

# **Town of Pierson Comprehensive Plan**

## **Chapter I, Introduction**

### **Background**

In 1980, the Town of Pierson adopted its first comprehensive plan in accordance with the 1975 Local Government Comprehensive Planning Act. The Town subsequently updated its plan in accordance with the 1985 Florida Local Government Comprehensive Planning and Land Development Regulation Act on August 27, 1991. The Florida Department of Community Affairs, DCA, found the Town's updated plan "Not in Compliance" with the applicable requirements of the Act, Chapter 163, Part II, Florida Statutes, and Rule 9J-5, Florida Administrative Code. The Town entered into a Stipulated Settlement Agreement with DCA that required the Town to consider adopting remedial comprehensive plan amendments. The Town adopted the remedial amendments on March 9, 1993 by Ordinance No. 93-1. The following Elements of the 1991 were amended: Future Land Use, text and map; Conservation, text only; and Capital Improvements, text only.

In 2007, the Town amended its comprehensive plan with the adoption of Ordinances No. 07-01 and 07-02. Ordinance No. 07-01 revised Future Land Use Element Policies pertaining to the use and density or intensity of permitted land uses; reduced the maximum density in the "medium Density Residential Use" category (affecting approximately 730 acres); added a new "Low Density Residential Use" category and a new "General retail Commercial Use – Low Intensity" category; added new policies identifying the land use categories in which public schools are allowed; and added new policies providing for coordination and cooperation with the Volusia County School District in regard for planning of new schools and supporting infrastructure. Ordinance No. 07-02 revised the Future Land Use Map by assigning future land use designations to properties that have been annexed and by changing the future land use designations of other properties that did not have a current land use designation or had land use designations that were not consistent with established uses. In addition, the adopted amendments addressed requests by two property owners for land use changes. Altogether, these future land use map changes involved approximately 795 acres. DCA issued a "Notice of Intent" to find the two plan amendment ordinances "In Compliance" on May 30, 2007 and no challenges were subsequently filed. The amendments were submitted to the Volusia County Growth Management Commission, VGMC, and were issued a Consistency Determination on December 19, 2007.

On July 29, 2008, the Town amended its comprehensive plan by adopting a new Public School Facilities Element as Chapter X and related amendments to the Intergovernmental Coordination and Capital Improvements Elements. On June 26, 2008, DCA issued a determination that the proposed amendments are not subject to a formal review, waived its Objections Recommendations and Comments Report, ORC, and stated the Town could proceed with adoption of the amendments. The amendments were submitted to the VGMC a Consistency Determination was issued on July 1, 2008.

## **Town of Pierson Comprehensive Plan Chapter I, Introduction (Cont.)**

On April 28, 2009, the Town adopted by Resolution No. 09-03 its Evaluation and Appraisal Report, EAR. The EAR serves as a guideline for updating the comprehensive plan and the amendments prepared when submitted for agency review are referred to as EAR Based Amendments. The EAR was determined sufficient by DCA on June 29, 2009 and was not subject to a Consistency Determination by the VGMC.

On August 24, 2010, the Town Adopted by Ordinance No. 2010-04 its 10 Year Water Supply Facilities Work Plan as amendments to its Utilities, Capital Improvements and Intergovernmental Coordination Elements as required by Section 1263.3184(3)(a) FS and Rule 9J-11.00. DCA did not raise any objections to the proposed amendments, the amendments were submitted to the VGMC and a Consistency Determination was issued on June 29, 2010.

On May 8, 2012, the Town adopted its EAR Based Amendments by Ordinance No. 2012-03. The Department of Economic Opportunity, Division of Community Planning and Development issued a "Notice of Intent" to find the amendments "In Compliance" on July 3, 2012. The amendments were submitted to the VGMC and a Consistency Determination was issued on April 4, 2012. The amendments were processed through the state coordinated review process set forth in Section 163.3184(2) and (4), Florida Statutes for consistency with Chapter 163, Part II, F.S.

### **Abridged Version of Comprehensive Plan**

Per statutory requirements, the Future Land Use Element, FLUE, repeats a considerable amount of Data Inventory and Analysis and Goals, Objectives and Policies contained in other Elements of the Plan. This is an abridged version of the plan that directs the reader to the appropriate sections of the other Elements rather than repeating text and maps. An unabridged version of the plan is available to the public at Town Hall during normal working hours.

### **Comprehensive Plan Amendments**

It is contemplated that in the future there will be, like in the past, as shown above, occasions when the plan's text and/or maps will need to be amended. Any amendments shall follow the statutory requirements in effect at the time the amendment is processed.

### **Legal Status and Jurisdiction**

Pursuant to Chapter 163, Part II, Florida Statutes, This Comprehensive Plan and any of its Elements or portions thereof, shall have the effect of law. All land development regulations enacted and/or amended by the Town and all development undertaken or approved by the Town, must be consistent with this Plan. The area of the Town's jurisdiction is limited to the Town's corporate boundary.

## **Acknowledgements**

The update of the Town of Pierson's Comprehensive Plan, in accordance with the EAR Based Amendments, involved assistance from numerous individuals who devoted their time and effort to provide technical and policy input in the process to ensure that all issues were adequately addressed and that the final document would serve as a valuable guideline for elected officials, Planning Commissioners, Town Staff and the public to guide the future growth of the community.

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TOWN OF PIERSON COMPREHENSIVE PLAN  
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## INTRODUCTION AND OVERVIEW

This section identifies the required components of the Comprehensive Plan Future Land Use Element based on the Florida Community Planning Act enacted June 2, 2011.

**Future Land Use Element and Florida Community Planning Act (CPA).** The Florida Community Planning Act (CPA) in s.163.3177 (6)(a) FS, enacted on June 2, 2011, requires the preparation of a Future Land Use Element. The CPA requires that each Comprehensive Plan Element include two components: 1) a Data Inventory and Analysis and 2) Goals, Objectives and Policies. The major statutory revision in the CPA that impacts all comprehensive plan elements is the repeal Rule 9J-5, FAC, which established minimum criteria for preparing a comprehensive plan. A second major additional provision of the CPA was the inclusion of criteria for managing urban sprawl within the within the statute. Criteria for avoiding urban sprawl is stated in s.163.3177(6)(a) of the CPA. Similar language had been included in the Rule 9J-5, FAC, which was repealed. All Future Land Use Element Map amendments must be consistent with the criteria included in CPA. The statutory provisions for avoiding urban sprawl are presented in the analysis of land use data and related issues and the statutory provisions are included as a policy in the updated Town of Pierson Future Land Use Element Goals, Objectives and Policies.

**Future Land Use Element Part I: Data Inventory and Analysis.** Part I of the Future Land Use Element as explained in this section addresses: 1) Data Inventory and Analysis Requirements; and 2) Planning issues that must be addressed in meeting existing and projected future land use needs.

**Future Land Use Element Part II: Goals, Objectives and Policies.** Part II of the Future Land Use Element states the Town of Pierson adopted Comprehensive Plan Future Land Use Element Goals, Objectives, and Policies which include principles, guidelines, standards, strategies, and programs to meet future land use needs.

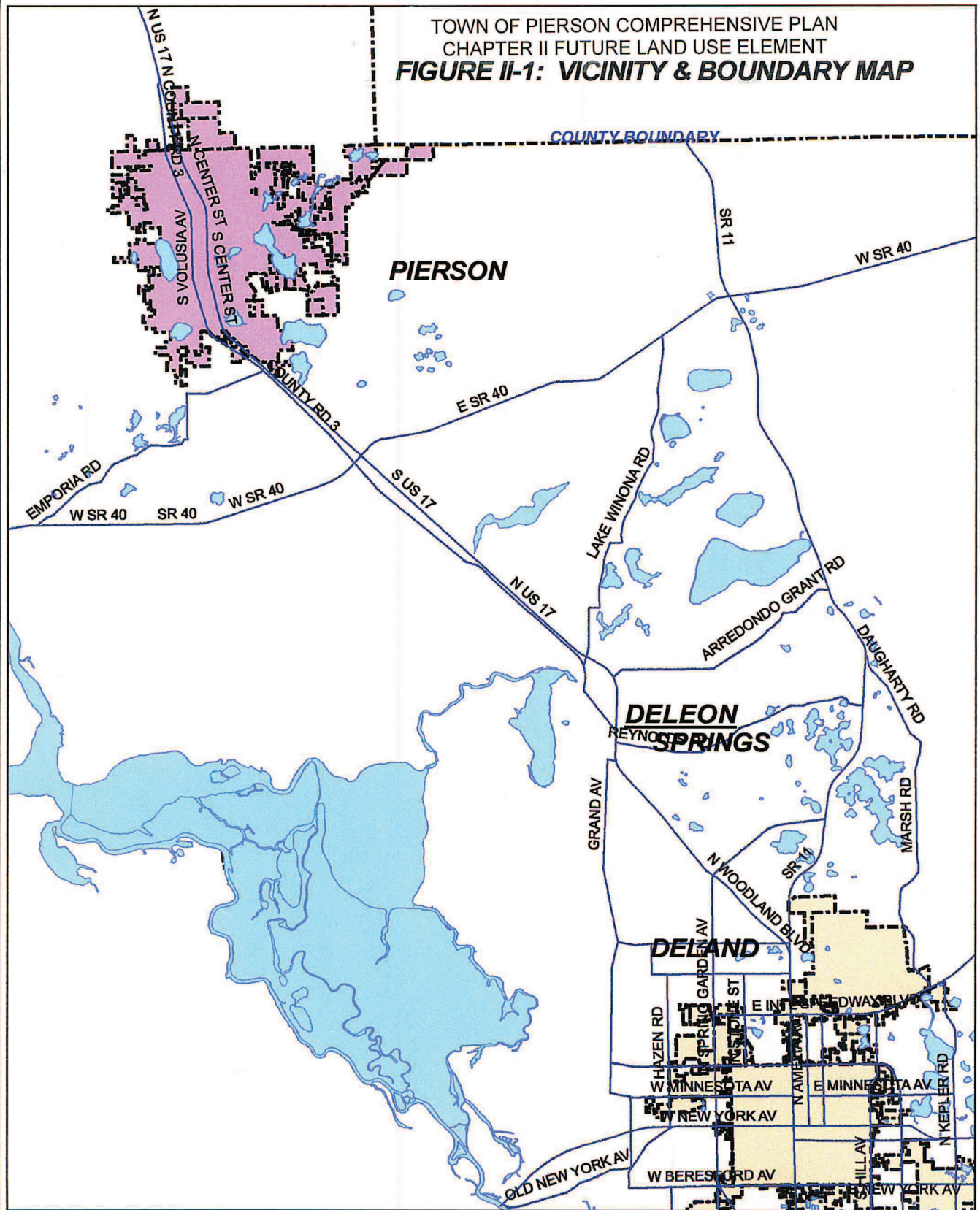
### FUTURE LAND USE ELEMENT PART I: DATA INVENTORY AND ANALYSIS.

The Future Land Use Element Data Inventory and Analysis includes current and projected population and housing statistics. These projections assist in determination of future land use needs as well as goals, objectives and policies for accommodating population, housing, economic needs and related supportive infrastructure needs.

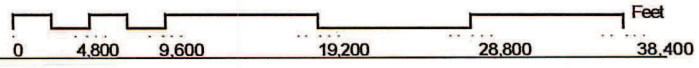
**Geography of the Town of Pierson.** As illustrated on Figure II-1, the Town of Pierson is a small, rural community located in northwest Volusia County. Geographically, it is situated separate and apart from other communities. US Highway 17 links the Town to the unincorporated communities of Barberville and Seville, located about 5 miles to the south and 5 miles to the north, respectively. Deland, the County Seat, is located about 16 miles to the south. The Town is approximately 6,694 acres or 10 square miles in area. Map II-1 depicts the general location of the Town of Pierson

Since adoption of the Town's original Comprehensive Plan, August 27, 1991, the Comprehensive Plan Evaluation and Appraisal Report states that the Town has annexed some 78 parcels of land for a total of approximately 1,057 acres. The parcels annexed ranged in size from .17 to 214 acres.

