordable housing can be achieved for low and moderate income housing, the minimum floor area for a house shall not be less than 1,000 square feet for single family homes. For multiple family housing units, floor area shall not be less than 650 square feet for a one bedroom apartment and 850 square feet for two or more bedroom apartments.

Objective 3-1.4: Adequate Sites For Group Homes, Community Residential Facilities, And Foster Care Facilities Licensed Or Funded By The Florida Department Children and Families.

Assure that Adequate Sites Are Available for Group Homes, Community Care Facilities, and Foster Care Facilities Licensed or Funded by the Florida Department of Health and Rehabilitative Services.

Policy 3-1.4.1: Mandatory Department of Children and Families License to Operate Foster Care, Community Residential or Group Home Facilities.

The City shall prohibit the operation of any group homes, community residential or foster care facilities within Minneola not operating under an approved license issued by the Florida Department of Children and Families. The development review process shall require applicants of group home and community residential home developments to provide evidence of appropriate licenses prior to the issuance of a development order or permit.

Policy 3-1.4.2: Approval of Group Homes, Community Residential Homes, and Foster Care Homes.

The Land Development Regulations shall include definitions of group homes, community residential homes, and foster care facilities that are consistent with those established by the Florida Department of Health and Rehabilitative Services and Chapter 419, Florida Statutes. All three facilities shall only provide residential care for aged persons, physically disabled or handicapped persons, developmentally disabled persons, non-dangerous mentally ill persons, and children. These provisions were incorporated in the Land Development Regulation prior to February 1, 1992.

Pursuant to Chapter 419, Florida Statutes, foster care homes (up to six residents) shall be permitted in all residential land use designations shown on the Future Land Use Map and in all residential zoning districts created through the Land Development Regulations. A foster care home shall not locate within 1,000 feet of another such home unless official approval is granted by the City of Minneola.

Group homes shall be a permitted use in commercial or institutional designations. Such homes shall not be allowed to locate within a radius of 1,200 feet of another existing group home unless approval is granted by the City.

The Land Development Regulations shall include non-discriminatory provisions which encourage the development of community residential alternatives to institutionalization.

Community residential homes (seven to fourteen residents) shall be approved as multiple-family development, which is an accepted use in multiple—family and commercial land use categories, including all zoning districts subdividing such designations within the Land Development Regulations. Such homes shall not be located within a radius of 1,200 feet of another existing community residential facility unless such location is approved by the City of Minneola; nor shall such homes located within a radius of 500 feet from an area zoned exclusively for single family homes unless approval is granted by the City. Applications to develop community residential facilities shall be approved in a manner consistent with Chapter 419, Florida Statutes.

Objective 3-1.5: Identification And Conservation Of Historically Significant Housing.

Identify Historically Significant Housing and Promote Conservation and Restoration of Such Structures.

Policy 3-1.5.1: Promote the Identification of Historically Significant Housing.

The City shall promote the identification of historically significant housing worthy of preservation by offering opportunities to the Lake County Historical Society, other historical and architectural societies, and City citizens to inform City officials of housing units and other structures containing significant historical or architectural value.

Policy 3-1.5.2: Promote the Conservation of Historically Significant Housing.

The City shall provide assistance to property owners of historically significant housing by supporting applications pursuing historical designations on the Florida Department of State's Master File and the National Register of Historic Places. The City shall also promote the rehabilitation of historically significant structures through assistance with grantsmanship functions and with coordination with State technical services available for such activities.

Policy 3-1.5.3: Assist the Lake County Historical Society.

The City shall assist the Lake County Historical Society in the effort to inform and educate the public about local, State, and Federal historic preservation programs use in multiple-family and commercial land use categories, including all zoning districts subdividing such designations within the Land Development Regulations. Such homes shall not be located within a radius of 1,200 feet of another existing community residential facility unless such location is approved by the City of Minneola; nor shall such homes located within a radius of 500 feet from an area zoned exclusively for single family homes unless approval is granted by the City. Applications to develop community residential facilities shall be approved in a manner consistent with Chapter 419, FS.

Group homes shall be a permitted use in commercial or institutional designations. Such homes shall not be allowed to locate within a radius of 1,200 feet of another existing group home unless approval is granted by the City.

The Land Development Regulations shall include non-discriminatory provisions which encourage the development of community residential alternatives to institutionalization.

Objective 3-1.5: Identification And Conservation Of Historically Significant Housing.

Identify Historically Significant Housing and Promote Conservation and Restoration of Such Structures.

Policy 3-1.5.1: Promote the Identification of Historically Significant Housing.

The City shall promote the identification of historically significant housing worthy of preservation by offering opportunities to the Lake County Historical Society, other historical and architectural societies, and City citizens to inform City officials of housing units and other structures containing significant historical or architectural value.

