



Flagler County Comprehensive Plan 2010-2035  
Flagler County, Florida

Housing Element



Adopted July 6, 2011

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**HOUSING ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

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**I. Introduction**

The Housing Element is one of the required elements for the Flagler County Comprehensive Plan. The Housing Element sets goals, objectives, and policies for a planning process that identifies critical issues with affordable/workforce housing and establishes methods of addressing these issues. Additionally, the Housing Element is to contain a basis for cooperation and coordination with state and federal agencies vital to the provision of affordable/workforce housing. The Housing Element shall address numerous housing issues including:

1. The provision of housing for all current and anticipated future residents of the jurisdiction.
2. The elimination of substandard dwelling conditions.
3. The structural and aesthetic improvement of existing housing.
4. The provision of adequate sites for future housing, including affordable workforce housing as defined in s. 380.0651(3)(j), Florida Statutes, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
5. Provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.
6. The formulation of housing implementation programs.
7. The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.
8. Incorporating energy efficiency in the design and construction of new housing.

## II. Housing Element Goals, Objectives, and Policies

**GOAL C.1:** Ensure decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the Flagler County.

**Objective C.1.1:** Flagler County shall continue to develop local government relationships with the public and private sectors to formulate housing implementation programs and to increase the supply of affordable housing for the needs of present and future residents.

**Policy C.1.1.1:** Flagler County shall work with the private and non-profit sectors to improve the affordable housing process by considering the use of such tools including, (but not limited to,) ~~as: inclusionary zoning,~~ incentive zoning, and interlocal agreements.

**Policy C.1.1.2:** Flagler County shall continue to encourage the private sector to provide affordable housing for very-low, low, and moderate income families through the use of the Housing Density Bonus System ~~that applies to properties classified R-3b Multi-Family which provides a base density of nine units per acre, and an affordable housing density bonus of an additional one unit per acre, provided at least 10 percent (10%) of the total project housing units are affordable to low to moderate income families.~~

**Policy C.1.1.3:** Flagler County shall ~~C~~continue to review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting the housing needs, while continuing to ensure the health, welfare, and safety of the residents.

**Policy C.1.1.4:** Flagler County shall continue to use its “~~Affordable Housing Task Force~~” Affordable Housing Advisory Committee to assess very low, low, and moderate income housing needs and recommend programs that could be instituted to facilitate the implementation of the County’s Housing Goals, Objectives, and Policies.

**Objective C.1.2:** ~~During this planning period,~~ Flagler County shall develop and maintain local government relationships with the public and private sectors to increase the availability of suitable and affordable rural and farm worker housing.

**Policy C.1.2.1:** ~~The~~ Flagler County shall encourage the local HRS Department of Children and Families and the Agricultural Extension Service to initiate ~~in 2000-2004~~ research to determine if migrant farmworkers’ housing needs are being met by housing available in Flagler, Putnam, St. Johns, and Volusia Counties.

**Policy C.1.2.2:** ~~The~~ Flagler County shall encourage the local HRS Department of Children and Families and the Agricultural Extension Service to develop brochures, pamphlets, and technical assistance for private agricultural businesses to develop and manage housing (~~if~~ as needed) for migrant farmworkers.

**Policy C.1.2.3:** ~~In 2000-2004,~~ ~~the~~ Flagler County Human Community Services Department shall, on a continuing basis, ~~initiate the research of possible sources of assistance that would provide, where applicable and if available,~~ non-housing support services for migrant farmworkers and their families.

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**Policy C.1.2.4:** Flagler County shall encourage the Flagler County Housing Authority to ~~act as its agent to~~ obtain state “affordable housing” assistance funds, when needed, for rural housing and low-cost rental housing through ~~via~~ such programs as, but not limited to, U.S. Department of Housing and Urban Development (HUD) Sections 514, 515, and 516, if allowable under federal regulations.

**Objective C.1.3:** All existing dilapidated housing units, as defined in the Land Development Regulations (LDRs) and Florida Building Code, in the Flagler County for which any kind of rehabilitation is considered economically unfeasible, shall be removed from the housing stock subject to financial feasibility ~~by the year 2010.~~

**Policy C.1.3.1:** By the year ~~2000~~ 2011 and biennially thereafter, the Flagler County shall update the inventory of identified dilapidated housing units.

**Policy C.1.3.2:** ~~The~~ Flagler County shall, in coordination with its municipalities and other agencies, continue to develop ~~its program implementing positive actions towards the~~ conservation, rehabilitation and demolition programs for the County through ~~via~~ such means as Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP), Weatherization and Code Enforcement.

