

Background

The cornerstone of a city's quality of life is its housing opportunities and neighborhood selection. All citizens desire safe, secure, and good quality housing and great neighborhoods. Although the provision of housing within the city limits is largely a function of the private sector, the public sector plays a role in helping ensure that the housing needs of all citizens are met. Specifically, the city is responsible for ensuring that the city's housing opportunities provide for the diverse need of the community by addition needs regarding housing affordability, special needs, and multi-generational needs.

The most important element that addresses issues involved with the issues of the provision of housing options and protection of quality neighborhoods is the Housing and Neighborhood Development Element. As the element that establishes the planning framework for the promotion of housing opportunities and neighborhood diversity in the City of West Melbourne, this element is vital to addressing the planning concerns related to housing and neighborhood concerns.

Planning Framework

The objectives and policies established in the Housing & Neighborhood Development Element provide the foundation for a planning framework which:

- Ensures housing opportunities are available to residents of all income levels.
- Maintain a high quality, safe, and diverse housing stock that meets the many needs of multi-generational community.
- Fosters the integration of the city's neighborhoods.
- Achieves the community planning vision established through the Horizon 2030 EAR and 2010 Comprehensive Plan.
- Addresses the guiding issues and community concerns identified in the 2009 EAR.
- Provides for local, regional, and state planning priorities, principles, and practices.

The Housing & Neighborhood Development Planning Framework accomplishes its goal to "promote West Melbourne's residential livability by meeting the community's housing needs and supporting the diverse character of the city's neighborhoods" through planning directives aimed at:

Housing Framework

Three components of West Melbourne's Housing and Neighborhood Development Framework are:

- 1) Support the city's quality of life through highly desirable and distinct housing opportunities and neighborhoods.*
- 2) Provide all citizens desire safe, secure, and good quality housing in great neighborhoods.*
- 3) Promote an array of housing options and a variety of diverse neighborhood in locations throughout the*



Housing & Neighborhood Development

Land Use and Development



- Facilitating the development of housing opportunities that meet the city's diverse needs.
- Maintaining a high quality, safety, and livability of existing housing.
- Promoting the city's sense of place by enhancing the city's neighborhood character.
- Providing an array of housing opportunities and diverse residential options that meet the city's diverse housing needs.
- Encouraging developments that meet needs of community members with special needs.
- Contributing to regional housing strategies by coordinating with local, regional, state, and federal housing agencies and non-profit organizations.

The result of this planning framework is that the Housing & Neighborhood Development Element promotes the development of housing options that meet the diverse needs of the West Melbourne community. The goals, objectives, and policies supports the community's high quality lifestyle and confirms the city's commitment to providing diverse housing options that support the city's multigenerational community makeup.



West Melbourne is a community of neighborhoods, with a variety of homes styles and opportunities.

Housing & Neighborhood Development Goal

Promote West Melbourne's residential livability by meeting the community's housing needs and supporting the diverse character of the city's neighborhoods.

Objective 1: Local Residential Development Practices

Facilitate effective local development practices and support successful private development efforts to meet West Melbourne's diverse housing needs.

Policies

1.1 Community for a Lifetime

Become a community for a lifetime, all age groups, and abilities by ensuring that the city's housing developments and community resources consider the many needs its residents will have throughout their lifetime.

1.2 Housing Opportunities

Utilize the city's land development process to ensure that various housing opportunities are available to meet the community's residential and economic needs. A diverse housing stock will include:

- a. Single-family and multi-family housing options.
- b. Site built, modular, and prefabricated homes.
- c. Ownership and rental opportunities.
- d. Housing for permanent residents and non-permanent residents.
- e. Multi-generational housing resources.

1.3 Community Development and Sustainable Housing Practices

Utilize the planning and development review processes to implement the following community development and sustainable housing practices:

- a. Mixed-use development.
- b. Traditional neighborhood design.
- c. Transportation-oriented design.
- d. Compact development.
- e. Cluster development to preserve additional natural areas.
- f. Native habitat and wildlife corridors.
- g. Conservation and energy efficiency.
- h. Resource efficient building practices and green building.

Housing Goal

Promote West Melbourne's residential livability by meeting the community's housing needs and supporting the diverse character of the city's neighborhoods.



