

HOUSING ELEMENT

This section of the Housing Element will identify goals, objectives and policies that establish the long-term end toward which housing programs and activities are ultimately directed. For each housing goal that is presented, there are accompanying objectives and policies by which the Town can achieve the state goal. These goals, objectives and policies have been formulated specifically for the Town of Longboat Key and reflect the housing needs and concerns of Longboat Key. Being an affluent community, heavily involved in the resort, retirement and second-home housing markets, Longboat Key exhibits very little need for many of the traditional housing programs that address rehabilitation, code enforcement and housing subsidy programs.

GOAL 1

It is the goal of the Town to ensure that existing and future housing is safe and sanitary.

OBJECTIVE 1.1

To participate in regional dialogues that focus on affordable housing solutions, recognizing that the Town's unusually high property values, location in a Coastal High Hazard Area (CHHA) and build-out condition, adversely affect affordable housing opportunities.

Policy 1.1.1

The Town will not expose additional affordable housing to the hazards of being located within the CHHA.

Policy 1.1.2

The Town will coordinate with the Southwest Florida Regional Planning Council, Manatee and Sarasota non-profit housing providers and participate in regional responses to affordable housing shortages.

Policy 1.1.3

Coordinate with local and regional entities that study the economic status of housing for an aging population and utilize findings to review and update Town codes, as appropriate.

Policy 1.1.4

Coordinate with local and regional entities to monitor the demand for housing for very low-, low-, and moderate- income families, and continue to execute interlocal agreement(s) with these agencies to assist in meeting housing demand by low- income families within the Town.

Policy 1.1.5

To support Manatee County's affordable housing programs, the Town has executed an interlocal agreement that permits Manatee County to count all of the Town's population for purposes of securing Community Development Block Grant (CDBG) funds.

Policy 1.1.6

To support affordable housing programs in Sarasota and Manatee Counties, the Town may consider, if appropriate, a financial contribution to private non-profit housing providers.

OBJECTIVE 1.2

The Town will comply with Federal and state housing programs as appropriate.

Policy 1.2.1

If Town programs displace families as defined by Chapter 9J-5.003 (779), Florida Administrative Code (FAC), the Town will provide compensation in accordance with all state and federal regulations, such that comparable relocation housing can be obtained.

Policy 1.2.2

The Town will give consideration to state and federal subsidy programs to ensure safe, decent, and sanitary housing for the future residents.

OBJECTIVE 1.3

To the extent allowable under this Plan, collaborate with the private sector to provide a broad range of housing, while recognizing that the Town is nearing build-out and has a very limited amount of undeveloped land.

Policy 1.3.1

Encourage the private sector to provide an adequate number of multi- and single-family housing units, for rental or for sale consistent with market demand and this Plan.

Policy 1.3.2

Utilize the Town's land development regulations to encourage innovative site planning and cost effective design and construction techniques. Types of regulations include: zoning ordinance, subdivision ordinance, and building code.

Policy 1.3.3

To the extent allowable by this Plan, encourage the private sector to provide housing that meets the special needs of an aging population, in terms of location and density in close proximity to community services located in the Town.

OBJECTIVE 1.4

To protect and preserve neighborhoods, while acknowledging that the Town is located in a Coastal High Hazard Area.

Policy 1.4.1

The Town will ensure that the housing stock is well maintained through its code enforcement programs.

Policy 1.4.2

The Town will enforce applicable regulations of the Federal Emergency Management Agency (FEMA), the Florida Building Code (FBC), and the Town Code to ensure that the housing stock is structurally safe and sound.

Policy 1.4.3

The Town will encourage residents to retrofit their homes with storm resistant materials.

Policy 1.4.4

The Town will encourage building exteriors to be properly maintained.

Policy 1.4.5

Periodically, analyze existing building codes for adequacy in terms of ensuring structurally sound housing.

Policy 1.4.6

The Town will protect the visual and aesthetic quality of neighborhoods through design standards.

Policy 1.4.7

Ensure that all neighborhoods are adequately served with appropriate utilities including water, wastewater, stormwater facilities, and utilities provided by others.

OBJECTIVE 1.5

Continually monitor new construction trends that advance (or promote) policies established in the Comprehensive Plan and Capital Improvement Element.

Policy 1.5.1

Monitor the Town's permitting process and enact, when necessary, changes to minimize costs and delays.

Policy 1.5.2

The Town encourages green building standards, energy efficient technologies, and least toxic materials.

OBJECTIVE 1.6

The Town will encourage the preservation of historically significant housing listed on the Florida Master Site File or the National Register of Historic Places.

Policy 1.6.1

At least every ten years (beginning 1999), the Town will review the inventory of historic resources, and if appropriate, consider the development of a local historic designation program.

Policy 1.6.2

The Town will provide building code flexibility to properties of historic significance that are designated by federal or state programs through the FBC and Town Code, which exempts these properties from meeting local flood ordinances.

OBJECTIVE 1.7

Ensure that the Town's land development regulations allow for group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services (FDCFS) as required by law.

Policy 1.7.1

The entire Town is located in a CHHA where hurricane evacuation is a concern for persons living in group homes. Due to evacuation safety concerns, large-scale group home facilities proposed for location in the Town are inappropriate.

Policy 1.7.2

Allow for the provision of small-scale group homes and foster care homes that are licensed or funded by FDCFS in the R-6MX zone district as a special exception use.