**Policy C.1.3.3:** In cases where the removal of the dilapidated unit(s) is accomplished by the Flagler ~~e~~County, all incurred costs shall ultimately be absorbed by the existing or future property owner unless public assistance is available.

**Policy C.1.3.4:** Flagler County will emphasize a financially responsible approach to the elimination of dilapidated housing stock. For those structures that the cost

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of rRehabilitation and preservation would not provide a long term solution, then demolition and reconstruction or relocation should be the preferred course of action. Flagler County should also realize that there is housing stock that can be rehabilitated through cost-effective renovation, but it must be demonstrated that the renovations will provide a long term solution and prevent expending additional public funds in the future for additional maintenance. Flagler County also realizes that the rehabilitation and preservation of historic buildings should be primary considerations with condemnation being used only as a last resort.

**Policy C.1.3.5:** Flagler County ~~shall~~ ~~should~~ continue to ~~apply for~~ pursue Community Development Block Grant (CDBG) ~~F~~unds to rehabilitate and revitalize declining neighborhoods.

**Objective C.1.4:** ~~By the year 2000~~ 2013, Flagler County shall update and amend its plan of action concerning conservation, rehabilitation, and demolition activities.

**Policy C.1.4.1:** Flagler County shall continue to seek ~~f~~ederal and ~~s~~tate funding for its conservation, demolition, and rehabilitation activities and shall provide partial matching or in-kind services for such activities.

**Policy C.1.4.2:** Flagler County shall establish an intergovernmental coordination mechanism to facilitate conservation, rehabilitation, and demolition activities with its municipalities.

**Objective C.1.5:** Flagler County shall ensure that redevelopment plans include specific funding sources as part of the plan in order to address to potential the displacement of residents as a result of eliminating dilapidated housing. This shall not be required for demolition or displacement resulting from code enforcement activities that are outside

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~~the scope of the redevelopment plans approved by Flagler County. In meeting the requirements of Objective C.1.3, should displacement of residents occur, and the displacement is not the result of enforcement activities, such residents shall be provided assistance if identified in an adopted redevelopment plan.~~

**Policy C.1.5.1:** Flagler County will help to assure that affordable standard housing ~~of affordable cost~~ is available to ~~persons~~ displaced persons, if the displacement is the result of an adopted redevelopment plan and is not the result of enforcement activities.

**Objective C.1.6:** Flagler County shall provide assistance to organizations dedicated to the provision of affordable housing for very low, low, and moderate income persons through partial matching funding or in-kind services for ~~f~~Federal and ~~s~~State programs, if funds are available.

**Policy C.1.6.1:** Flagler County shall ~~S~~support the efforts of the Flagler County Housing Authority of Flagler County ~~by and assisting~~ in their efforts to identify ~~determine~~ and develop sites and programs for housing for very low, low, and moderate income persons of the County.

**Policy C.1.6.2:** Flagler County shall monitor the publicly-assisted housing in the County in order to make possible a wide variety of neighborhood settings for very low, low, and moderate income persons and to avoid undue concentration of publicly-assisted housing in single neighborhoods.

**Policy C.1.6.3:** Flagler County shall ~~P~~pursue ~~f~~Federal and ~~s~~State sources of funding earmarked for very low, low, and moderate income housing.

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**Objective C.1.7:** Flagler County shall provide appropriate land use categories to allow for a variety of housing types and prices to meet the needs of present and ~~anticipated future anticipated~~ residents including housing for very low, low, and moderate income families and mobile homes.

**Policy C.1.7.1:** Flagler County, ~~through zoning and related development regulations,~~ shall, through its Land Development Regulations, allow for a diversity of lot sizes, floor areas, setbacks, and other design features which identify ~~allow for~~ appropriate lands for a variety of housing types and prices including housing for very low, low, and moderate income families and mobile homes.

**Objective C.1.8:** Flagler County shall ~~take positive actions toward~~ strive for the provision of adequate housing opportunities for households with special needs.

**Policy C.1.8.1:** By the year ~~2000~~2015 Flagler County shall ensure that the ~~Zoning Ordinance and~~ Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups which considers accessibility, convenience, and infrastructure availability.

**Policy C.1.8.2:** By the year 2015 Flagler County shall ensure that the Land Development Regulations (LDR) include locational criteria for the establishment of housing for the elderly and other special needs groups within the Coastal High Hazard Area (CHHA).

**Policy C.1.8.2.3:** By the year ~~2000~~ 2013, Flagler County shall ensure that the ~~Zoning Ordinance and~~ Land Development Regulations (LDR) include locational criteria for the establishment of rural and farmworker housing, as defined in Florida Statutes and infrastructure availability.