1.4 Mixed Use Developments

Increase housing options and community livability by establishing mixed-use development and design standards through which residential dwelling units, and non-residential uses such as commercial and office space which are intermixed with public amenities.

1.5 Housing and Public Service Coordination

The development of housing opportunities shall be coordinated with the delivery of public services and infrastructure to ensure neighborhood compatibility and adequate service delivery. Services to be coordinated include:

- a. Transportation
- b. Schools
- c. Parks
- d. Utilities
- e. Emergency services
- f. Hurricane evacuation routes

1.6 Residential Land Resources

The city shall ensure that appropriate land areas are available to meet the city's many housing and neighborhood development needs. Proposed housing sites shall be reviewed on an individual basis according to the following criteria:

- a. The size and density of the project.
- b. Compatibility and connectivity with surrounding uses. New subdivisions and residential communities shall provide sidewalks & bike paths to connect to surrounding public sidewalks, roads and civic uses.
- c. Compliance with applicable future land use and zoning categories.
- d. Proximity to needed residential and neighborhood services—i.e.: parks, open space, commercial areas, etc...
- e. Availability of infrastructure facilities and sufficient capacity.
- f. Promotes open communities with gridded streets. The allowability of gated communities shall be determined by City Council on a case-by-case basis.

1.7 Technical Assistance

The city shall utilize its planning, building, engineering, and other development services to provide the private sector technical assistance in meeting West Melbourne's housing needs.

1.8 Building Processes

The city shall ensure that its building processes support an efficient and effective housing development and delivery process while complying with the Florida Building Code. Building processes include:

- a. Review of proposed site plans and individual plot plans.
- b. Administration of building permits.



The City of West Melbourne promotes diverse housing options by supporting mixed use developments, coordinating housing and technical assistance services, historic preservation efforts, and development review practices.



- c. Enforcement of building codes.

1.9 Historically Significant Housing

As appropriate, identify, encourage preservation, and retainment of historically significant housing and neighborhoods.

1.10 Land Development Procedures

Periodically review the city's development permit procedures to ensure they are effective and efficient.

Objective 2: Safe and Quality Housing

Assure the quality, safety, and livability of existing housing and maintain the high quality of the city's residential resources.

Policies

2.1 Code Compliance and Housing Rehabilitation

Facilitate the maintenance, redevelopment, and quality of the city's housing units and neighborhoods through education, compliance, and enforcement of building code standards

2.2 Housing and Neighborhood Beautification

The city shall collaborate with local neighborhood associations and community organizations to create and implement a housing and neighborhood beautification program designed to beautify and upgrade existing structures.

2.3 Elimination of Unsafe Housing

With code enforcement activities, the city shall continue elimination of all housing deemed unsafe and uninhabitable and shall promote structural and aesthetic improvement to existing housing.

2.4 Substandard Housing

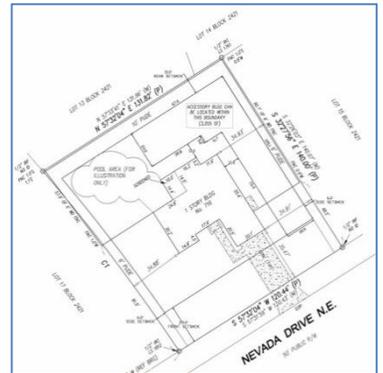
Maintain a high quality housing stock by utilizing building codes and code compliance to upgrade substandard housing units. If the city determines any structure is substandard and uninhabitable, the city shall:

- a. Ensure that the provision of standard housing is made available to the residents prior to the proceedings finalization.
- b. Keep records of all circumstances resulting in relocation.

2.5 Housing Rehabilitation and Demolition

Utilize the city's codes to ensure timely demolition of any substandard

One of the most important housing concerns of the city is to assure the quality, safety, and livability new current and future housing stock. This task is accomplished through plan development, project review, and code development, education, and enforcement.



housing structures and assist homeowners in contacting agencies that can assist with rehabilitation.

2.6 Homeowner Relocation

Ensure residents forced to relocate due to an act of government are provided safe and affordable replacement housing options. The relocation of the inhabitants shall be accomplished by following procedures outlined in the appropriate Florida State statutes.

2.7 Neighborhood Rehabilitation

The city shall focus its housing code enforcement activities to help support the rehabilitation and redevelopment of neighborhoods.