TOWN OF PIERSON COMPREHENSIVE PLAN  
 CHAPTER II FUTURE LAND USE ELEMENT  
**FIGURE II-1: VICINITY & BOUNDARY MAP**



Volusia County  
 Prepared by: Volusia County Growth and Resource



TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS

Volusia County is within the lower Atlantic Coastal Plain. This plain is covered with sandy marine sediments of the Pleistocene to Recent age forming broad, nearly level marine terraces, relict shorelines, and karst ridges. Pierson lies on one of the karst ridges -- the Crescent City Ridge. The original form of this ridge, created by action of waves and wind during a period when sea level was much higher than it is today, has been altered by erosion and collapse of solution caverns in the underlying limestone. As a result, the local relief is greater than in any of the other physiographic regions of the county. Numerous small lakes dot the landscape. The Crescent City Ridge has little or no run-off because most of the rain percolates rapidly down through the sandy soil. Water that is not lost through evapotranspiration soon reaches the water table, where it recharges the aquifer or accumulates in lakes.

**Population and Housing: Past and Present.** This section of the Future Land Use Element presents population and housing characteristics for the Town of Pierson as required by the Florida Community Planning Act (CPA). The Town of Pierson data and information are derived from numerous sources, including the 2000 and 2010 US Census data files, and the Shimberg Center for Affordable Housing Data Clearinghouse located at the University of Florida in Gainesville.

**Population Profile Changes by Age and Sex: 2000-2010.** Table II-1 profiles the Town of Pierson existing population profile by sex and age of the adult population, including the changing character since 2000 based on the 2000 and 2010 US Census.

<b>TABLE II-1: 2010 POPULATION PROFILE BY SEX AND AGE: % CHANGE SINCE 2000 TOWN OF PIERSON</b>			
	<b># Population</b>	<b>% Population</b>	<b>2000-2010 % Change</b>
Total Population	1,736	100.00	-33.13%
Male	919	52.94	-39.78
Female	817	47.06	-23.64
18 and Over	1,164	67.05	-42.72
-- Male	612	35.25	-49.79
-- Female	552	31.80	-32.10
65 and Over	177	10.20	-1.67
-- Male	82	4.72	-5.75
-- Female	95	5.47	2.15
Median Age Total Population: 30.7 Male:29.7 Female:32.3			

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

**Population Profile Changes by Racial and Ethnic Characteristics: 2000-2010.** Table II-2 presents a 2010 Profile of the Town's Population by race. The 2010 Census reported that 991 (57,49%) of the Town's 1,736 residents were "White-alone." 83 Residents identified as "Black or African American alone" included 83 persons (4.78%). Residents identified by the 2010 Census as having some other race not reported by the Census included 607 persons, comprised nearly 35% of the Town's population. The remaining racial populations were less than 2%. Table II-3 presents a profile of the Town's ethnic population which reveals that "Hispanic or Latino" population includes 940 persons who comprise slightly over 54% of the Town's population. This fact is attributed to the Town's principal agricultural economic base.

**Population Characteristics: Town of Pierson, Volusia County and Florida.** Table II-4 depicts a comparison of selected characteristics of the Town of Pierson relative to those of.

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS

	# Population	% Population	2000-2010 % Change
Total Population	1,736	100.00	-33.13%
White alone	998	57.49	-53.08
Black or African American alone	83	4.78	-35.16
American Indian and Alaska Native alone	6	0.35	-14.29
Asian alone	8	0.46	300.00
Native Hawaiian and Other Pacific Islander alone	0	0.00	N/A
Some Other Race alone	607	34.97	103.69
Two or More Races	34	1.96	0.00

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

	# Population	% Population	2000-2010: % Change
Total Population	1,736	100.00	-33.13%.
Hispanic or Latino	940	54.15	-42.01
-- Mexican	910	52.42	-42.88
-- Puerto Rican	8	0.46	33.33
-- Cuban	7	0.40	600.00
-- Other	15	0.86	-28.57
Not Hispanic or Latino	796	45.85	-18.36
-- Other	796	45.85	-18.36

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

	TOWN OF PIERSON	VOLUSIA CO.	FLORIDA
<b>Population:</b> 2000 Census	2,596	443,343	15,982,378
2008 Census	2,657 (BEBR)	498,036	18,328,340
% Increase April 1, 2000 to July 1, 2008	2.35% (BEBR)	12.3%	14.7%
% Population that is Female	47.6 (ACS)	51%	50.9%
<b>AGE:</b> 2008 % Population Under 18 Years	31.6% (ACS)	19.4%	21.8%
2008 % Population 65 Years and Older	11.9% (ASC)	20.8%	17.4%
<b>HERITAGE:</b> 2008 % Foreign Born Population	17.8% (ACS)	7.4%	18.5%
2008 % Language Other than English Spoken at Home (5+)	34.3% (ACS)	12.5%	25.9%
2008 % White Population	59.9% (ACS)	86.3%	79.8%
2008 % Hispanic or Latino Population	54.15% (ACS)	10.7%	21.0%
2008 % African American Population	15.3% (ACS)	10.5%	15.9%
2008 % Other than White or African American Population	24.8% (ACS)	3.2%	4.3%
<b>INCOME:</b> 2008 Median Household Income	32,500 (ACS)	\$46,139	\$47,802
2008 % Population Below Poverty In 2008	36.0% (ACS)	12.9%	13.3%
<b>EDUCATION:</b> 2008 % High School Graduates Age 25+	55.4% (ACS)	88.4%	85.2%
2008 % Population Age 25+ W/ Bachelor's Degree or higher	8.8% (ACS)	22.2%	25.8%
<b>HOUSING:</b> 2008 Number Of Housing Units	866 (ACS)	248,253	8,800,294
2008 Homeownership Rate	89.4 (ACS)	76.5%	70.0%
Median Value of owner-occupied housing units in 2008	\$137,500 (ACS)	\$198,700	\$218,700
Number of households in 2008	774 (ACS)	199,936	7,0578,285
Number of persons per household in 2008	3.32 (ACS)	2.43	2.54

Source: Volusia County Consolidated Plan: 2010-2014. Town of Pierson data from 2000 US Census; from the US Census: American Community Survey (ACS): 2005-2009—Five-year average data), and the 2008 population is taken from the University of Florida Bureau of Economic and Business Research (BEBR) Report: Florida Estimates of Population: 2008.



TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS

**Housing Changes by Structure Type: 1990-2000.** The 2010 US Census data for housing structure types were not released by the US Census when this Plan was published. Table II-5 demonstrates continued prevalence of single family homes and very limited availability of multiple family homes. Mobile homes increased nearly 78% from 1990 to 2000.

HOUSINGTYPE	UNITS 1990		UNITS 2000		UNITS 1990-2000		
	Total	Percent	Total	Percent	Change	By % of Structure Type	By % of Total Units
Single Family & Duplexes	429	78.86	376	71.62	(-53)	(12.35)	(-9.74)
1 unit detached			337	64.19			
1 unit attached			14	2.67			
2 units			25	4.76			
Multi-Family	9	1.65	16	3.05	7	77.77	1.29
3 or 4 units			13	2.48			
5 to 9 units			1	0.19			
10-19 units			2	0.38			
Mobile Home	106	19.49	133	25.33	27	25.47	4.96
<b>TOTAL</b>	<b>544</b>	<b>100.00</b>	<b>525</b>	<b>100.00</b>	<b>(-19)</b>	<b>(-3.49)</b>	<b>(-3.49)</b>

Source: 1990 US Census and 2000 US Census, DP-4. Profile of Selected Housing Characteristics.

Approximately 25 percent of the current housing stock is mobile homes. Since 2000, mobile homes have increased by 25%. With demand for low and moderate income housing increasing, mobile homes likely will continue to comprise a large share of the housing stock, especially given the depressed economy and decline in available public assistance programs. In Pierson mobile homes often serve as an accessory use to a principal agricultural activity and the ad valorem tax impacts may be held in check by the contribution of the agricultural enterprise.

**Housing Cost by Tenure.** Table II-6 presents the 2000 Census reported monthly housing cost by tenure for the Town of Pierson.

Monthly Cost	OWNER					RENTER			
	With Mortgage		Without Mortgage		Total		Monthly Rental Cost	Total	
	#	%	#	%	#	%	#	%	
Less than \$200	1	0.0	24	25.8	25	12.7	Less than \$200	14	7.2
\$200 - 299	0	0.0	34	36.5	34	17.3	\$200 - 299	16	8.3
\$300 - 399	7	6.7	23	24.7	30	15.2	\$300 - 499	110	57.0
\$400 - 499	8	7.8	8	8.6	16	8.1	\$500 - 749	23	11.9
\$500 - 599	12	11.5	0	0.0	12	6.1	\$750 - 999	15	7.8
\$600 - 699	16	15.4	2	2.2	18	9.1	\$1,000 - 1,499	0	0.0
\$700 - 799	11	10.7	0	0.0	11	5.6	≥ \$1,500	0	0.0
\$800 - 899	12	11.5	0	0.0	12	6.1	No Cash Rent	15	7.8
\$900 - 999	17	16.3	2	2.2	19	9.7	<b>TOTAL</b>	<b>193</b>	<b>100.00</b>
\$1,000 - 1,249	12	11.5	0	0.0	12	6.1	Median Owner Cost with Mortgage:	\$773/mo.	
\$1,250 - 1,499	4	3.8	0	0.0	4	2.0	Median Owner Cost without Mortgage:	\$266/mo.	
\$1,500 - 1,999	2	1.9	0	0.0	2	1.0	Median Gross Rent:	\$421/mo.	
\$2,000 - 2,499	2	1.9	0	0.0	2	1.0	Median Volusia Co. Rent	\$597/mo.	
<b>TOTAL</b>	<b>104</b>	<b>100.00</b>	<b>93</b>	<b>100</b>	<b>197</b>	<b>100.00</b>	Source: 2000 U.S. Census		

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS

**Median Value of Single Family Homes.** Table II-7 compares the Median value of single family homes in the Town of Pierson with such values in Volusia County during the period 2001 through 2010. The table reveals the general decline in home values after 2006 generated by the recession and home mortgage crisis. However, clearly the value of housing within the Town of Pierson lags that of Volusia County.

PLACE	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 2001-2010
Pierson	61,750	66,500	103,500	108,500	116,000	206,000	156,900	155,000	53,500	150,000	143%
County	106,259	115,900	130,000	150,000	189,126	217,900	200,000	165,000	135,000	116,250	9%

Source: Volusia County Property Appraiser Tax Rolls, compiled by Shimberg Center, Florida Housing Data Clearinghouse, 2010.

**Fair Market Rent.** Table II-8 presents a comparison of HUD fair market rent for the Town of Pierson and Volusia County for 2010. The table indicates that 2010 fair market rents within Pierson and Volusia County are identical and considerably higher than the 2000 rental housing monthly costs and median rent presented in Table II-6.

PLACE	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Pierson	\$652	\$762	\$948	\$1,226	\$1,262
County	\$652	\$762	\$948	\$1,226	\$1,262

Source: FL Housing Data Clearinghouse at Shimberg Center.