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**Objective C.1.9:** Flagler County shall monitor and maintain Land Development Regulations (LDRs) related to ~~Continue to implement the~~ Community Residential Homes to Ordinance ensuring that sites for group homes are available at permitted locations to meet the needs of persons requiring such housing.

**Policy C.1.9.1:** ~~The~~ Flagler County's Planning and Zoning Department shall monitor the development and distribution of group homes and residential care facilities to insure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

**Objective C.1.10:** Flagler County, in cooperation with the Flagler County Historical Society, will ensure that historically significant housing will be preserved and protected for residential use through ~~via~~ on-going public awareness programs directed specifically at owners of property ~~on a biennial basis~~.

**Policy C.1.10.1:** Historically significant housing shall be identified by qualified consultants or other historic preservation professionals using Department of State guidelines to determine improvement of historical properties.

**Policy C.1.10.2:** Owners of historic properties used for housing shall be notified by Flagler County about the historic status of their properties, their eligibility for ~~of~~ various programs, and benefits of historic designation.

**Objective C.1.11:** In an effort to reduce the number of substandard housing units in the Flagler County, the useful life of the existing housing stock shall be conserved through Flagler County's ~~via a~~ code enforcement program and regular field inspections.

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**Policy C.1.11.1:** Review and amend if necessary, the Flagler County's housing and health codes and standards relating to the neighborhood environments and facilities.

**Policy C.1.11.2:** Designate areas of the Flagler County as shown in Map C.4 as Community Development Block Grant (CDBG) Target Areas and, when funds are awarded, carry out the program activities in a timely and efficient manner.

**Policy C.1.11.3:** Flagler County shall Encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.

**Policy C.1.11.4:** Flagler County shall identify those areas with a concentration of substandard housing units for code enforcement.

**Objective C.1.12:** Flagler County shall recognize extremely-low-income persons as another income group whose housing needs may be addressed through accessory dwelling units.

**Policy C.1.12.1:** By December 2012, Flagler County shall adopt Land Development Regulations (LDRs) that define extremely-low-income persons and permit the construction of accessory dwelling units within single-family zoning districts to be used for housing extremely-low-income persons consistent with Florida Statutes. The LDRs shall include provisions pertaining to minimum and maximum size of the accessory dwelling units, minimum design requirements of the accessory dwelling units and standards for ensuring that the accessory dwelling units do not change the character of single-family neighborhoods within Flagler County.

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**Objective C.1.13:** Flagler County shall ensure that adequate sites for affordable workforce housing are provided as necessary consistent with Florida Statutes.

**Policy C.1.13.1:** Flagler County shall establish a plan to address the provision of workforce housing when there is a gap between the buying power of a family of four and the median county home sale price that exceeds \$170,000, as determined by the Florida Housing Finance Corporation, and which is not designated as an area of critical state concern shall adopt a plan for ensuring affordable workforce housing. At a minimum, the plan shall identify adequate sites for such housing. For purposes of this policy, the term "workforce housing" means housing that is affordable to natural persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