2.8 Manufactured Housing Rehabilitation

Encourage the replacement of older existing manufactured or mobile homes with new manufactured homes.

2.9 Appearance

The city shall require architectural features for new housing that exceeds the minimum building codes by adopting a list of building materials, colors, and styles that cannot be used on the exterior of housing. The city shall also encourage redevelopment to be architecturally pleasing.

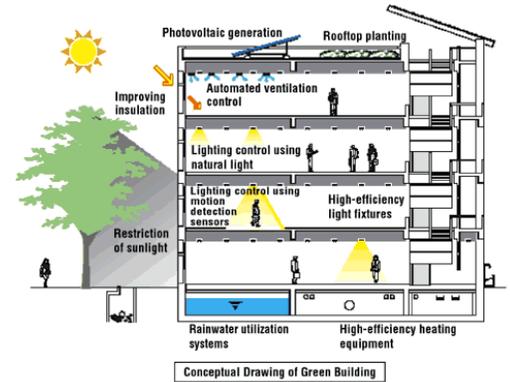
2.10 Green Building (Energy Conservation) Strategies

The city, by December 2011, shall adopt a Green Building (Energy Conservation) Ordinance that requires new residential development to incorporate energy saving design and construction features, including, but not limited to, adequate insulation, innovative water heater devices, parking space reduction, and more heat reflecting or heat minimizing roofing materials, into design, construction and site development plans.

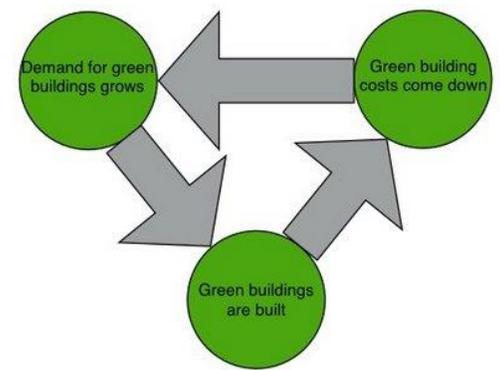
- a. The determination of the types of energy savings materials and construction features shall be made by the city after a study has been prepared, and used as justification for the ordinance.

Objective 3: Neighborhood Development and Planning

Support the character of the city's neighborhoods and enhance the entire city's sense of place by implementing neighborhood-based development and planning strategies.



Green building refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort



Policies

3.1 Neighborhood Community Planning Practices

Utilize the site and land development process to achieve the city's community planning vision by implementing the following livable communities and traditional neighborhoods design practices:

- a. Mixed-use developments that include residential, commercial, and office uses.
- b. Minimized setbacks and build-to lines.
- c. Design standards.
- d. "Human Scale" streetscape.
- e. Walkability and connectivity to parks, civic areas, business districts, and employment centers.
- f. Integrated public spaces.
- g. Interconnected roads, urban trails, sidewalks, and bikeways.
- h. Parking standards—i.e: off-street, on-street, garage, parking public allowances, shared parking between land uses, behind buildings.



NRDC

3.2 Targeted Neighborhood Planning

By 2014, conduct an inventory of targeted city neighborhoods current conditions, character, housing style, and type. The inventory will be used to:

- a. Establish neighborhood design standards.
- b. Develop neighborhood redevelopment projects.
- c. Prioritize work plan efforts.



3.3 Neighborhood Diversity

Utilize the site and land development process to promote neighborhood diversity by ensuring that the market considers the following housing issues:

- a. Neighborhood identity and character.
- b. Housing style and ownership i.e.: fee simple, rental, condominium.
- c. Housing type (multi-family and single-family, either detached or attached).
- d. Community population (income and age).

3.4 Neighborhood Planning

Ensure the city's neighborhood planning strategies are coordinated with the city's community planning vision and land development priorities concerning the need to provide:

- a. Parks and public spaces.
- b. Infrastructure and public facilities.
- c. Alternative transportation network (i.e. roads, bike-pedestrian, and transit).
- d. Natural and open spaces.
- e. Historic preservation.

Community planning leads to high quality, livable Neighborhoods

3.5 Community Neighborhood Connectivity

Utilize the city's site and development processes to require development to provide connectivity between adjacent neighborhoods. Such connectivity may be achieved via the following transportation alternatives:

- a. Roadways
- b. Urban trails
- c. Sidewalks
- d. Bikeways

3.6 Existing Neighborhood Preservation

Encourage flexible design and construction standards that allow existing neighborhoods to be redeveloped and updated consistent with the original design and character of that neighborhood.