**Accommodation Housing Demand of Population: 2000-2010.** Table II-9 presents the Town's 2010 population, household tenure, and housing occupancy/vacancy data. The 2010 US Census reports a 2010 population of 1,736 a 33% decline from the reported 2000 Census population of 2,596. However, the 2010 Census reported a total housing stock of 540 units, an increase of 5% over the 525 units reported by the 2000 Census. Home owned units currently comprise 90% of the Town's home ownership vacancy rate is only 2.9% compared to a rental home vacancy rate of 6.8%. The average household size for owner-occupied housing is 3.19 compared to 4.02 for renter occupied units.

**Future Population: 2010-2030.** Table II-10 presents a population projection by the Shimberg Center at the University of Florida. In 2030, Pierson is projected to have a population of 3897. Table II-11 presents the projected age distribution of the population.

**Future Population: 2010-2030.** Table II-10 presents a population projection by the Shimberg Center at the University of Florida. In 2030, Pierson is projected to have a population of 3897. Table II-11 presents the projected age distribution of the population.

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CHAPTER II FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS

**TABLE II-9: 2010 HOUSING PROFILE AND % CHANGE 2000-2010  
TOWN OF PIERSON, FLORIDA**

Type Housing Unit	#	%	% Change 2000-2010
<b>Total Population by Household and Group Quarters</b>	1,736	100.00	33%
In households	1,674	96.4	
In group quarters [All are non-institutionalized]	62	3.6	
<b>Total Housing Units—Occupancy/Vacancy</b>	540	100.00	5.06
Occupied Housing Units	486	90.00	0.41
Vacant Housing Units	54	10.00	80.00
For Rent	11	2.04	
Rented, Not Occupied	0	0.00	
For Sale Only	10	1.85	
Sold, Not Occupied	3	0.56	
For Seasonal, Recreational or Occasional Use	2	0.37	
All Other Vacant Units	28	5.18	
Homeowner Vacancy Rate (1)	2.9		
Rental Vacancy Rate (2)	6.8		
<b>Housing Tenure</b>			
Occupied Housing Units	486	90.00	0.41
Owner-Occupied Housing Units	336	62.22	- 0.88
Renter-Occupied Housing Units	150	27.78	3.45
Population in Owner-Occupied Housing Units	1,071		
Population in Renter-Occupied Housing Units	603		
Average Household Size of Owner-Occupied Housing Units	3.19		
Average Household Size of Renter-Occupied Housing Units	4.02		

Source: 2010 Census, US Bureau of Census.

Prepared by the Florida Legislative Office of Economic and Demographic Research, May 5, 2011.

- (1) The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units. Vacant units includes those that are "for sale only" and vacant units that have been sold but not yet occupied. Then multiply the quotient by 100.
- (2) The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of vacant renter-occupied units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

**TABLE II-10: Population Projections: 2010—2030  
Town of Pierson**

	2010	2015	2020	2025	2030
Pierson	2667 (1)	2937	3264	3588	3897

(1) The 2010 projection was published prior to the release of the 2010 Census population count (1736).

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, University of Florida. The Clearinghouse is jointly funded by the Florida Housing Finance Corporation (Florida Housing Trust Fund) and the Shimberg Center which manages the Clearinghouse operations.

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Age	Permanent Residents						
	1990	2000	2010	2015	2020	2025	2030
0-4	139	150	139	140	134	125	111
5-9	135	140	142	145	143	135	119
10-14	97	151	80	85	91	92	86
15-19	132	225	105	117	136	139	133
20-24	139	384	279	235	185	202	213
25-29	115	348	276	219	161	180	207
30-34	95	250	307	297	261	222	171
35-39	72	209	310	294	294	233	168
40-44	45	190	246	31	394	378	323
45-49	36	128	173	141	340	327	318
50-54	31	100	185	260	315	394	509
55-59	24	81	123	174	215	304	425
60-64	24	60	73	116	175	247	298
65-69	23	51	64	98	128	182	222
70-74	16	37	39	48	65	105	157
75+	24	92	126	167	227	323	437
<b>Total</b>	1147 (1)	2596	2667	2937	2964	3288	3897

(1) The actual 1990 Census adjusted count was 1148.

Source: Florida Housing Data Clearinghouse at Shimberg Center University of Florida. Jointly funded by the Florida Housing Finance Corporation (Florida Housing Trust Fund) and the Shimberg Center for Housing Studies at the University of Florida, and managed by the Shimberg Center.

The 2010 Census reported the Town of Pierson population at 1,736, a 33% decline from the reported 2000 Census count of 2,596. The Hispanic or Latino component of the Town's population has historically comprised a major share of the Town's agricultural labor force. The 2010 Census listed the Hispanic or Latino population at 940, including 910 Mexicans. The Hispanic or Latino population was listed in the 2010 Census as comprising 54.15% of the Town's total population, a decrease of 42% compared with the 2000 Census of 1,621 Hispanic or Latino population.

The 2000 Census reported a 2,596 resident population for the Town of Pierson, a relatively significant increase over the adjusted 1990 Census adjusted count of 1,148 residents for the Town of Pierson. The 1990 Census adjusted population was due to the prior erroneous inclusion of 1,840 resident group quarters facility that accounted for the original inflated 2,988 resident count.

The Volusia County 2006 Comprehensive Plan Evaluation and Appraisal Report noted that the reliability of the 2000 Census count of 2,596 residents for Pierson would be determined only after the 2010 Census population for Pierson was released. The 2010 Census has reported a count of only 62 persons residing in "non-institutionalized group quarters" within the Town of Pierson as opposed to the 2000 Census count of 974 residents living in such group quarters. The implications of the erroneous population counts should be reviewed by Shimberg Center demographers.

**Minimum Housing Needs of Current and Future Town Residents.** This section projects the minimum housing units required to meet the needs of the projected population. Tables IV-12 through IV-16 of the Housing Element present the household demand for housing within the Town of Pierson for years 2010, 2015, 2020, 2025, and

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2030. The source of these projections is the Shimberg Center for Housing Studies at the University of Florida. The Shimberg Center has a continuing contract with the State of Florida to analyze and project affordable housing needs for the State and the Florida local governments. The Shimberg analytical framework and methodology is applied throughout the State of Florida and Volusia County in respective assessments of housing cost burden presented in the State Consolidated Plan: 2011-2015 and the Volusia County Consolidated Plan: 2010-2014.

As previously documented herein the Shimberg Center population and housing data for 2010 is a projection developed prior to the release of the 2010 US Census population and household counts for the Town of Pierson. By comparison the Shimberg Center 2010 Pierson population and household estimates for 2010 are 2,667 persons and 634 households; whereas, the 2010 Census reported Pierson population and household counts as 1,736 persons and 486 households, respectively. It appears that the Shimberg Center projection relied, at least in part, on the 2000 Census 2,596 resident population count for the Town of Pierson, a relatively significant increase over the adjusted 1990 Census count of 1,148 residents for the Town of Pierson. The 1990 Census adjusted population was due to the prior erroneous inclusion of 1,840 resident group quarters facility that accounted for the original inflated 2,988 resident count. The Volusia County 2006 Comprehensive Plan Evaluation and Appraisal Report noted that the reliability of the 2000 Census count of 2,596 residents for Pierson would be determined only after the 2010 Census population for Pierson was released. The 2010 Census has reported a count of only 62 persons residing in “non-institutionalized group quarters” within the Town of Pierson as opposed to the 2000 Census count of 974 residents living in such group quarters. The implications of the erroneous population counts should be reviewed by Shimberg Center demographers. The 2010 Census count for the Town of Pierson possibly employed greater due diligence relative to the 2000 Census count and appears to be consistent with the logical and gradual growth trends indicated by 1980, 1990 and 2010 Census data. The 2000 Census data, on the other hand, reveals an aberration when viewing trends from 1980 through 2010.

Table II-12 presents the projected minimum housing units to accommodate existing and projected residents of the Town of Pierson. The projection assumes the existing 2010 Census counts as the basis for the existing resident population and housing counts by tenure. The projection used existing Census data for the Town as parameters in projecting the ratio of owner and rental housing units required to meet projected household needs for housing. The methodology yields a projected minimum housing need of 576 additional housing units to accommodate the projected increase of 518 households by 2030—an average of nearly 26 additional households annually that will generate a need for approximately 29 additional housing units between 2010 and 2030.

This estimate includes maintaining the same overall vacancy rate (10%) for the Town of Pierson as reported by the 2010 Census for the Town of Pierson. The Shimberg Center household projections for the Town of Pierson indicate a 1.066 percent rate of growth in households from 2010 (i.e., 634 households) to 2030 (i.e., 1311 households). This growth rate has been applied to the 2010 Census count of households within the Town of Pierson to project the total increase in households for the Town from 2010 (i.e., 486 households counted by 2010 Census) to 2030 (i.e., 1,006 households based on the following calculation:  $1.066 \times 486 \text{ households} = 518 \text{ household increase plus } 486 \text{ existing households}$ ). The household projections for years 2015, 2020, 2025, 2030 were extrapolated using a straight line projection method. The ratio of owner housing units to rental housing units was based on the prevailing 2010 Census ration of 69.13% owner households and 30.86% rental households. The projected need includes additional

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units to maintain necessary flexibility for movement in the housing market and to accommodate seasonal units and other vacant unit. Such additional units comprised 10% (i.e., 54 units) of total housing units (i.e., 540 units) included in the 2010 Census count of households and housing units.

TABLE II-12: MINIMUM HOUSING NEED--TOWN OF PIERSON						
Year	Household Projection	Owner Occupied Units	Rental Occupied Units	Vacant Units	Total Units	Additional Units Needed
2010	486	336	150	54	540	None
2015	616	426	190	68	684	144
2020	745	515	230	83	828	144
2025	875	605	270	97	972	144
2030	1,004	694	310	112	1,116	144

Sources and Notes on Methodology: Table II-8 projections are based on methodology documented in this section. The projections applied a rate of household increased used in the Shimberg Center projected increase in households 2010 through 2030. The Shimberg Center household projections were adjusted downward based on the 2010 US Census count for households within the Town of Pierson. This adjustment is reasonable since the Shimberg Center estimates for population and households within the Town of Pierson were produced prior to the 2010 Census counts for the Town of Pierson were released. The Shimberg Center projection of 2010 population and household counts for the Town of Pierson were 2,667 persons and 634 households; whereas, the 2010 Census reported Pierson population and household counts as 1,736 persons and 486 households, respectively. The projection methodology maintained the Census 2010 ratios for projected housing tenure and overall unit vacancy rates.

**Existing Land Use Profile.** Table II-13, “Existing Land Use Profile”, lists the land use categories utilized by the Volusia County Property Appraiser’s Office with the approximate acreage in each code, rounded to a whole number. The existing land use within and abutting the Town is shown on Figure II-1.

