

**CITY OF EUSTIS, FLORIDA  
COMPREHENSIVE PLANNING PROGRAM**

**HOUSING ELEMENT**

**PART II. GOALS, OBJECTIVES, AND POLICIES**

Prepared for:

The City of Eustis  
City Commission  
and  
Local Planning Agency

By:

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**TABLE OF CONTENTS**

<u>Section</u>	<u>Page</u>
INTRODUCTION	1
GOALS, OBJECTIVES, AND POLICIES	1

## **HOUSING ELEMENT PART II. GOALS AND RECOMMENDATIONS**

### **INTRODUCTION**

Part I of this element, "Inventory and Analysis," is contained in Volume 2 of this Comprehensive Plan report series. It includes an inventory of housing conditions in the Eustis Planning Area, and an analysis of housing demand reflecting population age and income characteristics. Affordable, assisted, and group housing issues are also addressed in the Part I report as background for the goals, objectives, and policies presented herein and specific housing initiatives to follow.

It should be noted that data and analyses contained in Part I of this element are inclusive of the entire Eustis Planning Area, including municipal and unincorporated areas, established by interlocal agreement with Lake County in 1987. Inasmuch as Lake County has legal and political jurisdiction over unincorporated areas, however, responsibilities for implementing the goals, objectives, and policies set forth below by the City of Eustis can extend only to the limit of its municipal jurisdiction, except as provided by joint agreements presently in effect or subsequently adopted. Goals, objectives, and policies contained in this element of the Comprehensive Plan for the City of Eustis are advisory only for areas outside the corporate limits of the city. They are not binding to Lake County, except as may be provided by interlocal agreements presently in effect or subsequently adopted.

### **GOALS, OBJECTIVES, AND POLICIES**

The City of Eustis seeks to provide a range of housing locations, types, and densities to serve diverse demographic groups and income levels in the community, including young families and the elderly, while maintaining its small community identity, character, and lifestyle. Single family homes will continue to be the dominant form of housing, with attached higher density housing permitted in selected areas near transportation, shopping, and community facilities and in areas where single family development is impractical. The city also seeks to promote safe and clean neighborhoods, the revitalization of older sections of the community, and the elimination of substandard housing.

Several objectives and policies set forth below will be implemented through the Land Development

Regulations, the revision of which is currently underway and expected to be completed in early 2000.

**GOAL 1:** Promote safe, sanitary, and affordable housing to meet current and projected future needs.

**OBJECTIVE 1.1:** (ADEQUATE AND AFFORDABLE HOUSING) Provide sufficient land and incentives and take other actions necessary to accommodate and facilitate construction of housing to meet projected demand and to accommodate the needs of the various household types and income groups characteristic of the city and planning area.

**Measurable Target A:** The Future Land Use Map shall include sufficient undeveloped land to meet the demand for residential units projected through the year 2010, including units for very low-, low-, and moderate- income households.

**Policy 1.1.1:** Maintain land use classifications and density criteria to accommodate the varying housing needs of the community, as provided for in Policy 2.1.1 of the Future Land Use Element.

**Policy 1.1.2:** By year-end 2001, initiate actions through the Land Development Regulations and related city policies to facilitate infill and construction of affordable housing in existing underdeveloped areas which have available infrastructure capacity, including the following:

- an expedited development approval process
- adjustment of impact and/or other fees
- by year-end 2003, density bonuses for the provision of affordable housing. These bonuses shall include up to a 100 percent increase in density in the Suburban Residential (SR) classification and up to a 50 percent increase in density in the Urban Residential (UR) classification where at least 20 percent of the dwelling units are affordable to families having incomes less than 80 percent of the Orlando Metropolitan Statistical Area median (i.e., low-income) or where at least 50 percent of the dwelling units are affordable to families

having incomes less than 120 percent of the Orlando Metropolitan Statistical Area median (i.e., moderate-income). Affordability is based on a housing cost-to-family income ratio of 30 percent.

**Policy 1.1.3:** Continue to permit placement in residential districts of residential units manufactured off site which otherwise meet all applicable building codes and federal and state regulations and standards, provided that:

- all such housing is attached to foundations as in the case of conventional site-built construction
- all such housing otherwise meets lot, yard, and related requirements for the residential classification as set forth in the Land Development Regulations

**OBJECTIVE 1.2:** (SUBSTANDARD HOUSING) Eliminate all substandard housing in Eustis by the year 2010 while providing relocation assistance to displaced persons.

**Measurable Target B:** Eliminate all substandard housing by the year 2010.

**Measurable Target C:** In each instance in which the city is involved in eliminating substandard housing, assistance shall be provided to all displaced persons to find new housing in accordance with Policy 1.2.2 of this element.

**Policy 1.2.1:** Continue to carry out systematic code enforcement activities to condemn and clear substandard structures which are beyond reasonable rehabilitation, based on the provisions of City Ordinances 81-7 and 81-8, dealing with unsafe structures and minimum conditions for habitation.

**Policy 1.2.2:** In every instance where residents are displaced by city code enforcement activities or other local public actions, assist residents as follows in seeking standard housing in the community:

- provide adequate notification of public action to owners and occupants
- maintain an inventory of available assisted and affordable market rate housing and housing providers in the community and advise displaced occupants of

same

- utilize the services of the Eustis Housing Authority, as needed, to help qualify applicants for available housing in the community

**OBJECTIVE 1.3:** (DISADVANTAGED POPULATIONS) Provide housing opportunities commensurate with identified needs and available resources for individuals and families having physical, economic or other limitations or who require assistance, care, or supervision through the following policies and implementing regulations and programs.