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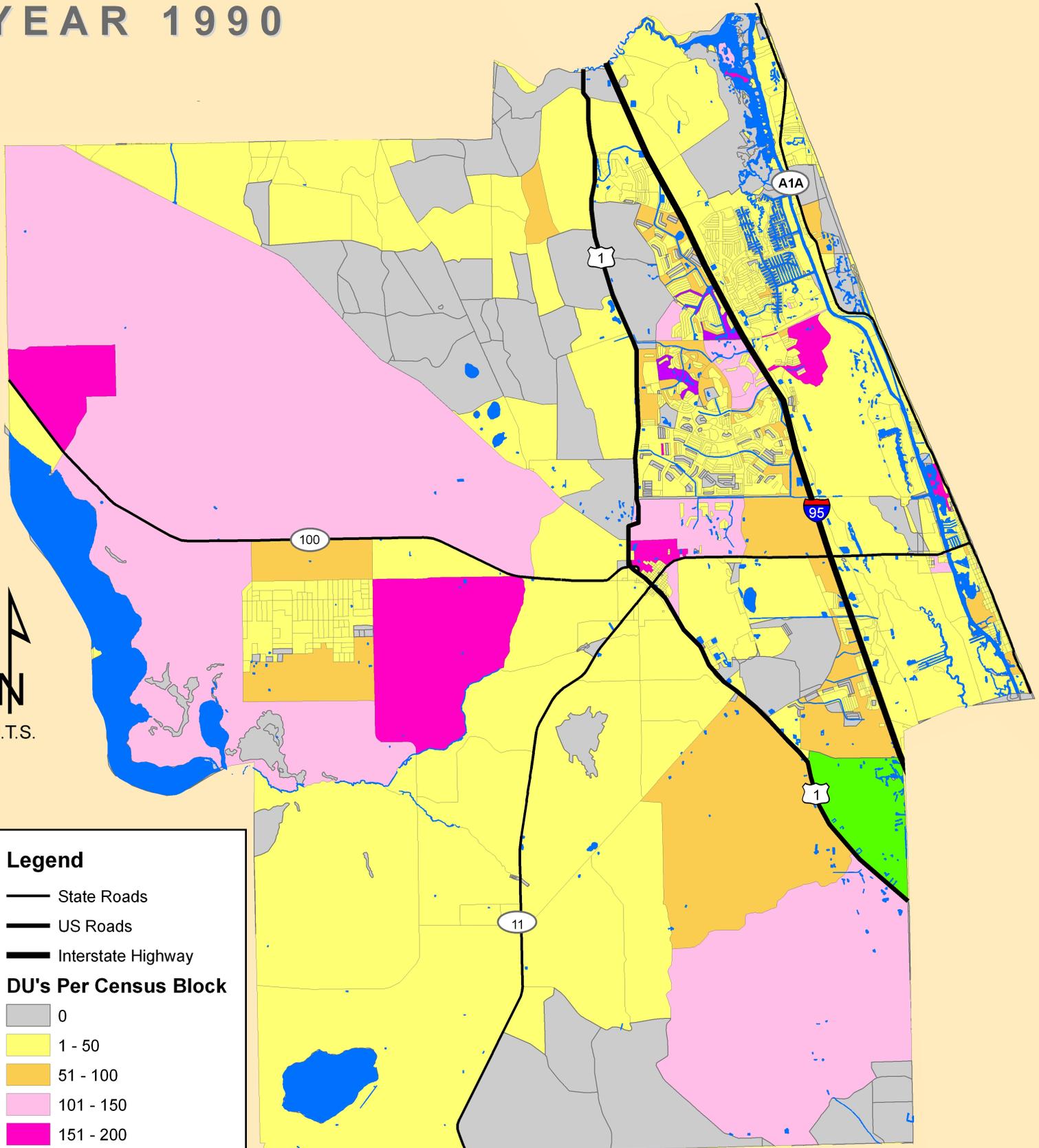
**Flagler County Housing Element Map Series**

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# HOUSING UNITS PER CENSUS BLOCK YEAR 1990



N  
Z  
N.T.S.