TABLE II-13 EXISTING LAND USE PROFILE TOWN OF PIERSON					
Standard Land Use Code	Existing Land Use	Sub- Total #	%	Acres	% of Total Land Area
53, 61, 63, 66 & 69	Agriculture and Timberland Uses			3,858	57.62%
	Residential Uses			717	10.71%
01	Single Family	608	9.08%		
02 & 07	Mobile/Manufactured Home	103	1.54%		
08	Multi-Family	6	0.09%		
11, 12, 17 21, 25, & 28	Retail Commercial Uses			23	0.34%
41, 46 & 48	Heavy-Commercial and Industrial Uses			50	0.75%
71, 76, 77 & 83	Public/Institutional Uses			189	2.82%
	Airport			110	1.64%
	Vacant and Undeveloped			1,749	26.12%
	<b>TOTAL AREA</b>			<b>6,696</b>	<b>100.00%</b>

- 1. Agriculture & Timberland.** Approximately 3,858 acres or 57.6 percent of the Town’s developed land is in agricultural and timberland use. The vast majority of this land is in fern production, per the Town’s seal, “Fern Capital of the World”. Whether this land will remain in fern production in the future will depend on several factors including but not limited to: climate; the financial feasibility of disease abatement; available labor force; land values;

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and international competition in the fern market

2. **Residential.** Approximately 717 acres of land are currently in residential use (10.71%) of the Town's land area. Single family residential development comprises 608 acres (9.08 %) of the Town's land area. Mobile homes and manufactured housing are accommodated on 103 acres (1.54%) of the Town's developed area. According to 2000 Census data, the median value of owner occupied residential units was \$72,400.
3. **Retail Commercial & Heavy Commercial & Industrial.** Retail commercial development presently occupies approximately 23 acres or about 0.3 per cent of the Town's land area. In 2007, the FLUM was amended to change an additional 18 acres from "Agriculture and Rural Residential" to "General Retail Commercial-(Low Intensity). Commercial developed/undeveloped land is located primarily along the US Highway 17 corridor, the Town's only principal arterial roadway. No regional commercial centers or malls exist within the Town and residents meet their primary shopping needs at retail centers in Deland. Existing Heavy Commercial and Industrial development is primarily in the form of businesses that support the fern growers, packing houses, and truck terminals.
4. **Public & Institutional.** Institutional uses include: public educational institutions; religious institutions; community facilities and parks; private clubs, lodges and halls; and government owned resource protection lands.
5. **Vacant/Undeveloped Land Analysis** Approximately 1,749 acres or 26.12% of the Town's land area is undeveloped. The 412 acre parcel, an aggregate of several parcels, was annexed by the Town in November of 2006 and is proposed for rural residential and agricultural use in the EAR-based Comprehensive Plan Amendment. will be developed residential and considering current FLUM designations will be applied and that there are not severe environmental constraints, the parcel could potentially be developed for 412 units to a maximum of 4,120 residential units. Assuming an average of 2 persons per unit, this land, when developed, could provide housing for additional 824 to 8,240 new residents. It is probably reasonable to assume that development of this parcel is more likely to occur in the 1-3 unit/acre range in keeping with existing development which would provide 412 to 1236 units which would house an additional 824 to 2,472 new residents. If the land is developed to provide housing for an additional 2,472 new residents, the project, alone, would provide sufficient housing to meet the year 2030 population projection shown in Table II-10. Keeping in mind that the 412 acre parcel is only one quarter of the available vacant/undeveloped land in the Town, it is reasonable to assume that there are adequate lands available in the community to meet projected population growth through the year 2030. For example, another 72 acre parcel in this category has had its FLUM designation amended to Medium Density Residential (2 units/acre), which could yield 144 units or housing for 288 new residents.

**Inventory and Analysis of Natural Conditions.** The characteristics of soils, the occurrence of significant vegetation and animal life, the probable frequency and severity of flooding, and other natural conditions are important considerations when deciding appropriate land use patterns. These conditions and their implications for land use are described below.

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**Soils.** (This Section omitted, please Refer to Soils Section in Conservation Element Data Inventory and Analysis)

**Wildlife and Vegetative Communities.** (This Section omitted please Refer to Wildlife and Vegetative Communities Soils Section in Conservation Element Data Inventory and Analysis)

**Existing Use of Commercial, Recreational and Natural Resources.** (This Section omitted please Refer to Existing Use of Commercial, Recreational and Natural Resources Wildlife and Vegetative Communities Section in Conservation Element Data Inventory and Analysis)

**Topography.** (This Section omitted please Refer to Physiography Section in Conservation Element Data Inventory and Analysis)

**Floodplains.** (This Section omitted please Refer to Floodplains Section in Conservation Element Data Inventory and Analysis)

**Wetland Resources.** (This Section omitted please Refer to Wetlands Section in Conservation Element Data Inventory and Analysis)

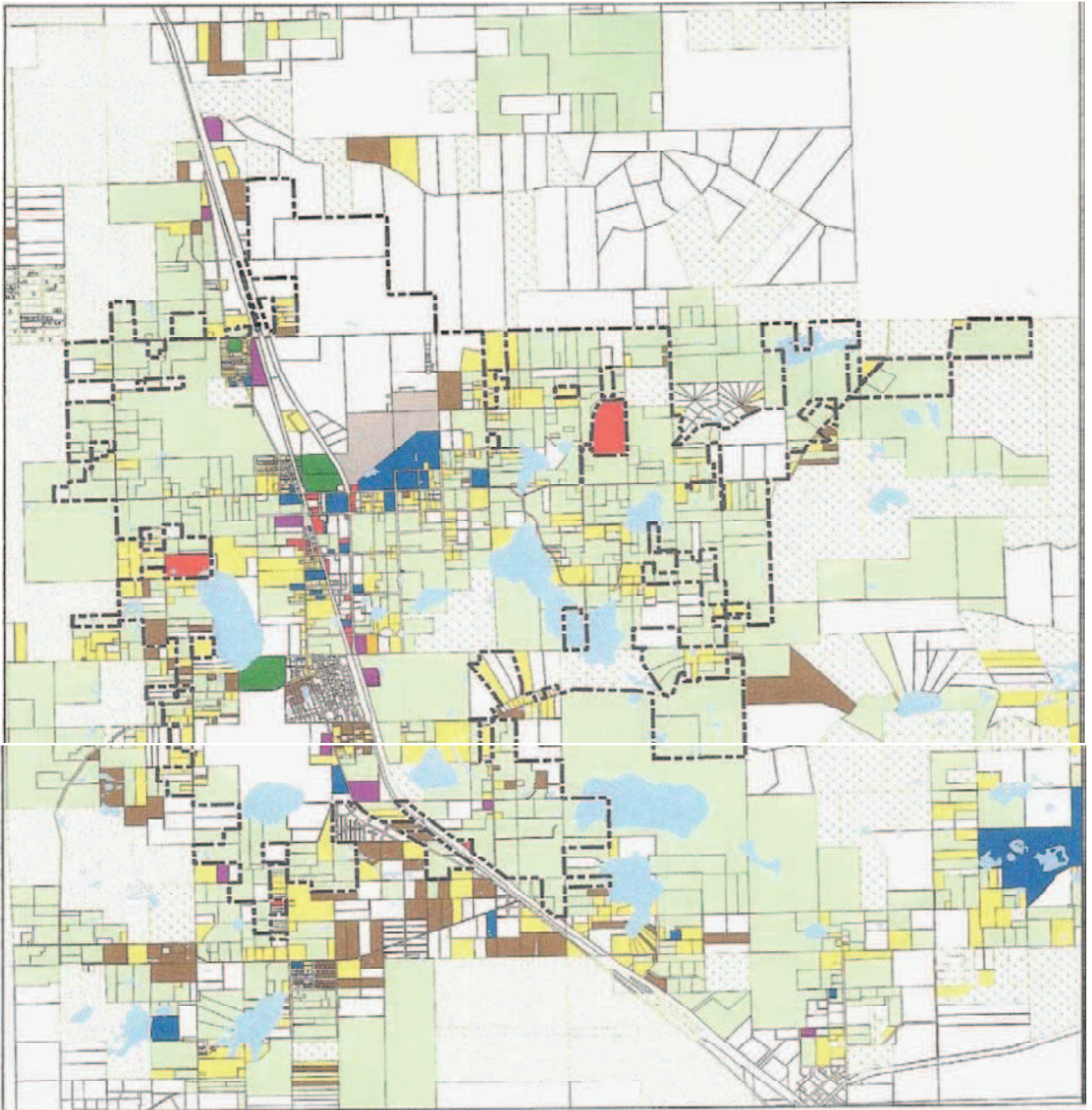
**Lakes, Surface Water Resources.** (This Section omitted please Refer to Lakes Section in Conservation Element Data Inventory and Analysis)

**HISTORIC PRESERVATION.** This section addresses preservation of the Town's housing stock. First, the section identifies the Town's housing stock that is listed within the State Division of Historic Resources (DHR) Master Site File of Historic and Cultural Facilities and addresses program resources that may be available to assist related historic preservation issues. The second subsection addresses general issues related to maintaining or improving the condition of the Town's older homes.

■ **Preserving and Enhancing Awareness of the Town's Historic Housing.** Table II-14 (Refer to Tables VI-1A and VI-B, Historical and Archeological Sites, Conservation Element Data Inventory and Analysis) identifies several housing resources and supportive facilities listed in the Division of Historic Resources (DHR) Master Site File of Historic and Cultural Facilities. Figure II-7 (Refer to Figure VI-7, Historical and Archeological Sites, Conservation Element Data Inventory and Analysis) denotes the location of the historical and cultural resources listed in Table II-14. None of the listed structures appear on the National Registry of Historic Places or Historic Landmarks. Table II-14 also lists a few structures located outside Town's municipal boundaries. DHR identified these sites in case a future Town annexation included such historic structures. If so, the Town may desire to seek a DHR grant for research, rehabilitation, or improved access to a structure that promotes an element of the Town's heritage. The Town should consider adopting policies consistent with accepted principles and practices of historic preservation and compliant with historic preservation statutes included in Chapter 267, FS in order to ensure the preservation of its historic resources and to advance public awareness of state and/or locally significant housing structures exemplifying characteristics of the culture and heritage of the Town of Pierson. For example, the Town should consider applying for state grants from the DHR to advance the identification of historic homes that have existed for 50 or more years but have not been identified in the Master File compiled by the DHR. In addition, grants may be available to determine the local significance of Town structures listed in Table II-14.



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**FIGURE II-2: TOWN OF PIERSON EXISTING LAND USE MAP**



**Existing Land Use  
 Town of Pierson - 2006**

0 0.4 0.8 1.2 1.6 Miles



**Legend**

- |                            |                               |                                |
|----------------------------|-------------------------------|--------------------------------|
| Residential, Single Family | Heavy Commercial & Industrial | Agriculture                    |
| Residential, Multi-Family  | Public and Institutional Uses | Resource Conservation (Public) |
| Residential, Mobile Home   | Air Park                      | Timberland                     |
| Retail Commercial          | Park                          | Vacant/Undeveloped             |

Map prepared by Volusia County Metropolitan Planning Organization using 2006 property tax roll data obtained from Volusia County Property Appraiser.

Source: Town of Pierson Evaluation and Appraisal Report, Adopted April 28, 2009.

**Maintaining or Improving Condition of Town's Older Homes.** The Housing Element revealed that 72% of the Town of Pierson existing housing being is over 30 years old compared with a countywide housing stock having only 51.2% total units over 30 years. The Town needs to take steps to ensure that older housing units characterizing the Town's historic character are properly maintained and may remain a contributing component of the Town's historic character well into the future. Despite the age of the existing housing stock, this housing does not exhibit conditions of severe deterioration. This indicates the existing housing is relatively healthy, and that it provides a solid base for effective housing maintenance programs. Three methods exist for addressing these maintenance issues. The first is code compliance and code enforcement. The second is private market rehabilitation activity, and the third is the provision of rehabilitation assistance for those households which cannot afford to make housing improvements.

**Availability of Public Facilities.** This section addresses the availability of public facilities. Chapter V provides an in-depth perspective of infrastructure issues required to support development. The Traffic Circulation Element addresses transportation issues in greater detail.

**Wastewater Collection and Disposal.** (This Section omitted, please refer to Sanitary Sewer Sub-Element, Utilities Element)

**Solid Waste Collection and Disposal.** (This Section omitted, please refer to Solid Waste Sub-Element, Utilities Element)

**Drainage and Stormwater Management:** (This Section omitted, please refer to Drainage Sub-Element, Utilities Element)

**Potable Water System.** (This Section omitted, please refer to Potable Water Sub-Element, Utilities Element)

**Ground Water Quality and Water Use.** This Section omitted, please refer to Potable Water Sub-Element and Natural Ground Water Aquifer Recharge Sub-Element, Utilities Element)

**Future Land Use and Development Potential of Undeveloped Land.** This section presents a Future Land Use profile based on the Town's adopted Future Land Use Map and presents an analysis of the potential future development of the Town based on the Future Land Use Map.

