

# HOUSING ELEMENT

## GOALS, OBJECTIVES AND POLICIES

### GOAL

**THE TOWN SHALL PRESERVE, PROTECT AND ENSURE PROMOTE ENCOURAGE THE MAINTENANCE OF THE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS THROUGH THE ASSURANCE THAT THE TOWN'S HOUSING STOCK IS SAFE, SANITARY AND WITHIN A HEALTHY LIVING ENVIRONMENT THAT PROMOTES THE TOWN'S STANDARD OF EXCELLENCE. HOUSING STOCK THROUGHOUT THE TOWN WITH A HEALTHY LIVING ENVIRONMENT FOR ALL RESIDENTS.**

### OBJECTIVE 1

The Town shall ensure new and renovated homes are compliant with the criteria outlined in Chapter 18, Chapter 50 and Chapter 54, Code of Ordinances regarding criteria for approval of building permits for non-landmarked and landmarked structures. Assist in providing opportunities for comparably affordable housing in sound structural condition for the current resident and seasonal population.

#### POLICY 1.1

The Town shall process, review and analyze development projects and present staff memorandums to Provide information and technical assistance, upon request, and assist with the design process and zoning review on new construction and rehabilitation, and demolition projects through the Architectural Review Commission (ARCOM) and Landmarks Preservation Commissions (LPC) for the resident and seasonal population.

#### POLICY 1.2

The Town shall continue to maintain and enforce building and property standards consistent with the Florida Building Code and Chapter 88, Property Maintenance Code.

#### POLICY 1.3

The Town shall require all new construction or redevelopment to comply with the existing protective ordinances related to flood protection and management, including but not limited to, Chapter 50.

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### OBJECTIVE 2

The Town shall regulate through code enforcement the pPrevention of the Town's housing stock from deteriorating to a substandard condition. The measurement of this objective is the extent to which deterioration of the housing stock is prevented, and the degree to which the following policies are implemented.

#### POLICY 2.1

As needed, the Town shall conduct a windshield survey of structural conditions of housing throughout the Town.

#### POLICY 2.2

If structural deficiencies are found, the Town will cite the property owner and require rehabilitation of a deteriorating structure, or demolition of a dilapidated structure, ~~within one year.~~

#### POLICY ~~5.4~~ 2.3

The Town shall identify sSubstandard structures ~~shall be determined~~ on the basis of the criteria established in Section 12-16 (Article II, Obnoxious Conditions on Private Property) of the Town's Code of Ordinances.

### OBJECTIVE 3

~~The Town shall permit the location of manufactured housing in all residential districts throughout the Town.~~ (The Town has in place a design review board, ARCOM, since 1970).

#### POLICY 3.1

~~The Town's land development regulations shall continue to allow manufactured housing as a permitted form of construction in all residential zoning districts.~~

#### POLICY 3.2

~~The Town shall include the following definition of manufactured housing in its land development regulations:~~

~~"A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or panels, and which is built on a frame and designed to be used as a dwelling with a permanent foundation and connected to all required utilities, and may include plumbing, heating, air conditioning, and electrical systems contained therein.~~

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~~If fabricated after June 15, 1976, each section shall bear a U. S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards."~~

#### ~~POLICY 3.3~~

~~The Town's guidelines for the location of manufactured housing shall be the same as for conventionally built homes in that they;~~

- ~~a. — Must comply with all Town building codes, hurricane wind velocity codes, and U.S. Department of Housing and Urban Development Body and Frame Construction Requirements as applied to hurricane resistive design standards; and,~~
- ~~b. — Shall be subject to the review of the Architectural Commission and Landmarks Commission as provided in the Town's Code of Ordinances.~~

#### **OBJECTIVE 43**

The Town shall permit the placement of a community residential home within its multifamily residential zoning districts in accordance with Chapter 419, F.S.