**Legend**

- State Roads
- US Roads
- Interstate Highway

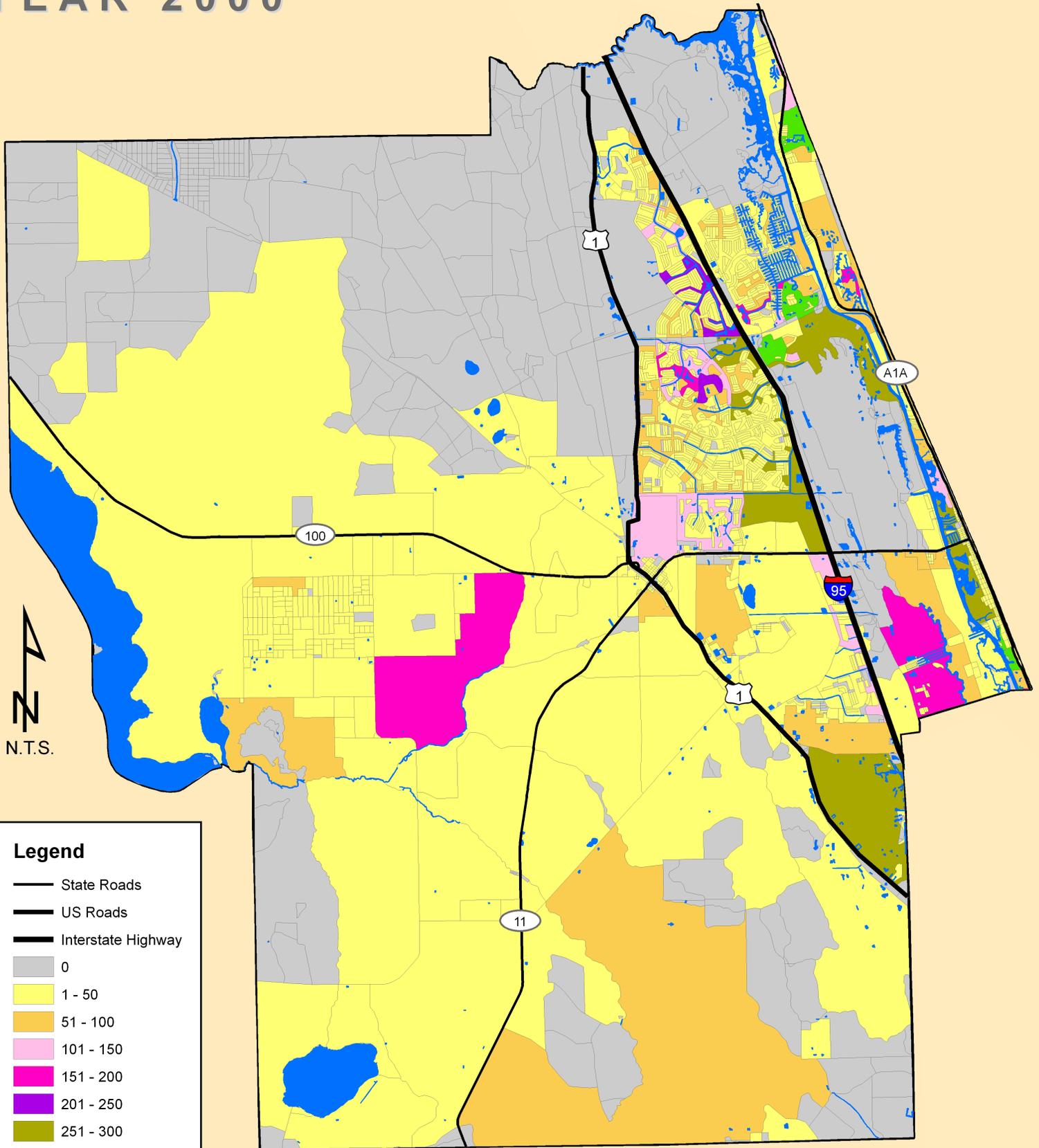
**DU's Per Census Block**

- 0
- 1 - 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201 - 250
- 251 - 300
- Greater than 300

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# HOUSING UNITS BY CENSUS BLOCK YEAR 2000