**Future Land Use Map Profile.** The Town of Pierson Comprehensive Plan Future Land Use Map Profile is presented in Table II-16.

**Potential Maximum Development Base on Future Land Use Map.** Table II-17 presents a projection of the maximum residential units that can be developed in the Town of Pierson based on the maximum densities assigned to the land that may accommodate residential development.

**Projected Development of Major Undeveloped Land.** Table II-18 is a more realistic projection of number of residential units may be accommodated on major undeveloped land within the Town. Major undeveloped parcels are defined for purposes of projecting residential development as those undeveloped parcels exceeding four (4) acres. The table reveals that these parcels can accommodate 287 additional units. Figure II-8 delineates the major undeveloped parcels with numbers keyed to undeveloped parcels tabulated in Table II-18.

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<b>TABLE II-16 FUTURE LAND USE PROFILE: TOWN OF PIERSON</b>		
Future Land Use Designations	Acres	% of Total Land Area
Agriculture & Rural Residential Use	3,794.17	59.80%
Low Density Residential Use	17.23	0.27%
Medium Density Residential Use	156.73	2.47%
Medium Density Mobile Home Use	726.44	11.45%
High Density Residential Use	0.00	0.00%
General Retail Commercial Use	109.94	1.73%
General Retail Commercial Use (Low Intensity)	32.56	0.51%
Heavy-Commercial and Industrial Use	37.80	0.60%
Public/Institutional Use	166.78	2.63%
Recreational Land	55.12	0.87%
Conservation Land Use	1,247.88	19.67%
<b>Total Land Area (Excluding Lakes)</b>	<b>6,344.65</b>	<b>100.00%</b>
Lakes (5.64% of Total Town Area)	379.22	
<b>Total Area of Land and Lakes</b>	<b>6,723.87</b>	

Prepared by Volusia County Growth and Resource Management Department, 2011.

<b>TABLE II-17 PROJECTED MAXIMUM RESIDENTIAL DEVELOPMENT: TOWN OF PIERSON</b>			
Future Land Use (FLU) Designations Accommodating Residential Development  (column 1)	Acres  (column 2)	Maximum Density Allowed (units per acre) (column 3)	Projected Maximum Residential Units
Agriculture & Rural Residential Use	3,794.17	0.2	758
Low Density Residential Use	17.23	1.0	17
Medium Density Residential Use	156.73	2.0	313
Medium Density Mobile Home Use	726.44	3.0	2,179
High Density Residential Use	0.00	10.0	0
Conservation Land Use	1,247.88	0.05	62
Potential Maximum Threshold of Residential Units For each FLU designation stated above multiply column 2 acreage by column 3 maximum density of units per acre to determine maximum units that can be accommodated within each FLU designation.			3,329 Units

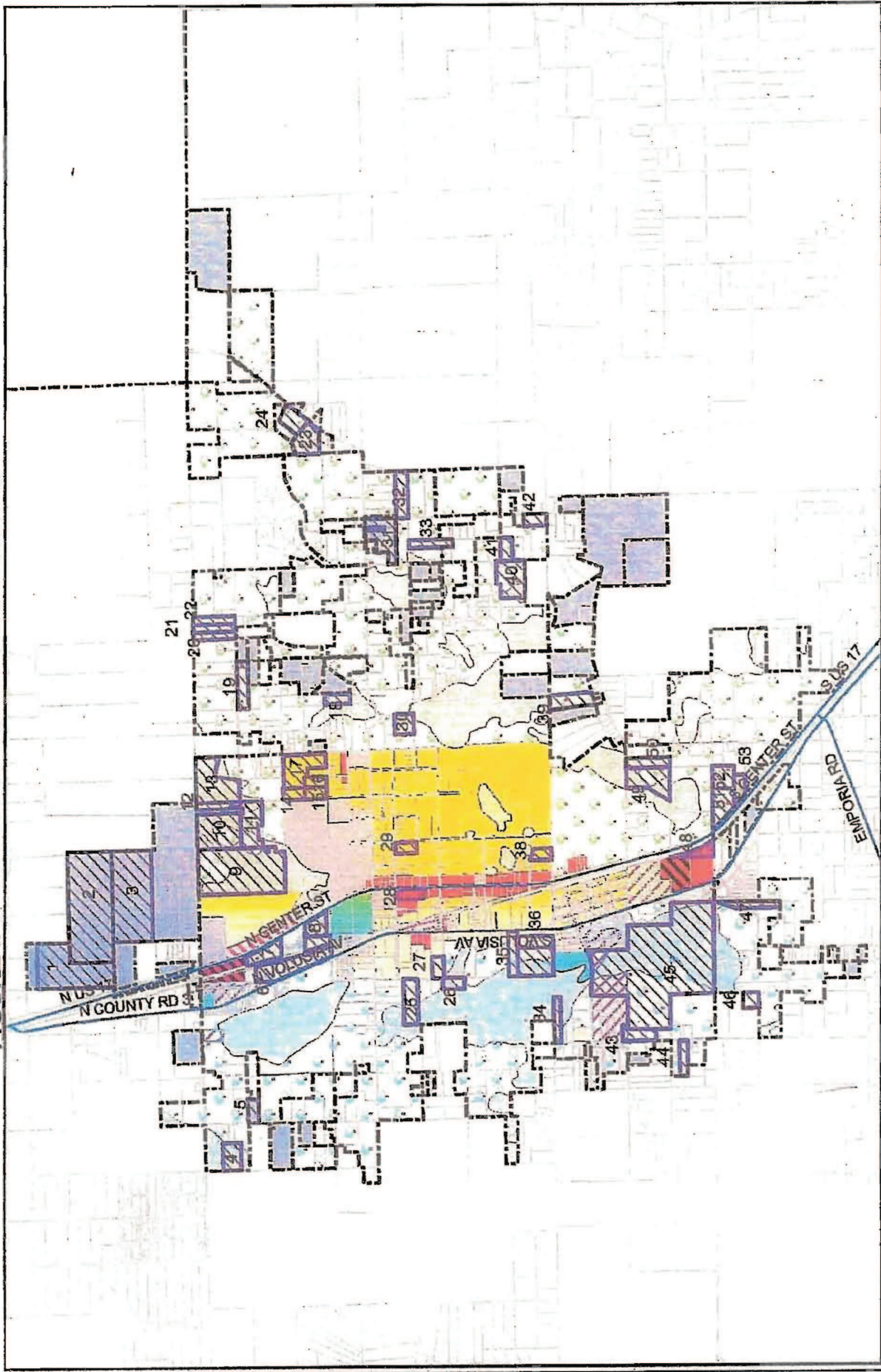
TOWN OF PIERSON COMPREHENSIVE PLAN  
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Table II-18: PROJECTED MAXIMUM BUILDOUT FOR UNDEVELOPED TRACTS OVER FOUR ACRES TOWN OF PIERSON---page 1 of 2										
Map Key #	Parcel #	Acres	Future Land Use	FLU Acres	Total DUs	Ag-RR DUs	Conservation DUs	MDR DUs	MDRMH DUs	GR Com'l Bldg. Area Sq. Ft.
1	470101002000	53.510	55% Cnsvn 45% Ag-RR	29.43 24.08	1.47 4.82	6	6			
2	470101002130	100.718	55% Cnsvn 45% Ag-RR	55.395 45.323	2.77 9.06	11	11			
3	470101002401	73.721	85% Ag-RR 15% Cnsvn	62.663 11.058	12.53 0.55	13	13			
4	482900000030	10.067	85% Ag-RR 15% Cnsvn	8.557 1.510	1.71 0.08	1	1			
5	482801000150	4.844	Ag-RR	4.844	0.97	1	1			
6	470101002870	29.413	Ag-RR	29.413	5.88	5	5			
7	470101002681	10.204	Ag-RR	10.204	2.04	2	2			
8	470101002881	8.122	Ag-RR	8.122	1.62	1	1			
9	482700000281	79.544	80% Ag-RR 20% Cnsvn	63.635 15.909	12.73 0.80	13	13			
10	482700000130	30.572	55% Ag-RR 45% Cnsvn	16.815 13.757	3.36 0.69	4	4			
11	482700000030	19.167	90% Ag-RR 10% Cnsvn	17.250 1.917	3.45 0.10	3	3			
12	482700000060	4.902	Cnsvn	4.902	0.25	1	1			
13	482700000010	30.676	85% Cnsvn 15% Ag-RR	26.075 4.601	1.30 0.92	2	2			
14	482700000190	5.294	MDR	5.294	10.59	10		10		
15	482700000170	5.278	MDR	5.278	10.56	10		10		
16	482700000160	4.795	MDR	4.795	9.59	9		9		
17	482700000140	20.771	MDR	20.771	41.54	41		41		
18	482602000020	5.575	75% Ag-RR 25% Water	4.181 1.394	0.84 0.00	1	1			
19	482600000280	10.325	Ag-RR	10.325	2.07	2	2			
20	482600000111	6.577	Ag-RR	6.577	1.32	1	1			
21	482600000121	6.565	Ag-RR	6.565	1.31	1	1			
22	482600000120	6.560	Ag-RR	6.560	1.31	1	1			
23	482500000030	13.606	Ag-RR	13.606	2.72	2	2			
24	482500000032	9.186	Ag-RR	9.186	1.84	1	1			
26	483300000081	13.206	67% Cnsvn 33% Ag-RR	8.848 4.358	0.44 0.87	1	1			
27	483301000032	5.244	MDR	5.244	10.49	10		10		
28	483405000210	5.504	GRCom'l	5.504						155,840
29	483405000250	4.677	MDR	4.677	9.35	9		9		
30	482602000150	7.578	Cnsvn	7.578	0.38	1	1			
31	483600000180	19.153	Ag-RR	19.153	3.83	3	3			
32	483600000017	11.494	Ag-RR	11.494	2.30	2	2			
33	483600000180	19.153	Ag-RR	19.153	3.83	3	3			
34	483600000160	6.955	Ag-RR	6.955	1.39	1	1			
35	483300000110	8.484	67% Cnsvn 22% Ag-RR 11% MDR	5.684 1.866 0.933	0.28 0.37 1.87	2	2	2		
Map Key #	Parcel #	Acres	Future Land Use	FLU Acres	Total DUs	Ag-RR DUs	Conservation DUs	MDR DUs	MDMH DUs	GR Com'l Bldg. Area Sq. Ft.