Objective 4: Housing Opportunities for All

Provide for the community's diverse workforce demands, special housing needs, and senior livability concerns through an array of housing opportunities and diverse residential options.

Policies

4.1 Housing Provision

Assure the availability of housing to meet the existing and future needs of all residents of the city through coordination with the private sector and support of federal and state funding sources for workforce housing.

4.2 Housing for All

Meet the community's housing needs by ensuring that housing alternatives meet the diverse needs of the community. Special attention should be provided to the needs of the following groups:

- a. Fixed-income seniors
- b. Empty nesters
- c. Workforce housing level families
- d. Entry level workforce

4.3 Housing Proximity to Work

Collaborate with major employers and developers to identify and implement strategies that enable the city's workforce to be within two miles of work by promoting:

- a. Residential dwelling units in appropriate commercial or light industrial land use categories or adjacent to these uses.
- b. Mixed land uses.

4.4 Public-Private Housing Partnerships

West Melbourne diverse housing stock includes senior retirement homes, mobile home parks, and a variety of condominiums, apartment complexes, and single family neighborhoods.



In coordination with Brevard County, local municipalities, and other regional, state, and federal housing organizations, collaborate with private developments to provide affordable housing options to the community's workforce, senior, and disabled populations.

4.5 Housing Locations

Maximize housing opportunities for the city's low and moderate income families, seniors, and persons with disabilities by identifying appropriate housing areas. In order ensure such areas are accessible to other community resources consider the locations proximity to:

- a. Employment centers
- b. Transit corridors
- c. Trail systems
- d. Road systems
- e. Schools
- f. Hospitals
- g. Shops and services
- h. Civic buildings
- i. Parks and public spaces

4.6 Housing Review

New development applications for housing shall be reviewed on an individual basis according to the following criteria:

- a. Compatibility with surrounding land uses.
- b. Availability to other city services, parks, open space, and basic commercial services.
- c. Accessibility to multiple transportation resources.
- d. Proximity of similar facilities in the area.
- e. Need for housing type

4.7 Facilitating Private Housing

By 2011, the city shall review its site and land development process to determine how to encourage private housing developers to provide for the city's housing needs by considering the effectiveness of the following housing development practices:

- a. Accessory dwelling unit land development policies and regulations.
- b. Community housing density bonuses.
- c. Allowing residential uses in appropriate commercial and light industrial areas.
- d. Mixed-use development standards.
- e. Development assistance and community housing incentives—
 - I. Incentives may include: waiver of identified fees, transfer of development rights, streamlined permitting and site development processes, and technical assistance.



housing
in all shapes
and sizes...



West Melbourne's Planning and Growth Management Department facilitates the provision of housing through private-public partnerships that enable the private development community to build an array of quality housing options.

4.8 Housing Development Processes

By 2011, the city shall evaluate how to streamline the site and land development approval process to reduce administrative development costs for housing projects. Potential improvements may include:

- a. Reduced fees or subsidized fees.
- b. Streamlined site and development review process.
- c. Streamlined permit process.
- d. Infrastructure provision assistance.

4.9 Housing Density Bonus Study

By 2014, the city shall consider the benefit of providing a housing density bonus for the development of workforce and affordable housing units as well as redevelopment of underutilized developed areas. The following factors shall be considered in evaluating density bonuses:

- a. Land uses are appropriate for a density bonus.
- b. Amount of additional density that may be allowed.
- c. Different areas ought to have different density bonuses depending on the surroundings.
- d. Development requirements for application of density bonuses.
- e. Procedures to apply, review, and approve potential applications.
- f. Criteria to evaluate potential applications.
- g. Method to ensure units built under this process remain affordable in perpetuity.
- h. Spreading the housing units into various locations in the community instead of congregating housing units in one project.
- i. Proximity to services
- j. Removal of blighted areas.

4.10 Development Assistance Criteria

By 2014, the city shall establish criteria for determining the appropriate development assistance to provide to affordable housing development projects. Criteria to consider include:

- a. Size, type, and nature of project.
- b. Target audience and income thresholds.
- c. Market price range.
- d. System used to ensure units remain affordable in perpetuity.
- e. Community need and benefit.