Policy 3-1.5.2: Promote the Conservation of Historically Significant Housing.

The City shall provide assistance to property owners of historically significant housing by supporting applications pursuing historical designations on the Florida Department of State's Master File and the National Register of Historic Places. The City shall also promote the rehabilitation of historically significant structures through assistance with grantsmanship functions and with coordination with available State technical services.

Policy 3-1.5.3: Assist the Lake County Historical Society.

The City shall assist the Lake County Historical Society in the effort to inform and educate the public about local, State, and federal historic preservation programs.

Objective 3-1.6: Promote Cohesive Neighborhoods Through Stabilization Of Residential Areas And Protection Of The Quality Of The Housing Stock Through Principles Guiding Rehabilitative Services And Demolition Of Housing.

Rehabilitate Substandard Housing, Regulate Demolition, Preserve Quality of Housing, Support Neighborhood Character and Aesthetics, and Promote the Availability of Affordable Housing.

Policy 3-1.6.1: Minimum Housing Construction Standards and Aesthetics.

The City of Minneola hereby adopts the Florida Building Code minimum construction criteria for new housing units and the rehabilitation of existing units.

No certificate of occupancy shall be issued unless the construction meets these minimum codes. The Land Development Regulations have been revised to incorporate applicable standards from the Florida Building Code into the city's building codes, revising or adding standards where necessary to meet unique building demands and needs experienced by Minneola.

Structural maintenance provisions shall follow the Florida Building Code but shall not be so restrictive as to remove affordable housing opportunities for low and moderate income households. Upon the adoption of the revised Land Development Regulations, the quality of housing construction and maintenance shall be evaluated pursuant to the

standards and provisions incorporated in the Land Development Regulations.

Policy 3-1.6.2: Rehabilitation of Existing Substandard Housing.

The City of Minneola has required existing substandard housing units to comply with building codes. After an inspection has been made of those sites identified as substandard in the Data Inventory & Analysis Supporting Document, the City's building inspector had notified the property owners to perform necessary improvements to rehabilitate the buildings to standard condition by the established deadline. If said property owners provide evidence indicating a lack of financial ability to bring the substandard house into compliance with city building codes, the City shall assist the citizen by pursuing State and Federal grant funds eligible for use towards housing improvements.

Policy 3-1.6.3: Regulate the Demolition of Housing.

The City shall take measures toward demolition substandard housing according to the following circumstances:

- 1.) Housing conditions are a threat to the health and safety of occupants, and rehabilitation is no longer feasible due to the extent or degree of deterioration of the structure;
- 2.) The presence of a substandard unit represents a threat to the health, safety, or welfare of adjacent properties and their inhabitants.

To protect the useful life of existing housing, and to preserve the availability of affordable housing, the City has incorporated provisions into the Land Development Regulations which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions. A demolition permit must be issued by the City prior to the razing of any building within the City. Principles within the permitting program shall evaluate demolition applications predicated on its contribution to the improvement of public health, safety, and welfare, and to the preservation and stabilization of the surrounding neighborhood.

The City shall provide for household relocation pursuant to the provisions of Objective 3-1.7 and subsequent policies when the housing unit to be demolished is occupied and the occupants require housing relocation assistance.

Policy 3-1.6.4: Maintain and Improve Existing Housing Quality through Maintenance Activities and Enforcement.

The City shall continue to enforce building, housing construction, electrical, septic and plumbing requirements to maintain and improve the quality of existing housing stock. Inspection of buildings shall occur on a complaint basis issued by property owners, or residents of Minneola, or when requested by the City Mayor, or the City Council.

Policy 3-1.6.5: Provide Supportive Services and Facilities to Maintain Quality Residential Neighborhoods.

The City shall assure that necessary potable water, sanitary sewer, solid waste collection, and drainage facilities are available for residential areas through an annual

update of the City's Concurrency Management System.

The City shall also coordinate with Lake County, the State of Florida, and the private sector to plan for facilities and services that can not be provided within Minneola due to the regional nature or economy-of-scale associated with the provision of such facilities and services.

Objective 3-1.7: Relocation Housing

Assist Households in the Relocation of Housing.

Policy 3-1.7.1: Assist Households in the Relocation of Housing Due to Removal or Demolition.

No projects scheduled within the Five-Year Capital Improvement Program and Schedule will require land presently occupied by existing housing stock. However, if an unanticipated need should arise where housing must be destroyed to provide right-of-way or land for a public facility or service required to protect or enhance public health, safety and welfare, the City shall assist in the relocation of households to homes within the incorporated or unincorporated areas of Lake County.