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<b>TABLE II-18: PROJECTED MAXIMUM BUILDOUT FOR UNDEVELOPED TRACTS OVER FOUR ACRES TOWN OF PIERSON—page 2 of 2</b>											
Map Key #	Parcel #	Acres	Future Land Use	FLU Acres	Total DUs		Ag-RR DUs	Consvn DUs	MDR DUs	MD MH DUs	GR Com'l Bldg. Area Sq. Ft.
36	483300000120	20.670	80% Consvn	16.536	0.83						
			10% Ag-RR	2.067	0.41	1	1				
			10% Water	2.067	0.00						
37	483300000122	8.253	Ag-RR	8.253	1.65	1	1				
38	483404000610	4.688	MDR	4.688	9.38	9			9		
39	580102000150	12.185	85% Cnsvn	10.357	0.52	1					
			20% Ag-RR	2.437	0.49		1				
40	483500000180	19.954	55% Ag-RR	10.975	2.19	2	2				
			45% Cnsvn	8.979	0.45						
41	483600000090	5.572	Ag-RR	5.572	1.11	1	1				
42	483600000050	5.532	Ag-RR	5.532	1.11	1	1				
43	580200000310	8.182	45% Ag-RR	3.682	0.74						
			40% MDMH	3.273	9.82	10				10	
			15% Cnsvn	1.227	0.06						
44	580300000042	5.541	85% Ag-RR	4.710	0.94	1	1				
			15% Cnsvn	0.831	0.04						
45	580200000260	207.261	55% Cnsvn	113.994	5.70						
			20% Ag-RR	41.452	8.29	76	14			62	
			15% Water	31.089	0.00						
			10% MDMH	20.726	62.18						
46	581100000060	5.031	Ag-RR	5.031	1.01	1	1				
47	581100000101	7.727	Ag-RR	7.727	1.55	1	1				
48	580100000150	5.508	GRCom'l	5.508							239,928
49	580100000096	20.798	62% Cnsvn	12.895	0.64						
			34% Ag-RR	7.071	1.41	2	2				
			4% Water	0.832	0.00						
50	580100000095	8.750	75% Cnsvn	6.563	0.33	1	1				
			25% Ag-RR	2.188	0.44						
51	581200000163	13.151	82% Ag-RR	10.784	2.16	2	2				
			18% Cnsvn	2.367	0.12						
52	581200000164	10.087	Ag-RR	10.087	2.02	2	2				
53	581200000172	5.783	Ag-RR	5.783	1.16	1	1				
<b>TOTALS</b>		<b>1,026.11</b>		<b>1,026.72</b>	<b>302.92</b>	<b>287</b>	<b>113</b>	<b>2</b>	<b>100</b>	<b>72</b>	<b>395,768</b>
Map Key #	Parcel #	Acres	Future Land Use	FLU Acres	Total DUs		Ag-RR DUs	Consvn DUs	MDR DUs	MD MH DUs	GR Com'l Bldg. Area Sq. Ft.

**FIGURE II-8: UNDEVELOPED TRACTS EXCEEDING FOUR ACRES**



**PIERSON**

**PIERSON FUTURE LAND USE**

- No Designation Assigned
- Conservation Lands
- Agriculture & Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Medium Density Mobile Home
- General Retail Commercial (Low Intensity)
- General Retail Commercial
- Heavy Commercial & Industrial
- Public/Institutional
- Recreation Lands
- Undeveloped parcels 4 acres or greater

Prepared by: **Vadala County**  
Growth and Resource Management



**Future Land Use Map Considerations to Prevent Urban Sprawl.** Following is a description of the criteria for avoiding urban sprawl as stated in s.163.3177(6)(a) of the Community Planning Act (CPA):

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
  - i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
  - ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
  - iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
  - v. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
  - vi. Fails to maximize use of existing public facilities and services.
  - vii. Fails to maximize use of future public facilities and services.
  - viii. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
  - ix. Fails to provide a clear separation between rural and urban uses.
  - x. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
  - xi. Fails to encourage a functional mix of uses.
  - xii. Results in poor accessibility among linked or related land uses.
  - xiii. Results in the loss of significant amounts of functional open space.
- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
  - i. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
  - ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
  - iii. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

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- iv. Promotes conservation of water and energy.
- v. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- vi. Preserves open space and natural lands and provides for public open space and recreation needs.
- vii. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.
- viii. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164, FS.



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**INTRODUCTION TO FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES**

This section of the Future Land Use Element presents a specific goal and specific objectives and policies of the Town relative to the type, intensity, pattern, characteristics, and timing of future land use and development. A key component of this Future Land Use Element is the Future Land Use Map, herein depicted as Figure II-A.1 North and Figure II-A.2 South. These two Future Land Use Maps graphically illustrate the objectives and policies that cannot be clearly stated in the text. The text and the maps should be taken together as whole when evaluating the appropriateness of any land use issues, proposed development and change in land use policies or regulations.

**General Guidelines and Principles.** The following six guidelines and principles shall serve as the basis for relating the findings of the Future Land Use Data Inventory and Analysis to the written objectives and policies, as well as the Future Land Use Maps. The guidelines and principles should not be enforced as objectives and policies of the Town, but should be reviewed as necessary to evaluate the reasonableness or appropriateness of the Town's adopted objectives and policies:

1. The Town should continue to reflect a predominately agricultural and rural residential character.
2. Continuation and expansion of agriculture should be promoted. In support of agriculture as a legitimate business activity, all customary accessory uses, including farmworker housing, should be permitted in agricultural areas, Agricultural areas should not be permanently restricted from conversion to other uses; however, their conversion should be managed to ensure it is timely and appropriate.
3. Residential areas of a density greater than one dwelling per acre (non-agricultural areas) should be protected from encroachment by incompatible land uses. Whenever, possible, gradual transitions and/or buffers should be provided between such residential areas and agricultural or commercial activities. Side or rear lot lines are favored over local streets as boundaries between residential areas and incompatible land uses. A collector street is favored over lot lines as a boundary.
4. Except for agriculture and related development, new development should be focused toward designated areas closely surrounding the existing "town core" in support of the State's policy to minimize urban sprawl.
5. Land use and development adjacent to sites of historic significance should be designed so that the scale, intensity, mass and height of buildings and newly introduced land uses are compatible with the surrounding area. Similarly the building footprints and orientation should be arranged to preserve and enhance the significant attributes of such historic sites.
6. Land use and development should occur in a manner that maintains the essential ecological systems, and particularly, preserves as much as possible of the significant attributes of the natural environment, including the undulating topography, the freshwater marshes, the clarity and purity of the surface water, and natural drainage and aquifer recharge functions of the land.

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**FUTURE LAND USE ELEMENT: GOALS, OBJECTIVES, AND POLICIES**

**Goal II-1: Manage and Plan Growth/Development.** The growth and development of Pierson shall be managed consistent with the need to promote economic benefit and enjoyment of natural and man-made resources by the citizenry, while minimizing hazards and nuisances of incompatible land uses, overcrowding, and degradation of the environment.

**Objective II-1: Compliance with Comprehensive Plan Mandated.** No use or development of land shall occur in Pierson except in conformance with adopted Future Land Use Plan.

**Policy II-1.1: Ensuring Compliance with Comprehensive Plan.** The Town's zoning and subdivision regulations and other land use and development regulations shall be utilized as a means of ensuring conformance with the Future Land Use Plan.

**Policy II-1.2: Land Use, Density and Intensity.** The use and density or intensity of development permitted in each of the land use categories indicated on the Town's Future Land Use Map shall be consistent with the following standards:

- a. **Agriculture and Rural Residential Use.** Areas identified for Agriculture and Rural Residential Use are suitable for rural residential uses and agricultural and horticultural activities including silviculture cattle grazing, keeping of livestock, cultivation of crops, cultivation of ornamental plants, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sale or service, and agricultural products distribution. The number of single family dwelling units shall not exceed 1 per five (5) acres.
- b. **Low Density Residential Use.** This category permits single family dwellings and uses and structures which are customarily associated with and incidental to residential development. The number of single family dwelling units shall not be more than 1 per acre.
- c. **Medium Density Residential Use:** This category permits single family dwellings and uses and structures which are customarily associated with and incidental to residential development. The number single family dwelling units shall not be more than 2 per acre.
- d. **Medium Density Mobile Home Use:** This category permits mobile homes, manufactured homes and uses which are customarily associated with and incidental to residential development. The number mobile homes and manufactured homes shall not be more than 3 units per acre.
- e. **High Density Residential Use:** This category permits various types of dwellings and uses which are customarily associated with and incidental to residential development. The number of dwelling units shall be more than 3 dwelling units per acre but less than 10 (ten) per acre.
- f. **General Retail Commercial Use:** Areas so designated on the Town's Future Land Use Plan Map are intended to provide for business, retail, service, office and other commercial enterprises which support the resident and transient populations of the Town and surrounding area.

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This land use category is most appropriately applied to central areas of the Town. The following uses are permitted within the General Retail Commercial Land Use category:

1. Retail sales and services;
2. Office and business uses;
3. Hotels, motels and similar lodging;
4. Parks, recreation, open space and commercial recreation;
5. Community facilities; and
6. Utilities, transportation and communication facilities;

The ratio of building floor area to total site area shall not exceed 0.65. (The ratio is calculated by dividing the building floor area by the site area.)

- g. **General Retail Commercial Use (Low Intensity):** Areas so designated on the Town's Future Land Use Map are intended to provide for business, retail service, office and other commercial enterprises which support the resident and transient populations of the Town and surrounding area at relatively low intensity. This land use category is most appropriately applied outside the central areas of the Town. The following uses are permitted with the General Retail Commercial Land Use (Low Intensity) category:

1. Retail sales and services;
2. Office and business uses;
3. Hotels, motels, and similar lodging;
4. Parks, recreation, open space and commercial recreation;
5. Community facilities; and
6. Utilities, transportation and communication facilities.

The ratio of building floor area to total site area shall not exceed 0.35. (The ratio is calculated by dividing the building floor area by the site area.)

- h. **Heavy Commercial and Industrial Use:** Areas so designated on the Town's Future Land Use Plan Map are intended to provide for wholesale storage; sales and distribution of goods and materials; manufacturing and assembly activities; transportation, utilities and communications; and retail sales and services involving storage, sale and servicing of heavy goods, materials and equipment. The ratio of building floor area to total site area shall not exceed 0.65.

- i. **Public/Institutional Use:** Areas designated as Public/Institutional permit uses that serve the educational, health and social needs of the community and shall include, but shall not necessarily be limited to, the following:

1. Educational facilities such as elementary and secondary schools, both public and private;
2. Places of worship, monasteries and convents;
3. Hospitals and other public health care and social service facilities
4. Nursing homes and homes for the aged;
5. Cemeteries;
6. Municipal, state and federal buildings;
7. Libraries, community and recreational centers, parks, fire and police stations; and
8. Publicly owned and operated transportation facilities, including transit stations, park-and-ride facilities and airports.

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Private medical clinics and group homes shall not be considered as institutional uses.  
The ratio of building floor area to total site shall not exceed 0.65.

- j. **Fern production and other ornamental horticulture** shall be permitted in all land use categories.
- k. **Recreation Land:** Areas so designated are intended to provide for parks, recreation facilities and open spaces which serve public recreation needs and/or protect and conserve natural functions of land and water areas. Impervious surface parcels coverage shall be limited to fifty percent (50%) of the total parcel area for user-oriented recreational sites and five percent (5%) for passive recreational sites.
- l. **Conservation.** Future development and redevelopment activities shall be directed away from areas depicted on the Future Land Use Map as "Conservation" where such activities are not compatible with the extreme soil wetness or instability, high potential for flooding, wetlands, and suitability for habitat of threatened or endangered species known to inhabit the area. Publicly owned lands that lie within the Conservation land use category are limited to resource-based, passive recreation and open space uses such as walkways, piers, and docks elevated on pilings. On privately owned lands designated by the Future Land Use Map as Conservation, the density shall be limited to single family residences not exceeding one (1) dwelling per twenty (20 acres). Clustering of structures on the upland portions of building sites shall be required; a minimum 25-foot buffer adjacent to wetlands and water bodies shall be required; and the native vegetation shall be maintained within the wetlands and buffers as undisturbed open space.

