

CITY OF FLAGLER BEACH COMPREHENSIVE PLAN

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal C.1 9J-5.010(3) (a)

The City of Flagler Beach shall provide safe and adequate housing for all of the City's current and projected populations through the application of regulatory activities and the pursuit of intergovernmental housing assistance programs.

Objective C.1.1 9J-5.010(3) (b)1

The City of Flagler Beach shall adopt programs and policies upon plan implementation, which shall address the housing needs of all citizens of the City including very low, low and moderate-income households. In addition, the City will coordinate with the County in order to participate in housing weatherization programs and the State Housing Initiative Program. The City of Flagler Beach shall adopt a planning time frame to include an initial planning time period that begins in 2000 and runs to the end of 2004. A second planning period would run from the year 2004 to 2010.

Policy C.1.1.1

The City, shall implement a coordinating procedure with the Flagler County Housing Authority and DCA Bureau of Housing to initiate SAIL and LIHIC programs within the City as well as participate in the federal section 8 Rent Subsidy Program.

Policy C.1.1.2 9J-5.010(3) (c)1

The City Building Official shall provide technical guidance on land use techniques, permitting, zoning and financing mechanisms to local builders, developers, and bankers to assist in the development of housing opportunities for low and moderate income households.

Policy C.1.1.3 9J-5.010(3) (c)2

To reduce the high cost of land for construction of affordable housing, the City shall adopt Land Development Regulations that include the use of innovative land development techniques such as zero-lot-line and planned unit development and use of smaller sized lots as density bonuses for construction of affordable housing units.

Policy C.1.1.4

The City of Flagler Beach shall apply a concurrency management system whereby all development proposals are reviewed for consistency with this element and that infrastructure is in place consistent with 9J-5.0055. Such a test for concurrency will be a requirement of the developer and will be based upon developer commitment.

Objective C.1.2 9J-5.010(3) (b)2

Upon plan adoption of the EAR based plan amendment, the City shall implement programs that provide for the conservation and rehabilitation of existing substandard dwelling units in the City.

Policy C.1.2.1 9J-5.010(3)(c)4 and 7

The City of Flagler Beach shall identify and prioritize housing rehab projects and pursue at least one CDBG Housing rehabilitation grant prior to the year 2010.

Policy C.1.2.2 9J-5.010(3)(c)4

The City of Flagler Beach shall continue to enforce its current Minimum Housing Code.

Objective C.1.3 9J-5.010(3)(b)3

The City of Flagler Beach shall ensure adequate sites for low and moderate-income households and for mobile homes.

Policy C.1.3.1

The City shall encourage local developers to avail themselves of City zoning and procedural support to construct affordable housing within the City limits.

Policy C.1.3.2 9J-5.010(3)(c)5

The City of Flagler Beach will revise its Land Development Regulations to permit mobile homes and manufactured homes to be sited in accordance with Chapters 380.8285(5) and 553.38(2), Florida Statutes.

Objective C.1.4 9J-5.010(3)(b)4

The City of Flagler Beach shall provide in its zoning for group homes licensed by the Department of Health.

Policy C.1.4.1 9J-5.010(3)(c)6

Upon plan adoption, the City of Flagler Beach shall enforce a non-discriminatory policy regarding the location of group homes and foster care facilities within the City's low and medium density residential areas in accordance with Chapter 419, Sections (2) through (5) and (10), Florida Statutes.

Objective C.1.5 9J-5.010(3)(b)2 and 5

Upon Plan adoption, the City of Flagler Beach shall continue to ensure that existing residential neighborhoods be maintained and upgraded.

Policy C.1.5.1 9J-5.010(3)(c)2

The City of Flagler Beach shall develop and enforce land use controls that protect residential neighborhoods from incompatible land uses. These LDRs will include at a minimum:

- 1) Zoning Code, which regulates signage, setback requirements, and aesthetic considerations;
- 2) Adopting a Tree Ordinance, which regulates the number of trees and type of vegetation, used in landscaping.
- 3) Subdivision Regulations which control road construction and drainage.

Objective C.1.6

The City shall, by Ordinance, assign responsibility for historical preservation to its Architectural Review Board. The Board shall then implement the following policies:

Policy C.1.6.1 9J-5.010(3)(c)3

The City of Flagler Beach shall conduct a survey in cooperation with the Florida Department of State, Division of Historical Preservation, to identify all residential structures with historical significance and ensure their registration on the State Master Site File.

Policy C.1.6.2 9J-5.101(3)(c)3

The City of Flagler Beach shall assist owners of historically significant residential structures in acquiring available state and federal preservation revenues in order to maintain and preserve those structures. Flagler Beach shall accept as historic all buildings and sites within the city limits that are listed on the Florida Master Site File Inventory. The City shall assist in protecting these historic resources by referring owners of historic property to the Florida Department of State, Division of Historical Resources. Referrals will be made when the property owner(s) apply for a building permit to restore or rehabilitate their property. The purpose of this referral is so that the owner(s) can obtain technical assistance related to the restoration and preservation of their historic structures.

Objective C.1.7 9J5.010(3)(b)1

Upon Plan adoption, the City of Flagler Beach shall take a leadership role in the coordinating with Flagler County and other appropriate Federal and State agencies with the intent of establishing mechanisms for the provision of affordable housing for its low and moderate income households.

Policy C.1.7.1 9J-5.010(3)(c)5

The City of Flagler Beach shall request Flagler County to initiate the creation of an Interagency Task Force on affordable housing with membership from such agencies as the City of Flagler Beach, School Board, the Hospital Authority, Housing Authority, other municipalities, and developers and bankers in the housing industry.

Policy C.1.7.2 9J-5.010(3)(c)5

The Interagency Task Force shall coordinate its activities with the Regional Planning Council's Affordable Housing Joint Partnership programs.

Objective C.1.8 9J-5.010(3)(b)6

Upon Plan adoption, the City shall ensure that no occupied housing unit shall be cleared by the City before adequate and affordable housing is provided the occupants.

Policy C.1.8.1 9J-5.010(3)(c)8

The City of Flagler Beach shall provide adequate and affordable housing to all persons displaced by public condemnation activities.

Policy C.1.8.2 9J-5.010(3)(c)8

The City of Flagler Beach shall adopt ordinances, which provide for adequate and affordable housing to persons displaced by property being deemed uninhabitable.

Objective C.1.9 9J-5.010(3)(b)7

Upon Plan adoption the City shall implement the following programs to ensure successful pursuit of the Plan's housing goals and objectives. The City of Flagler Beach shall adopt a revised unified land development code to replace the current Zoning Code and related development control ordinances.

Policy C.1.9.1 9J-5.010(3)(c)3

The City of Flagler Beach will ensure that the useful life of existing dwelling units will be conserved and neighborhood quality will be improved through an annual review of housing stock conducted through the Office of the Building Official with subsequent recommendations for improvement made to the City Commission.

Policy C.1.9.2

The City will ensure the continued visual attractiveness of the City through strict enforcement of its sign and landscaping ordinances as controlled by the Building Official and Code Enforcement Board.

Policy C.1.9.3

The City shall continue to enjoy and expand upon its historical resources through the activities of its Architectural Review Board in following the directions for historical preservation established in the City's Historical Preservation Ordinance.