

An aerial photograph of a coastal town. A paved road curves through a dense forest of palm trees and other tropical vegetation. In the background, a sandy beach runs along the edge of the town, meeting the ocean. The sky is clear and blue.

F. HOUSING ELEMENT

F. Housing Element Goals, Objectives and Policies

The City of Atlantic Beach shall encourage and support the provision of housing for all residents of the City in accordance with the following Goals, Objectives and Policies.

Goal F.1

The City of Atlantic Beach shall provide opportunities for decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City as well as ensure the stability and integrity of sound residential neighborhoods.

Objective F.1.1

Housing for Very Low, Low and Moderate Income Residents

Equal opportunity shall be provided to meet the housing needs of all existing and future residents of the City of Atlantic Beach, including housing for very low, low and moderate-income families.

- Policy F.1.1.1** The City shall support the efforts of the City of Jacksonville Housing Commission and assist with efforts to determine needs and develop sites and programs on a region-wide basis for housing for very low, low and moderate-income persons.
- Policy F.1.1.2** The City shall pursue Federal, state and local sources and joint public- private partnerships to provide funding sources targeted for very low, low and moderate-income housing.
- Policy F.1.1.3** The City shall promote the use of alternative zoning techniques and mechanisms to provide a mix of housing types within residential neighborhoods, which can include reducing minimum lot sizes, exploring a Transfer of Development Rights (TDR) program, and encouraging accessory dwelling units.
- Policy F.1.1.4** The City may enter into an interlocal agreement with the City of Jacksonville (Duval County) for the provision of affordable housing for very low, low and moderate-income residents and special needs households to prevent the need to increase residential densities within the Coastal High Hazard Area (CHHA) in order to provide affordable housing to serve the City.
- Policy F.1.1.5** The City shall continue to provide assistance and incentives where possible to encourage new affordable housing and preservation of existing housing stock through the CDBG funded housing rehabilitation program and through assistance to organizations such as Beaches Habitat and Builders Care.
- Policy F.1.1.6** The City shall consider private and public partnerships, particularly as may be necessary and appropriate, to address the City's affordable housing needs in response to:
 - (a) Market driven limitations, where meeting the needs for affordable housing is not economically feasible due to exceptionally high property values related to the City's coastal location.

- (b) Meeting the needs for affordable housing is not feasible due to limitations of residential density within the Coastal High Hazard Area.

Objective F.1.2

Navy Housing Needs

The City shall assist developers in responding to the special housing needs of Navy personnel.

Policy F.1.2.1 The City shall coordinate with the Navy Planning Officer to assess potential future impacts resulting from growth of Naval Station Mayport that may increase housing needs of the City.

Objective F.1.3

Group Homes and Foster Care Facilities

Sites for group homes and foster care facilities shall be available at suitable locations to ensure that the needs of persons requiring such housing are met.

Policy F.1.3.1 The City shall allow the location of group homes and foster care facilities in multi-family residential zoning districts in a manner, which is consistent with the intent of such districts so as to ensure harmonious development patterns and, at the same time, assure healthful, convenient, and pleasant environments for residents of such housing.

Policy F.1.3.2 The City shall allow the placement of group homes in Planned Unit Developments.

Objective F.1.4

Displacement of Housing and Businesses

Uniform and equitable treatment shall be provided by the City to persons and businesses displaced by City activities and programs in accordance with Florida Statutes and Federal law, and comparable relocation housing shall be provided as required to comply with such laws and to meet demonstrated needs.

Policy F.1.4.1 The City shall discourage redevelopment and demolition practices that significantly reduce existing housing stock in older neighborhoods and that result in the displacement of very low, low and moderate-income residents or special needs households.

Policy F.1.4.2 The City shall monitor all redevelopment and demolition activity to ensure that comparable relocation housing is available in accordance with federal regulations, regardless of whether federal monies are involved in the activity.

Goal F.2

The City shall encourage the preservation and protection of housing of historic significance as well as other components of the existing housing inventory.

Objective F.2.1

Historically Significant Housing

The City shall encourage the preservation and protection of historically significant housing, which has been identified within The Historic, Architectural Resources Survey of the Beaches Area and shall promote the use of such housing for continued residential use.

- Policy F.2.1.1** The City shall discourage development actions that have the potential to destroy or irretrievably damage the City's historic and architectural resources.
- Policy F.2.1.2** The City shall coordinate with the Florida Department of State's Division of Historical Resources to further the identification and preservation of historically significant sites or structures, and if appropriate, nominate such sites or structures to the National Register of Historic Places.
- Policy F.2.1.3** The City shall encourage the rehabilitation and adaptive reuse of historically significant housing.

Objective F.2.2

Existing Housing Stock

The City shall undertake housing conservation and rehabilitation of existing housing stock, but shall also require demolition when rehabilitation is not possible or economically feasible, particularly within areas of the City where there exists a significant concentration of substandard housing that contributes to negative neighborhood or environmental conditions.

- Policy F.2.2.1** The City shall continue to enforce Florida Building Codes, the International Property Maintenance Code, and other local ordinances and State laws to ensure adequate maintenance of residential properties and neighborhood environments.
- Policy F.2.2.2** The City shall schedule and concentrate capital improvements to coincide with housing improvement and financial incentive programs as needed to maintain and upgrade the quality of existing neighborhoods.
- Policy F.2.2.3** The City shall encourage individual homeowners and private developers to increase private reinvestment, which shall upgrade and enhance the structural quality and aesthetic conditions of existing housing and existing neighborhoods.
- Policy F.2.2.4** The City shall continue to rigorously enforce its Land Development Regulations, Florida Building Codes and other applicable laws as a means of deterring the deterioration of existing housing stock.
- Policy F.2.2.5** The City shall continue to encourage redevelopment and new development of housing units within the Section H (Marsh Oaks) area.

- Policy F.2.2.6** The City shall continue to encourage redevelopment and new development of single-family housing units within Seaspray and Royal Palms and shall implement strategies to maintain stable levels of home ownership.
- Policy F.2.2.7** The City shall continue to pursue available funding sources, such as the Community Development Block Grant Program (CDBG) funds, to upgrade housing conditions and infrastructure within the City’s designated CDBG target area.
- Policy F.2.2.8** The City shall support the efforts of community based organizations and neighborhood improvement initiatives, which will contribute to the stabilization, conservation, enhancement and improvement of existing housing, structures and other physical facilities within neighborhoods.

Objective F.2.3

Energy Efficient Housing

The City shall encourage building and construction strategies, methods and practices that promote energy efficiency and the use of renewable energy resources in the construction of new homes and rehabilitation of existing housing structures.

- Policy F.2.3.1** The City shall encourage individual homeowners and private developers to use currently acceptable green housing specifications for rehabilitation of existing housing structures and will provide a resource for best green building practices.
- Policy F.2.3.2** The City shall encourage individual homeowners and private developers to use currently acceptable green housing specifications for construction of new homes as made available from U.S. Green Building Council.
- Policy F.2.3.3** The City shall promote opportunities to integrate housing, including affordable and workforce housing, with infill development to create mixed-use neighborhoods to increase energy efficiency through efficient land use patterns.
- Policy F.2.3.4** The City shall continue to promote and enforce energy efficient design and construction standards as these become adopted as part of the Florida Building Code. The City shall also promote commercial and residential standards that are promulgated from time to time by the Florida Green Building Coalition, Inc.