**Policy II-1.3: School Planning Coordination and Consistency.** Consistent with Public School Facility Element Objective X-1.1, in order to collaborate and coordinate with the School Board of Volusia County to provide and maintain a public education system which meets the needs of Volusia County's current and future population, the Town of Pierson shall implement and maintain mechanisms designed to coordinate with the School Board to provide consistency between local government comprehensive plans and public school activities and programs. The Town shall implement coordination of school planning issues, reporting procedures, and provision of meeting agendas and staff reports to School Board representatives in carrying out such coordination pursuant to Public School Facility Element Policies X-1.1.1 through X-1.1.3, respectively. Public elementary-, middle- and high-schools shall be considered essential infrastructure, as necessary as roads, potable water and sanitary sewers for support of residential development, and shall be considered in initial planning for residential development.

**Policy II-1.4: School Siting and Future Land Use Map Designations Accommodating Public Schools.** Consistent with Objective X-1.2 "School Facility Siting," of the Public School Facility Element, in order to coordinate with the School Board on the planning and siting of new public schools and ancillary facilities to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the comprehensive plan, the Town of Pierson shall assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan. As stated below schools shall be permitted in all future land use classifications except for the Heavy Commercial and Industrial Use, Conservation and Recreation Future Land Use

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Future Land Use Designations	Schools Permitted or Not Permitted
Agriculture and Rural Residential	Schools Permitted
Low Density Residential	Schools Permitted
Medium Density Residential	Schools Permitted
High Density Residential	Schools Permitted
Public/Institutional	Schools Permitted
General Retail Commercial	Schools Not Permitted
General Retail Commercial (Low Intensity)	Schools Not Permitted
Heavy Commercial & Industrial	Schools Not Permitted
Conservation	Schools Not Permitted
Recreation Land	Schools Not Permitted

**Policy II-1.5: Location, Acquisition, Phasing and Development of Future School Sites and Ancillary Facilities.** Consistent with Public School Facility Element Policy X-1.2.2, coordination of the location, acquisition, phasing and development of future school sites and ancillary facilities shall be accomplished through the procedures adopted in the interlocal agreement. Proposed school sites shall be located away from industrial uses, railroads, and similar land uses to avoid noise, odor, dust and hazards.

**Policy II-1.6: Avoidance of Incompatible Land Use and School District Participation in Review of Proposed Development Adjacent to Schools.** Consistent with Public School Facility Element Policy X-1.2.5, the Town of Pierson shall protect schools and land banked school sites from the adverse impact of incompatible land uses by providing the School District with the opportunity to participate in the review process for all proposed development adjacent to schools. In order to minimize potential adverse impacts resulting from traffic and school yard noise, proposed school sites shall be located away from, or shall be buffered from, hospitals, adult communities, nursing homes, and similar uses.

**Policy II-1.7: Joint Coordination, Planning and Written Agreements for On- and Off-Site Improvements to Serve New School Projects.** Consistent with Public School Facility Element Policy X-1.2.3, the Town of Pierson and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school. If deemed necessary, the parties may enter into a written agreement as to the timing, location, and party or parties responsible for constructing, operating and maintaining the required improvements. School sites shall be located within areas served by requisite public facilities and such sites shall be promote compact growth and be consistent with the Town’s adopted Public School Facility Element. In addition consistent with Public School Facility Element, Policies X-1.2.4 and X-1.2.6, the Town shall implement the following policy components:

1. *Acquisition and Use of Land Banked Sites for School Facilities Serviced In Advance with Adequate Infrastructure.* The Town of Pierson shall encourage the School Board to land bank sites for future use as school facilities. The Town of Pierson shall coordinate with the School Board on the acquisition and use of land banked sites in the same manner as established for other sites in order to ensure adequate infrastructure is planned and and constructed in advance of school construction.

2. *Infrastructure Planning to Service Schools and Land Banked School Sites.* In developing capital improvements plans and programs for public services, the Town of Pierson shall consider required infrastructure to service existing and proposed schools and any land banked school sites.

**Policy II-1.8: Centrally Locate School Sites in Intended Attendance Zones; Exceptions.** Proposed school sites shall be centrally located within their intended attendance zones, to the extent possible. An exception to this central location policy may be allowed for high schools because the large land area they require is usually not available at preferred location.

**Policy II-1.9: School Location Criteria to Ensure Sufficiently Large School Site Size.** Proposed school sites shall be sufficiently large to ensure that buildings, ancillary facilities, and future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally hazardous areas, and will not interfere with historic or archaeological resources.

**Policy II-1.10: Enhance Community Design and School Accessibility by Coordinating Planning for Expansion and Rehabilitation of Existing Schools.** Consistent with Public School Facility Element, Objective X-1.3 and Policy X-1.3.1, in order to enhance community and neighborhood design through effective school facility design and siting standards and to encourage the location and design of school facilities that serve as community focal points and are compatible with surrounding land uses, the Town of Pierson shall coordinate with the School Board on opportunities for planned expansion and rehabilitation of existing schools and application of enhanced design of neighborhood improvements and redevelopment, For instance, proposed school sites shall be reasonably accessible without creating or contributing significant hazards for pedestrians, bicyclists, and motorists.

**Policy II-1.11: Reduce Hazardous Walking Conditions.** Consistent with Public School Facility Element Policy X-1.3.4, the Town of Pierson shall reduce hazardous walking conditions consistent with Florida's safe ways to school program. In conjunction with the School Board, the Town of Pierson shall implement the following strategies:

1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools and shall connect to the neighborhood's pedestrian network.
2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.
3. In order to ensure continuous pedestrian access to public schools, the Town of Pierson shall consider infill sidewalk and bicycle projects connecting networks serving schools as part of the annual capital budget process. Priority shall be given to hazardous walking conditions pursuant to Section 1006.23, Florida Statutes.
4. The Town of Pierson shall coordinate with the Metropolitan Planning Organization to maximize the funding from the Florida Department of Transportation and other sources that may be devoted to improving pedestrian networks serving schools.



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**Policy II-1.12: Emergency Shelters as a Component of New, Expanded or Rehabilitated School Facilities.** Consistent with Public School Facility Element Policy X-1.3.5, the Town of Pierson and the School Board shall coordinate with Volusia County Emergency Services on efforts to build new school facilities, and facility rehabilitation and expansion, to be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

**Policy II-1.13: Opportunities to Co-Locate and Share the Use of Public Facilities.** Consistent with Public School Facility Element Policy X-1.3.3, the Town of Pierson shall look for opportunities to co-locate and share the use of public facilities when preparing updates to the comprehensive plan's schedule of capital improvements and when planning and designing new or renovating existing, community facilities. Co-located facilities shall be governed by a written agreement between the School Board and the Town of Pierson specifying operating procedures and maintenance and operating responsibilities

**Policy II-1.14: Collaboration with School Board on Public Facilities Near Public Schools.** Consistent with Public School Facility Element Policy X-1.3.2, the Town of Pierson shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

**Policy II-1.15: Coordinate Comprehensive Plan Amendment and Development Orders with School Capacity.** Consistent with Public School Facility Element Objective X-1.3.2, the Town shall manage the timing of new development to coordinate with adequate school capacity as determined by the Volusia County School District and implementation measures are established in the Public School Facility Element Policies X-1.4.1 through X-1.4.4.

**Policy II-1.16: Implement Public School Concurrency Program, Level of Service Standards, and Intergovernmental Coordination and Capital Improvement Programming and Budgeting Policies.** Consistent with the Town shall implement public school facility concurrency program objectives, policies, principles, and standards as established in the Public School Facility Element (PSFE) Objectives X-2.1 through X-2.5 and through implementation Policies associated with each of these objectives, as well the Intergovernmental Coordination Element objectives and policies related to school concurrency, capital improvement programming/budgeting and school facilities planning, including required exchange of demographic, development, and housing information impacting school facilities planning.

**Objective II-2: Implementing the Comprehensive Plan and Adopted Future Land Use Map.** The Town shall continue to enforce its Uniform Land Development Regulations (ULDR) to provide the specific and detailed provisions necessary to implement the Comprehensive Plan and to comply with the requirements of Section 163.3202, F.S., including implementation of the Future Land Use Map Series hereby incorporated into the Future Land Use Element Goals, Objectives and Policies.

**Policy II-2.1: Promote Land Use Pattern Consistent with Future Land Use Map.** The Town shall use the ULDR to promote the pattern of land use and development expressed by the Town's adopted Future Land Use Map.

**Policy II-2.2: Regulatory Measures Must Mandate Density and Intensity Consistent with Policy II-1.2.** The Town shall continue to ensure that the ULDR are consistent with the density

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and intensity standards indicated in Policy II-1.2 above.

**Policy II-2.3: Maintain Performance Standards.** The Town shall continue to enforce the ULDR performance standards for:

1. Maintaining adequate buffers and transitions between potentially incompatible land uses;
2. Preserving open space and protecting trees and other significant vegetation;
3. Promoting safety and security with appropriate building setbacks, orientation, lighting and access;
4. Protecting significant historic and archaeological sites and structures; and
5. Protecting public potable water supply wells from contamination.

**Policy II-2.4: Criteria for Subdivision of Land.** The Town shall continue to enforce the ULDR provisions that ensure that the subdivision of land results in lots that are:

1. Adequately sized for the intended use;
2. Safely and conveniently accessible from the public road network;
3. Provided with adequate potable water, sanitary sewer, and stormwater management facilities; and
4. Arranged to minimize potential conflicts with nearby incompatible uses or to promote interaction with nearby compatible uses, if appropriate.

**Policy II-2.5: Plan to Avoid Incompatible Uses.** In order to minimize land use conflicts, the use of a street, particularly a local street, as a boundary line between residential and commercial land uses shall be avoided. Whenever possible, a rear property line or physical barrier such as a railroad or canal shall be used as a barrier between such potentially incompatible uses.

**Policy II-2.6: Criteria for Planning New Residential Development and Traffic Circulation.** Access to and traffic circulation within new residential developments shall be arranged to promote social interaction with other residential areas, and to facilitate convenient access to nearby commercial and recreational locations without encouraging commercial traffic to flow through such residential areas.

**Policy II-2.7: Discourage Commercial Traffic in Residential Areas.** Access to and traffic circulation within new commercial developments shall be arranged to discourage the flow of commercial traffic through nearby residential developments.

**Policy II-2.8: Manage Signage to Prevent Visual Disarray and Clutter while Promoting Business.** The Town shall continue to enforce the ULDR sign provisions to ensure that new and replacement signs shall adhere to the community standard for aesthetics and minimize confusion that results from visual disarray, while allowing reasonable identification and promotion of businesses.

**Policy II-2.9: Ensure Effective On-site Stormwater Management.** The Town shall continue to enforce the ULDR provisions that ensure that new development and redevelopment will provide on-site stormwater management consistent with the objectives and policies of the Drainage Sub-element.

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**Policy II-2.10: Appearance; Landscaped Open Space; Incompatible Uses; Prevent Overcrowding and Fire Hazards.** The Town shall continue to enforce the ULDR provisions that ensure that new development and redevelopment will provide landscaped open space as needed to minimize conflicts between incompatible uses, to prevent overcrowding, to reduce the potential for the spread of fire, to maintain air circulation, and to promote an attractive, open community appearance.

**Policy II-2.11: On-site Parking and Traffic Circulation.** The Town shall continue to enforce the ULDR provisions that ensure that new development and redevelopment will provide adequate on-site vehicular parking and safe and convenient on-site traffic circulation.

**Objective II-3: Non-Conforming Uses.** Existing uses which do not conform to the Future Land Use Plan shall be eliminated by attrition or brought into conformance.

**Policy II-3.1: List and Describe Non-conforming Uses and Structures.** The Town shall compile a list and description of all existing uses and structures that do not conform to the Future Land Use Plan.

**Policy II-3.2: No Expansion of Non-Conforming Uses.** No development permits shall be issued by the Town allowing the expansion of a non-conforming use.