Traditional neighborhoods utilize density to help promote better integrated neighborhoods while still providing property owners a highly desirable single-family lifestyle.



4.11 Housing Assistance

In partnership with private and public community organizations and housing programs seek to ensure that all community members have appropriate housing opportunities. Specific efforts to pursue include:

- a. Funding assistance for the development, provision, and support of housing resources through collaboration with external agencies.
- b. Provision of technical assistance and personal support to those seeking housing options.
- c. Facilitation of private housing development efforts.
- d. Consideration of alternative housing options such as accessory dwelling units.
- e. Integration of residential units with non-residential units in individual buildings.



Objective 5: Special Needs Housing

Facilitate the development and provision of housing resources that meet the unique needs of community members with special needs. Considerations ought to be made for:

- a. Physical, developmental, or mental needs and challenges.
- b. Individuals who require special care and assistance.
- c. Individuals who have been displaced from their homes due to acts of nature or government.
- d. Other special needs as defined by state and federal statute.



Policies

5.1 Special Needs Partnerships

Recognizing the regional impacts of special needs housing, the city shall partner with other private and public housing organizations to address the Space Coast area's special housing needs for:

- a. Assisted living
- b. Foster care
- c. Displaced persons
- d. Homeless populations
- e. Low-Income populations
- f. Physical disability care
- g. Replacement housing
- h. Senior assistance

The city, together with its regional housing partners, works to ensure the many special housing needs of the community's citizens are provided for with dignity and care.

5.2 Community Residential Homes

Foster the provision of community residential homes (as defined in the Florida Statutes) for children and adults needing special care and services by coordinating with local, regional, and state public and private organizations to ensure:

- Appropriate land area is available for the development of such housing opportunities.
- Needed public infrastructure and facilities are located within the vicinity designated for special needs housing.
- Federal and state equal housing opportunity requirements are met including compliance with the allowed occupancy levels of the community residential home as outlined in Florida Statute.



5.3 Group, ALF, and Foster Care Housing

Ensure the land development regulations appropriately provide for the needs group homes, Adult Living Facilities (ALF) facilities, and foster care housing in keeping with the Florida Statutes.

5.4 Safe and Accessible Housing Opportunities

Utilize the site and development process to promote safe and accessible housing options for residents with special needs.

5.5 Special Needs Housing Review

Special needs housing requests, which are not exempt from local zoning laws by Florida Statute, shall be reviewed on an individual basis according to the following criteria:

- Compatibility with surrounding land uses.
- Availability to other city services, parks, recreational areas, and basic commercial services.
- Accessibility to multiple transportation resources.
- Proximity of similar facilities in the area.

5.6 Relocation/Replacement Housing

Ensure city residents forced to relocate due to an act of government or nature are provided safe and affordable replacement housing options. Such options shall be coordinated with public and private local, regional, state, and federal services.





Objective 6: Housing Development Partnerships

Contribute to regional housing strategies by coordinating with local, regional, state, and federal housing agencies and non-profit organizations.



Policies

6.1 Coordinate Housing Solutions

Coordinate with Brevard County and other local municipalities on the development of housing focused on resolving the complex economic, social, and development issues related to the area's housing needs.

6.2 Coordinated Housing Development

Partner with the private sector and non-profit organizations to improve coordination of those providing housing production.

6.3 Housing Funding

Meet the area's various housing needs by coordinating with other public and private organizations to pursue federal and state funding sources.

6.4 Area wide Housing Supply

Participate in area housing initiatives to inventory, monitor, and maintain the quality and quantity of the county's housing supply.

6.5 Public Housing Programs

Coordinate with Brevard County and other appropriate housing organizations on the implementation and delivery of state and federal public housing programs, grants, and other initiatives within the city.

6.6 Housing Assistance

Coordinate with Brevard County on the provision of housing related services that meet the community's diverse needs:

- a. Rental Housing Assistance
- b. Homebuyer Assistance
- c. Foreclosure Prevention Assistance
- d. Rehabilitation Housing Assistance
- e. Private Sector Homebuyer Assistance

6.7 Housing Education and Awareness Partnerships

Inform the community about available housing programs and initiatives in coordination with Brevard County and other local, regional, and state government and non-profit organizations.



West Melbourne's collaborates with a variety of agencies and organizations in order to meet the housing needs of its diverse community.