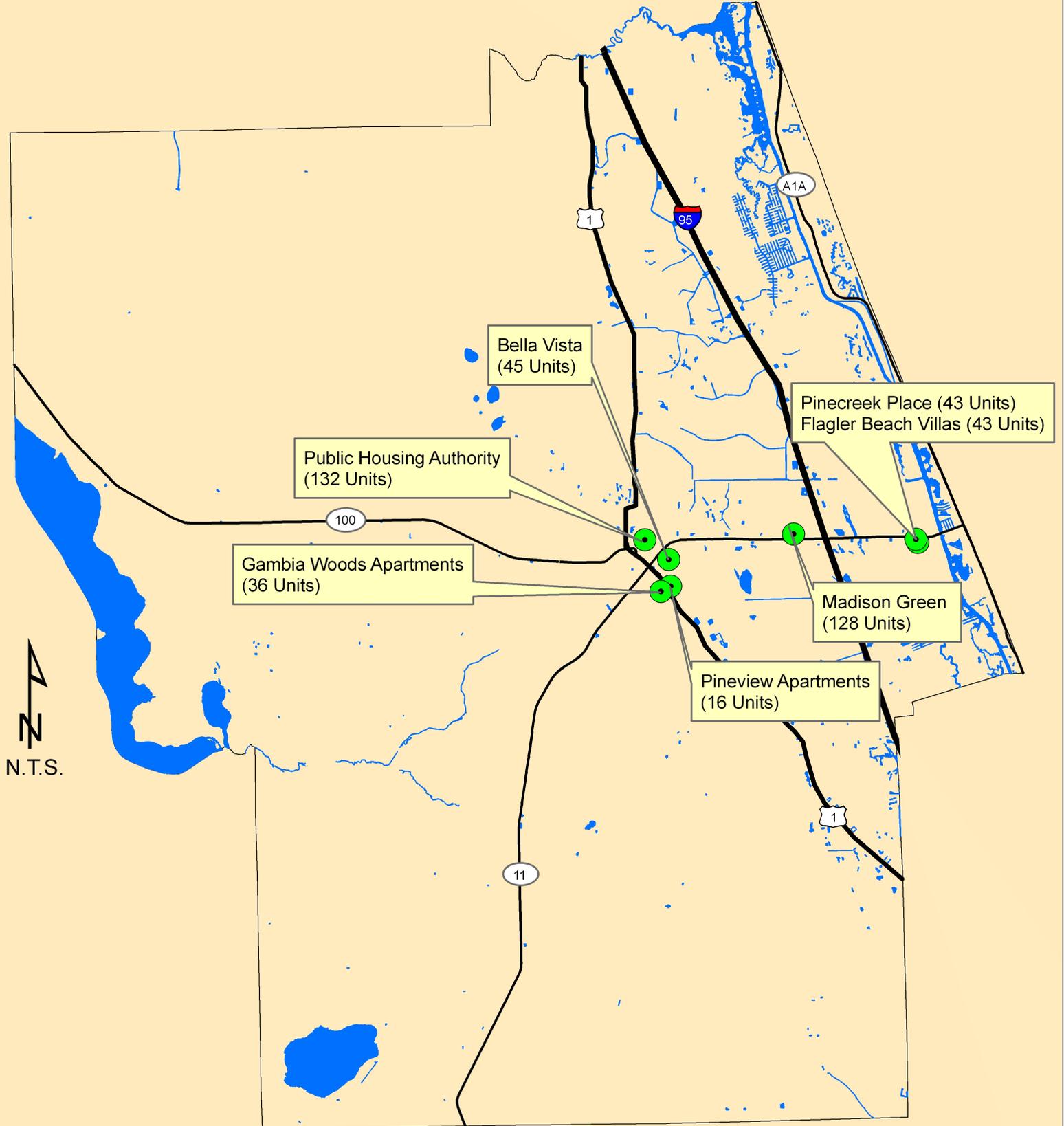
## Legend

- State Roads
- US Roads
- Interstate Highway
- 0
- 1 - 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201 - 250
- 251 - 300
- Greater than 300

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# SUBSIDIZED HOUSING INVENTORY YEAR 2009