The City shall pursue funds from the Federal Housing Relocation Program, administered by the Department of Housing and Urban Development, to financially assist displaced households. The City shall also coordinate with Lake County and the private sector to assure the availability of comparable housing for relocatees.

Policy 3-1.7.2: Private Sector Initiated Housing Projects for Low and Moderate Income Households.

Developers initiating housing projects for low and moderate income households which require the demolition and removal of existing dwelling units shall assume full responsibility to find and obtain temporary housing for displaced low and moderate income households needing relocation.

Objective 3-1.8: Formulation Of Housing Implementation Programs And Strategies.

Establish Mechanisms to Improve the Implementation of Housing Programs.

Policy 3-1.8.1: Promote Public/Private Partnerships to Improve Coordination in Housing production for Low and Moderate Income Households.

The City Council adopted a resolution therein encouraging support for Lake County to establish a county-wide Housing Authority directed to further involvement, including partnerships, of local government with the private and non-profit sectors to improve coordination among participants active in housing production. To achieve this policy, the City has requested membership on the Lake County Affordable Housing Advisory Committee, comprised of representatives of local government, and private and non-profit sectors involved in housing production to identify improvements to the housing delivery system for Lake County, particularly with emphasis on the provision of affordable housing other than mobile home facilities. The Lake County Affordable

Housing Advisory Committee shall be established via Policy 5-1.4 of the adopted Lake County Comprehensive Plan (July 9, 1991). A copy of the resolution shall be forwarded to the Lake County Board of Commissioners. Also, the City Council of Minneola shall notify Lake County through written correspondence requesting to participate on the Lake County Affordable Housing Task Force which was established. The City of Minneola shall delegate a citizen of the community to represent the city's interests on this committee.

Policy 3-1.8.2: Coordination with Lake County.

As cited in above policies, the City shall coordinate with Lake County to foster improvements in the housing delivery system through the establishment of a county-wide (1) Affordable Housing Task Force, and (2) a Housing Authority. The City has designated a citizen to be the City's Affordable Housing Representative for the City of Minneola. The Affordable Housing Representative shall work with Lake County to determine affordable housing needs and biannually make a report on such needs to the City Council.

Policy 3-1.8.3: Analyze Housing Demands and Trends.

The City shall annually (by the month of February) monitor and evaluate housing demands to evaluate the effectiveness of housing policies within the Housing Element and the effectiveness of residential land use allocations on the Future Land Use Map to meet housing trends as well as State and Federal laws effecting the construction and placement of housing.

Policy 3-1.8.4: Update Housing and Population Characteristics of the City.

The City shall update housing and population information within the Comprehensive Plan within two years after the completion and distribution of the 2010 U.S. Census of Housing and Population.

Policy 3-1.8.5: Administer Housing Codes and Development Regulations.

No Certificate of Occupancy shall be issued unless new construction complies with all housing codes and development regulations. Existing development shall be maintained by property owners according to a standard compliant with all applicable city housing codes and development regulations. The City shall annually analyze (by the month of March) the effectiveness of its housing code enforcement program and the adequacy of all City construction codes. The City evaluated the merits of flexible zoning, common lot line/zero lot line, inclusionary zoning, and other zoning methods during the revision of the Land Development Regulations to comply with the policies of the Comprehensive Plan.

Upon amendment of the Comprehensive Plan, a review of the Land Development Regulations shall immediately follow to determine necessary revisions to regulations and codes. Such revisions shall be made to the Land Development Regulations within no more than two months proceeding the adoption date of the amended Comprehensive Plan.

Policy 3-1.8.6: Timely Review of Development Applications.

As a measure to reduce development costs encumbered by the construction industry and to improve the development review process, the permitting process shall be designed to efficiently and timely evaluate and process development applications to assure complete review and determination of development orders by no more than five months from the submittal date of a preliminary development plan and three months for a final development plan. The City shall also annually evaluate the development review process included in the Land Development Regulations to determine what measures could be taken to make the process for efficient.

Policy 3-1.8.7: Intergovernmental Coordination.

The City Clerk shall coordinate evolving housing issues, concerns, and problems raised by the City Council with the Florida Department of Children and Families, Florida Department of Community Affairs, Lake County Department of Planning & Development (local HUD program administrator), and the East Central Regional Planning Council through written and verbal correspondence to determine effective alternative actions to resolve them.

Policy 3-1.8.8: Funding of Programs

The City shall annually pursue funds from Federal, State and local agencies for the provision of affordable housing, housing relocation, and the preservation of historically significant housing. In addition, the City shall direct residents needing housing assistance to the Lake County Department of Planning & Development. The City shall also coordinate with Lake County and the private sector to assure that duplication in effort is avoided.