#### ~~POLICY 4.13.1~~

The Town shall continue to allow a community residential home, as defined by Chapter 419, F.S., in its multifamily residential zoning districts; provided no other community residential homes are within the Town in which the proposed site is to be located within a radius of 1,000 feet of an existing or proposed community residential home.

#### **OBJECTIVE 54**

The Town shall prevent increases in the number of substandard housing units through rehabilitation or demolition of such housing within one year of its identification. The measurement of this objective is the extent to which such housing is identified and rehabilitated, and the degree to which the following policies are implemented.

#### ~~POLICY 5.14.1~~

The Town shall determine sSubstandard structures ~~shall be determined~~ on the basis of the criteria established in Section 12-16 (Article II, Obnoxious Conditions on Private Property) of the Town's Code of Ordinances.

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### POLICY ~~5.14.2~~

As needed, the Town shall conduct a windshield survey of structural conditions of housing throughout the Town.

### POLICY ~~5.14.3~~

If obnoxious conditions or structural deficiencies are found, the Town will cite the property owner, and require rehabilitation of a deteriorating structure, or demolition of a dilapidated structure, within one year.

## OBJECTIVE 6 ~~5~~

The Town shall support high quality of housing through the review and approval of new construction by the Architectural Review Commission (ARCOM) and Landmarks Preservation Commission (LPC), and the conformance with the Town's building and zoning codes. identify, protect and maintain the Town's inheritance of housing structures and neighborhoods having significant historic and/or architectural merit. The measurement of this objective shall be the extent to which such structures and neighborhoods are protected, and the degree to which the following policies are implemented:

### POLICY 6.4. ~~5.1~~

The Town shall require ~~a~~All requests for demolition, building and landscape plans ~~shall~~ be reviewed by either the Town's Architectural Review Commission or Landmarks Preservation Commission as a prerequisite to the issuance of a development order or building permit.

### POLICY 6.4. ~~5.2~~

The Town shall require the criteria for a designating historically significant ~~house~~ buildings ~~shall~~ be reviewed and approved ~~determined~~ by the Landmarks Preservation Commission as outlined in Chapter 54 of the Town's Code of Ordinances.

### POLICY ~~6.4.5.3~~

The Town shall require ~~h~~Housing structures which are not designated as Landmarks ~~shall~~ be reviewed in accordance with Chapter 18 (Article III, Architectural Review) of the Town's Code of Ordinances.

### POLICY 6.4. ~~5.4~~

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~~The Town shall maintain Based on a 2010 environmental Services, Inc, survey and analysis of Historic Structures in the Town, a listing of those structures identified in such survey the 2020 Historic Site Survey prepared by Environmental Services, Inc., analysis of Historic Structures in the Town and shall be maintained which that meet the criteria for designation as "Landmark Structures" in accordance with Chapter 54 of the Town's Code of Ordinances.~~

### POLICY 4.5.5

~~The Town shall consider additional protective measures for residential zoning districts to ensure for historic preservation as well as new home construction Best Management Practices for coastal communities as outlined in the Coastal Management Element, pursuant to Chapter 380, Fla.Stat., Best Management Practices for coastal communities.~~

## **OBJECTIVE 7**

~~Although the Town does not foresee taking any actions that would displace persons from their housing, in the event such actions occur, the Town shall provide necessary relocation housing. The measurement of this objective is the provision of relocation housing as needed.~~

### POLICY 7.1

~~If and when housing is eliminated by action(s) by the Town, relocation and/or assistance shall be provided by the Town as required by law (Section 421.55, FS).~~

§ 421.55 Fla. Stats relates to eminent domain for transportation needs. Not applicable to the Town.

## **OBJECTIVE 8**

The Town's Housing Implementation Program shall consist of the following:

- ~~1. Provision of information and technical assistance, upon request, to developers of housing in the Town.~~
- ~~2. Conduct of windshield surveys of structures in the Town to identify structural deficiencies.~~ See Objective 2, specifically Policy 2.1
- ~~3. Citation of owners of housing in the Town identified to be substandard and require such owners to rehabilitate or demolish such housing within one year of the citation.~~
- ~~4. Allow group homes and foster care facilities, licensed or funded by the Florida Department of Health and Rehabilitative Services, housing up to six persons, in its residential zoning districts; and, follow principles and criteria to guide the location of such facilities in the Town, adopted by the Town as part of its land development~~

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regulations.