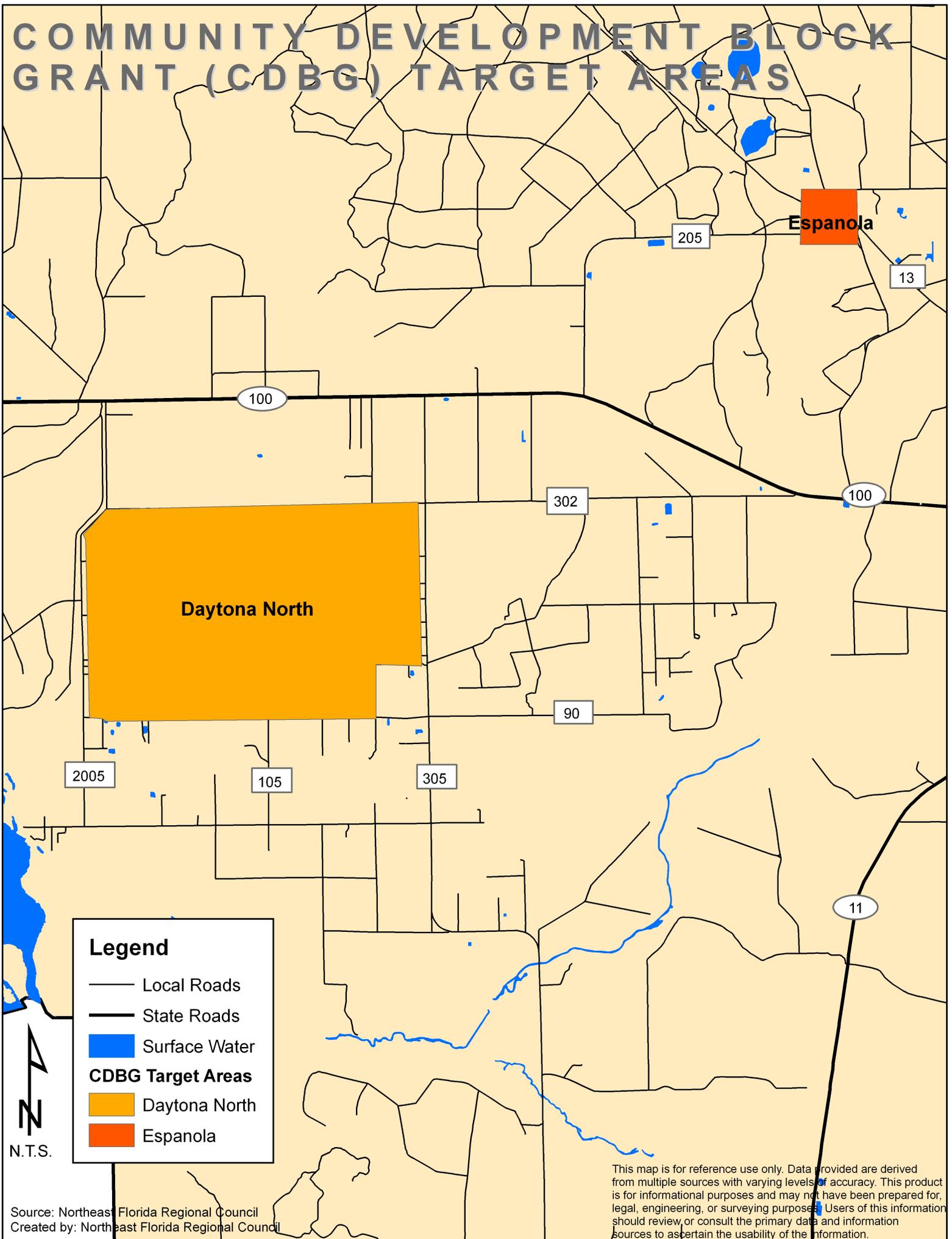


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# COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) TARGET AREAS



## Legend

- Local Roads
- State Roads
- Surface Water
- CDBG Target Areas**
- Daytona North
- Espanola

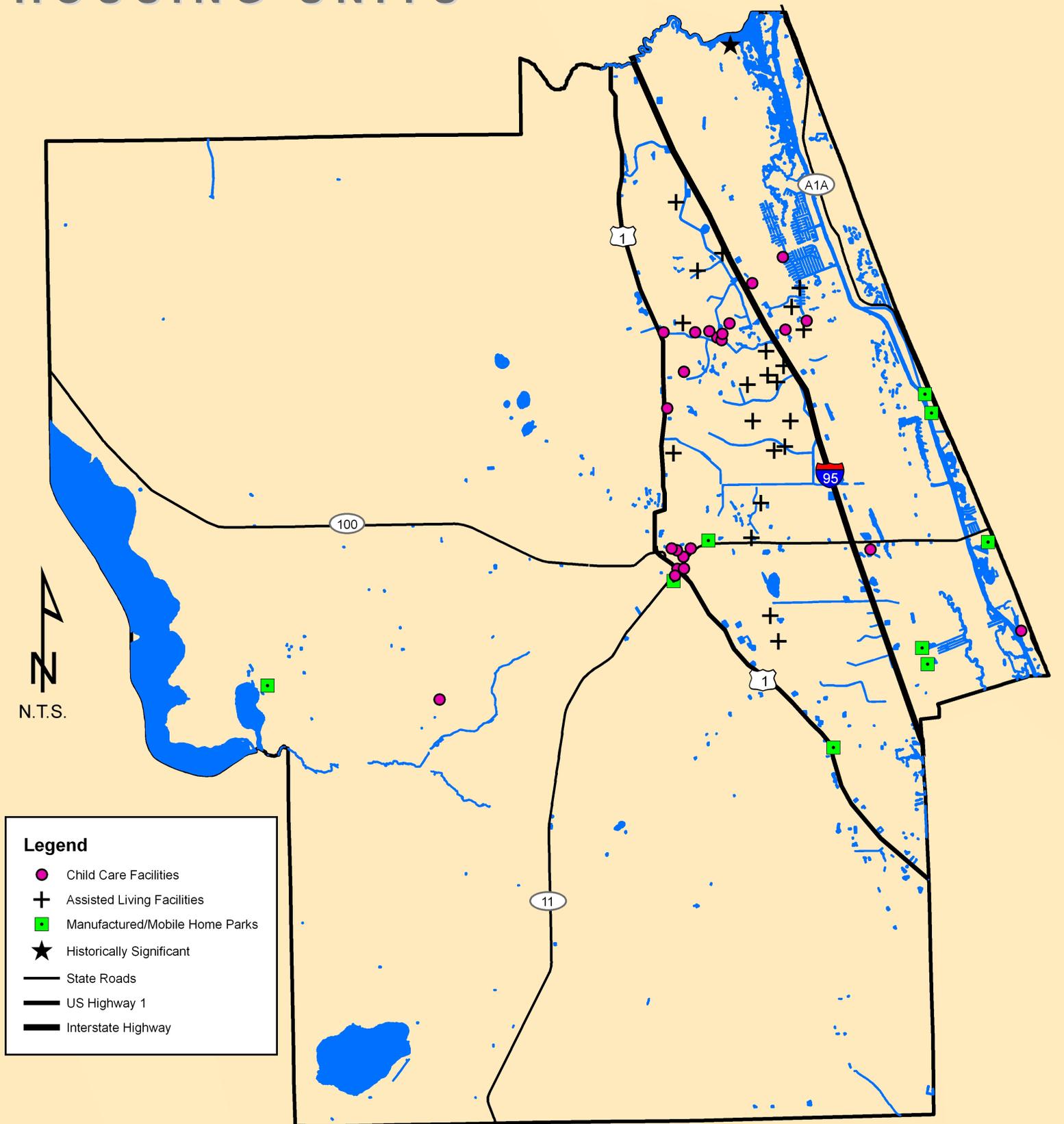
N  
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Source: Northeast Florida Regional Council  
Created by: Northeast Florida Regional Council