**Measurable Target D:** The Land Development Regulations shall continue to permit publicly assisted housing in residential areas.

**Policy 1.3.1:** Continue to permit group homes and foster care facilities in residential areas, and through the Land Development Regulations, provide minimum standards designed to limit impacts to other residential uses, including those with respect to:

- spacing between similar uses as allowed by statute or common practice
- signs
- off-street parking
- buffering of adjacent residential uses

See also Policy 2.1.7 of the Future Land Use Element.

**Policy 1.3.2:** By year-end 2003, provide for higher density residential development as a means to reduce per-unit costs in the Urban Residential (UR) and Central Business District (CBD) classifications of the Future Land Use Map and, by special exception, in the Suburban Residential (SR) classification through density bonus provisions set forth in Policy 1.1.2 in this element. Publicly assisted housing shall be located in proximity to schools, recreation, transportation, and other public facilities.

**Policy 1.3.3:** Continue to pursue, directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help meet the projected housing needs

of very low-, low-, and moderate-income families and elderly households, and permit participation by the city in partnership arrangements with private and non-profit housing providers, including the following programs or their successors:

- SAIL
- Section 8
- Rental Rehabilitation
- Weatherization
- Section 202

**OBJECTIVE 1.4:** (NEIGHBORHOOD ENVIRONMENT) On an ongoing basis, the city shall take actions to conserve and rehabilitate standard and deteriorating housing in the community and to improve living conditions in residential neighborhoods.

**Measurable Target E:** The number of housing units rehabilitated by the city each year.

**Policy 1.4.1:** By year-end 2005, implement the City's Master Sidewalk Plan adopted in August 1997.

**Policy 1.4.2:** On an ongoing basis, monitor, apply for, and utilize available federal and state funding programs to repair and upgrade residential properties to meet minimum applicable construction and sanitary standards.

**Policy 1.4.3:** On an ongoing basis, consult with federal and state housing agencies to help refine and apply principles and criteria for local housing conservation, code enforcement, and rehabilitation activities, such criteria to consider cost of repair versus economic value and health and safety issues, among others.

**Policy 1.4.4:** Review, and if appropriate revise, local construction, environmental, and safety standards and requirements related to housing by year-end 2003.

**OBJECTIVE 1.5:** (HISTORIC HOUSING) Preserve historically significant housing in the community as identified in the Historic and Scenic Preservation Element.

**Measurable Target F:** The number of houses listed on the National Register of Historic Places.

**Measurable Target G:** The number of houses designated as Local Landmarks.

**Policy 1.5.1:**

By year-end 2000, the Land Development Regulations and development review procedures shall recognize the need to maintain or improve the character of designated historic properties and areas by means of economic incentives or disincentives which:

- selectively allow nonresidential use of existing residential structures, such as provided for in the RT designation in the Future Land Use Element
- limit building conversions which would alter the character of the property
- promote infill construction compatible with adjacent properties or the area in general
- limit the type of signs
- limit or regulate off-street parking to be compatible with adjacent properties or the area in general

**Policy 1.5.2:**

By year-end 2000, the Land Development Regulations and development review procedures shall incorporate requirements and incentives to preserve designated historic properties, including:

- advice to applicants on the tax benefits of historic preservation
- density bonuses shall be in place which allow up to 150 percent of permitted density to redesign the project to protect resources or to transfer development rights to another location in which the same use is permitted

**OBJECTIVE 1.6:**

(HOUSING IMPLEMENTATION) On an ongoing basis, the city shall pursue available means, including federal and state grants and its local regulatory authority to implement housing needs and activities.

**Measurable Target H:** The dollar amount of housing grants received in the city each year.

**Policy 1.6.1:** On an ongoing basis, the city will provide technical assistance to private, nonprofit, and other entities wishing to participate in meeting local housing needs, such assistance being related to applications for funds, development permitting, and/or use of Eustis Housing Authority resources and procedures to qualify residents.

**Policy 1.6.2:** On an ongoing basis, the city will facilitate provision of infill and affordable housing by regulatory means according to the parameters set forth in Policy 1.1.2 of this element.

**Policy 1.6.3:** On an ongoing basis, the city will pursue available federal and state funds for very low, low-, and moderate-income families and elderly households, including participation by the city in partnership arrangements with private and non-profit housing providers, as also provided for under Policy 1.3.3 of this element.

**OBJECTIVE 1.7:** (RELOCATION) When city actions, such as the acquisition and clearance of property for construction of public facilities, result in the displacement of residents, provide for the relocation of residents.

**Measurable Target I:** In each instance in which the city is involved in eliminating substandard housing, assistance shall be provided to all displaced persons to find new housing in accordance with Policy 1.2.2 of this element.

**Policy 1.7.1:** Minimize involuntary relocation by the removal of only those units which satisfy one or more of the following criteria:

- an imminent health or safety threat to occupants
- vacant
- beyond the reasonable cost of rehabilitation

**Policy 1.7.2:** Compensate owners and occupants according to accepted practice and applicable state requirements and, prior to displacement, assist occupants in seeking standard housing in the community in the manner provided in Policy 1.2.2 of this element.