5. ~~Continue to permit the location of on-site living quarters for domestic and maintenance help in existing and new residential units in the Town's residential zoning district.~~

Town does not have a Housing Implementation Program

### OBJECTIVE 9

~~The Town shall designate the Planning Administrator to identify housing programs and funding opportunities which may in the future become applicable to the Town, as needed.~~

### OBJECTIVE 10 ~~See new Objective 6~~

~~In order to continue to provide adequate sites for existing low and moderate income households in the Town, or preserve existing properties within the Town, the Town shall encourage existing methods of housing provision, and shall monitor provision of housing in the future, taking remedial measures as deemed necessary. The measurement of this Objective is the extent to which the following policies are implemented:~~

#### POLICY 10.1

~~The Town shall continue to permit the location of on-site quarters for domestic and maintenance help in its residential zoning districts, with preferred locations for other new housing for low and moderate income households in proximity to the Town Center and commercial areas, because of the greater availability of goods and services, both public and private.~~

#### POLICY 10.2

~~All amendments to the Town's Zoning Code shall be reviewed by the Town to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing and promote access to housing within the Town by promoting fair housing laws and practices.~~

#### POLICY 10.3

~~The Planning, Zoning and Building Department shall monitor the availability of affordable housing, taking into consideration existing and new units, and unit losses, current land costs, hurricane evacuation times, insurance costs and other limiting factors associated with barrier island communities.~~

#### POLICY 10.4

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~~If an affordable housing shortage is identified, the Town shall take remedial measures to address the deficiency. Amendments to the Comprehensive Plan and Land Development Regulations to implement remedial measures shall be made, as necessary.~~

#### POLICY 10.5

~~Priority consideration for remedial measures shall be given to the Town's senior citizens, residents, and workforce (in that order).~~

#### OBJECTIVE 5.6

The Town shall ~~assist~~ collaborate with state, regional and county efforts in the provision of affordable housing that are fair and equitable through intergovernmental coordination and other appropriate mechanisms.

#### POLICY 5.6.1

The Town shall participate with such organizations as the Florida Housing Finance Corporation, League of Cities, Intergovernmental Plan Amendment Review Committee (IPARC) and other similar agencies to address regional concerns regarding the limited supply of affordable and workforce housing units to support Town employees.

#### POLICY 10.16.2

The Town shall continue to permit the location of on-site quarters for domestic and maintenance help in its residential zoning districts, with preferred locations for other new housing for low- and moderate-income households in proximity to the Town Center and commercial areas, because of the greater availability of goods and services, both public and private.

#### POLICY 10.2-6.3

The Town shall require aAll amendments to the Town's Zoning Code ~~shall~~ be reviewed ~~by the Town~~ to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing and promote access to housing within the Town by promoting fair housing laws and practices.

#### OBJECTIVE 7

The Town shall study the south end of the Town that currently consists of the majority of "high-rise" structures with Multifamily Moderate and High Residential and Approval Planned Unit Development Future Land Use designations to create a long-range vision for the area.

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### POLICY 7.1

The Town shall hold a series of public engagement meetings to collaborate and provide opportunities for meaningful public input.

### POLICY 7.2

~~The public vision process shall include education of safety of structures considered ‘high-rise’ per §553.899, Fla. Stats., within the public engagement study.~~

### POLICY 7.2

The Town shall educate the public ~~of the requirements~~ of the regulations adopted by Senate Bill 4-D ~~per §553.899, Fla. Stats.~~, that mandates a statewide inspection program, requiring condominium and cooperative associations to conduct milestone structural inspections and perform structural integrity reserve studies ~~in order~~ to ensure that condominium and cooperative buildings are safe.