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# LOCATION OF OTHER HOUSING UNITS



## Legend

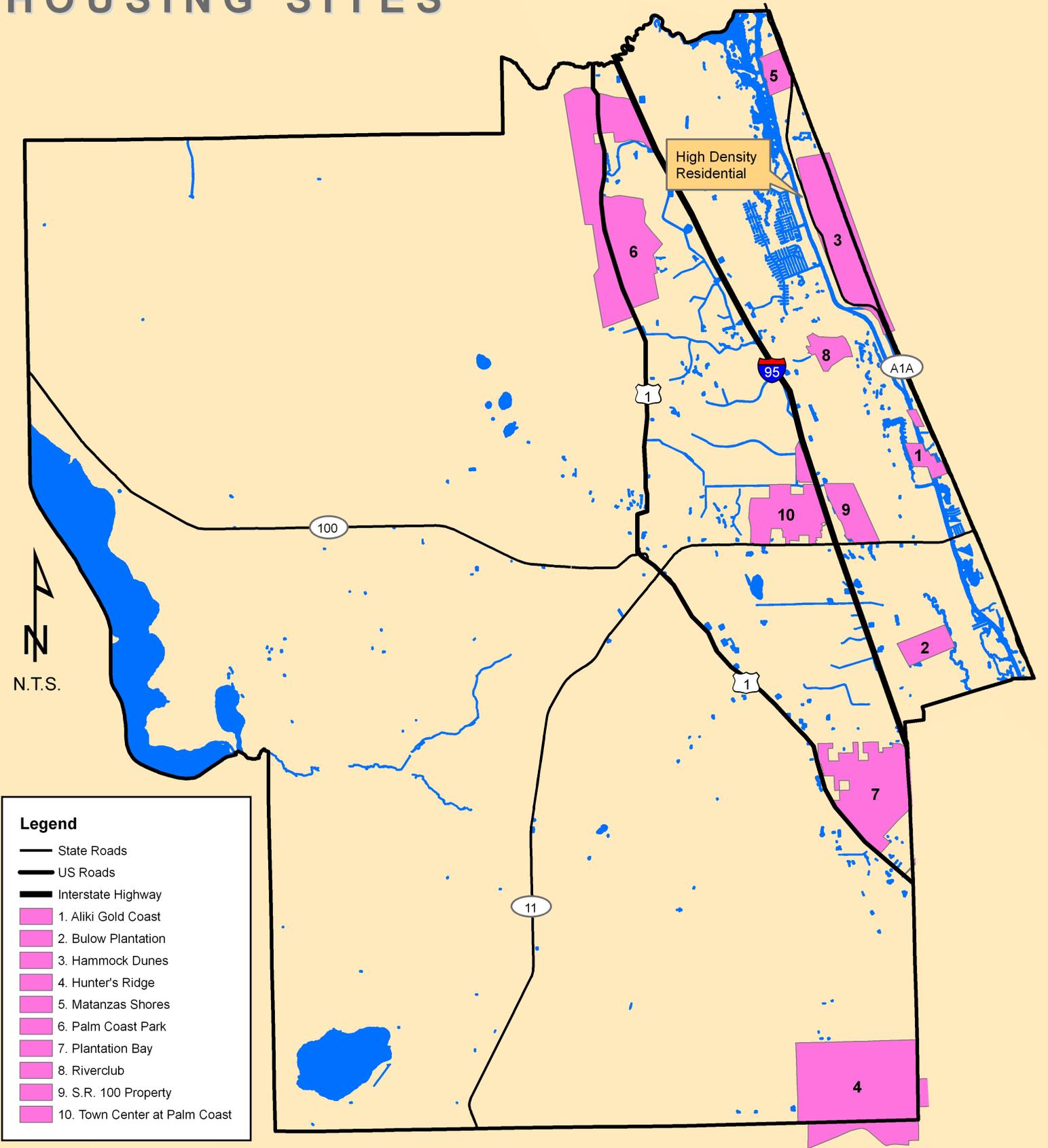
- Child Care Facilities
- + Assisted Living Facilities
- Manufactured/Mobile Home Parks
- ★ Historically Significant
- State Roads
- US Highway 1
- Interstate Highway

Source: Flagler County (Tim Telfer) - HS  
 Florida Department of Children and Family Services - CC  
 Florida Housing Data Clearinghouse  
 Created by: Northeast Florida Regional Council

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# LOCATION OF AFFORDABLE HOUSING SITES



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