**Policy II-3.3: Criteria for Regulating Non-Conforming Uses upon Destruction.** If destroyed, a non-conforming use shall not be re-established. A structure shall be deemed to be “destroyed” if, by act of man or nature, its value is reduced more than fifty (50) percent of its assessed value on the latest Volusia County tax roll.

**Objective II-4: Criteria for Locating Future Land Uses Near Areas Designated “Conservation”.** Future development and redevelopment activities shall be directed away from areas depicted on the Future Land Use Map as “Conservation” where such activities are not compatible with the extreme soil wetness or instability, high potential for flooding, wetlands, and suitability for habitat of threatened or endangered species known to inhabit the area.

**Policy II-4.1: Limitation on Use of Publicly Owned Land in Areas Designated “Conservation”.** Publicly owned lands that lie within the Conservation land use category are limited to resource-based, passive recreation and open space uses such as walkways, piers, and docks elevated on pilings.

**Policy II-4.2: Limitation on Use and Density of Privately Owned Land in Areas Designated “Conservation”.** On privately owned lands designated by the Future Land Use Map as Conservation, the density shall be limited to single family residences not exceeding one (1) dwelling per twenty (20) acres).

**Policy II-4.3: Buffer Restriction Adjacent to Wetlands and Water Bodies.** Clustering of structures on the upland portions of building sites shall be required; a minimum 25-foot buffer adjacent to wetlands and water bodies shall be required; and the native vegetation shall be maintained within the wetlands and buffers as undisturbed open space.

**Policy II-4.4: Policy Applicable to Privately Owned Wetland Lots with Insufficient Adjacent Upland to Permit Use without Encroaching Wetland.** For privately owned lots of

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CHAPTER II FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

record on August 27, 1991 that lie entirely within wetlands or do not contain sufficient uplands to permit use of the property without development in the wetlands, then the amount of development is limited to the minimum amount necessary to permit construction of a dwelling on pilings. The Town may vary setback requirements to allow transfer of the density from the wetlands to the upland portion of the site; however, when setback reductions cannot accommodate the location of the dwelling, compensatory mitigation of wetland of the same type, form and function shall be required. Creation of new wetlands as mitigation shall avoid ecologically valuable uplands including, but not limited to bird nesting colonies, migratory wildlife corridors and rare or endangered ecosystems.

**Policy II-4.5: Restrictions on Toxic and Hazardous Materials in Areas Designated Conservation.** Land uses requiring the generation, use or storage of toxic or hazardous materials or waste shall be prohibited in the Conservation land use category (and within any other wetland).

**Objective II-5: Restrictions on Silviculture Activities to Protect Wetlands and Surface Waters.** Silviculture activities may be undertaken on privately owned lands and are to be conducted in a manner compatible with the need to protect and conserve natural resources associated with wetlands and surface waters.

**Policy II-5.1: Silviculture Activities to Comply with Best Management Practices.** Silviculture activities shall follow the best management practices outlined in the publications titled "Silviculture Best Management Practices Manual" (Revised May 1990), Florida Department of Agriculture and Consumer Services, Division of Forestry) and "Management Guidelines for Forested Wetlands in Florida" (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) except that:

1. The Prime Streamside Management Zone criteria shall be applied within one-hundred fifty (150) feet of Outstanding Florida Waters and Class I and II Waters as classified by the Florida Department of Environmental Protection; and
2. The Primary Streamside Management Zone criteria shall be applied within seventy-five feet of perennial streams greater than thirty (3) feet in width for Class III Waters.

**Policy II-5.2: Criteria for Managing Silviculture Activities to Maintain Ecological Integrity of Wetlands.** In order to maintain the overall ecological integrity of the wetlands community, select cuts, small clear cuts or other irregularly shaped harvesting techniques will be allowed provided:

1. Viable populations of the endangered and threatened species and species of special concern found on-site can be maintained on-site;
2. Harvests are planned to provide for varying age and height diversity, supporting a variety of vegetative succession stages within the overall wetland ecosystem;
3. The natural hydrology and hydroperiod of wetlands are maintained and state water quality standards are not violated;
4. There is no conversion of wetland systems to upland systems; and
5. There is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to wetlands compatible with the type form, and function those adjacent

**Policy II-5.3: Re-Evaluation of Silviculture Policies to Maintain Consistency with Best Management Practices.** The silviculture policies of this plan will be re-evaluated when the

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

Florida Department of Agriculture and Consumer Services prepares new guidelines and best management practices, and the Town will consider amending this plan to be consistent with these new provisions.

**Objective II-6: Development Limitation to Maintain Level of Service Standards.** Limit development as necessary to maintain the level of service standards adopted as part of the Capital Improvements Element of the Town's Comprehensive Plan.

**Policy II-6.1: Concurrency and Availability of Public Services.** The Town shall ensure that public facilities and services will be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of facilities and services necessary to serve the proposed development at the adopted level of service standard.

**Policy II-6.2: Concurrency Management Program.** The Town shall continue to enforce Article IV, ULDR, Consistency and Concurrency Determinations, of their ULDR, that establishes detailed procedures, guidelines and accountability for ensuring that the adopted level of service standards will be maintained.

**Objective II-7: Protection of Historic Sites and Structures.** Any historic sites and structures that may be officially recognized by the Town, the State or federal government as historically significant shall be protected from encroachment by incompatible land use activities.

**Policy II-7.1: Eligibility for the National Register of Historic Places.** The Town shall ensure that all historical sites and structures eligible for inclusion on the National Register of Historic Places will be submitted to the US Department of the Interior for inclusion on the Register.

**Policy II-7.2: Priority Given to Adaptive Re-Use of Historic Structures.** Adaptive re-use of historic structures in a manner that will preserve the historic value of such structures shall be given priority over re-use and redevelopment that would reduce their historic value.

**Policy II-7.3: Voluntary Assistance from Available Historians and Archaeologists.** The Town shall continue, with voluntary assistance from historians and archaeologists as may be available, to identify significant historic sites and structures.

**Objective II-8: Ensure Availability of Suitable Land for Necessary Utility Facilities.** The Town shall ensure the availability of suitable land for utility facilities necessary to support existing and future development as outlined by the Future Land Use Element.

**Policy II-8.1: Require Dedication of Adequate Land Area in New Developments for Needed Public Facilities.** The Town shall continue to enforce its Uniform Land Development Regulations which require dedication of adequate land area in new developments for the provision and maintenance of utility facilities needed to serve such developments.

**Policy II-8.2: Allow Essential Utilities and Structures as Permitted Uses.** The Town shall continue to enforce its Uniform Land Development Regulations which allow essential utility uses and structures as permitted uses throughout the Town. Essential utility uses and structures shall be defined as publicly owned or regulated utility distribution systems for gas,

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

water, sewer, telephone, television, radio or electricity of 230 kilovolts or less including poles, wires, mains, drains, sewers, pipes, conduits, cable towers, and antennas 70 feet or less in height, and other similar equipment and accessories which are necessary for furnishing of service by such public utilities, but not including electric power plants, substations, water tanks, gas transfer station, and water and sewage treatment plants, buildings, and municipal water supply wells.

**Policy II-8.3: Future Utility Needs and Required Consideration in Comprehensive Plan.**

Upon notification by any public or private utility company of a need for a site for any utility facility intended to provide service to the residents or businesses of Pierson, the Town shall include consideration of such facility in the Comprehensive Plan.

**Objective II-9: Pierson Airport to Continue as a Public General Use Aviation Facility.** The Town shall operate and maintain the Pierson Airport as a general use aviation facility, open to the public.

**Policy II-9.1: Restrict and Control Airport Access to Promote Safety and Security.**

Access to and within the airport property shall be restricted and controlled to promote safety and security. Direct access from adjoining private property shall be prohibited.

**Policy II-9.2: Limit Uses and Structures on Airport Property.** Land uses and structures on airport property shall be limited to those that are customarily associated with and related to general aviation.

**Objective II-10: Annexation Agreement to Sustain Agricultural Industry, Compatible Economic Development, and Job Creation within Pierson.** Establish an Intergovernmental Agreement with Volusia County to achieve opportunities for annexation supportive to continued preservation and development of the Town's agricultural industry, diversification of the town's economic base, to retain a labor force and promote job creation within Pierson as elaborated in the following policy.

**Policy II-10.1: Implement Annexation Agreement that Assists in Sustaining the Town's Economic Development and Promotes Retention and Expansion of Job Opportunities.**

In coordination with Volusia County, the Town shall develop a memorandum of understanding, interlocal agreement, or other mutually acceptable formal mechanism that includes future land use and intergovernmental coordination objectives and policies for establishing an annexation boundary agreement, including guidelines, principles, strategies, and criteria for accommodating future land use needs supportive to the Town's agricultural industry, diversification of the Town's economic base, retention of the Town's labor force, and promotes job creation within the Town of Pierson in an energy efficient manner. The intent is to promote rural land stewardship, protect and allow diversification of viable agriculture operations and related activities within the Town over the long-term, while generating jobs not solely dependent upon, but compatible with and complement existing agricultural operations. The intent is to encourage creation and expansion of industries that use agricultural products in

innovative ways and to accomplish such actions in a manner that does not promote urban sprawl and fosters shorter travel distances from home to work and promote energy efficiency.

**Objective II-11: Avoidance of Urban Sprawl.** The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl by applying the implementing the following considerations in rendering action on regarding amendments to the Comprehensive Plan Future Land Use Element.

**Policy II-11.1: Criteria Governing Determinations of Urban Sprawl.** The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below.

- a. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
  - i. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
  - ii. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
  - iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - iv. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
  - v. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
  - vi. Fails to maximize use of existing public facilities and services.
  - vii. Fails to maximize use of future public facilities and services.
  - viii. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
  - ix. Fails to provide a clear separation between rural and urban uses.
  - x. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
  - xi. Fails to encourage a functional mix of uses.
  - xii. Results in poor accessibility among linked or related land uses.
  - xiii. Results in the loss of significant amounts of functional open space.
- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
  - i. Directs or locates economic growth and associated land development to  
  
geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

TOWN OF PIERSON COMPREHENSIVE PLAN

CHAPTER II FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

- ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- iii. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- iv. Promotes conservation of water and energy.
- v. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- vi. Preserves open space and natural lands and provides for public open space and recreation needs.
- vii. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.
- viii. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

**Objective II-12: Plan for High-Tech Small Scale Central Wastewater Treatment Facilities.**

The Town shall promote and encourage the use of new high-tech innovations in environmentally compatible small scale central wastewater treatment facilities.

**Policy II-12.1: Use of Small Scale Wastewater Treatment Plants to Promote Economic Development.** The Town will encourage the use of small scale wastewater treatment systems in new commercial developments when the scale of the project makes the use of such systems a practical and feasible alternative to septic tanks.

**Objective II-13: Ensure Adequate Potable Water Supply and Quality Consistent with Existing and Future Population Demands.** In order to meet the goal of providing adequate quantity and quality of potable water to meet the demands of the present and future population for consumption and other purposes, no use or development of land shall occur in Pierson unless adequate water system capacity is available or will be available when needed to serve the development.

**Policy II-13.1: Potable Water Level of Service.** A level of service standard of 56 gallons per capita per day (total demand for all users/current population) is hereby adopted, and shall serve as the basis for determining the availability of adequate water system capacity.

**Policy II-13.1.2: Regulatory Measures to Ensure Availability of Adequate Water Supply.** The Town shall not issue development orders or development permits without first determining whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy per the Town's potable water concurrency system of its Land Development Regulations.

**Policy II-13.3: Potable Water Interlocal Agreement with Volusia County.** The Town, in accordance with the Volusia County Comprehensive Plan, shall enter into an interlocal agreement with the county for those portions of its potable water service area outside the Town's corporate limits.



**Objective II-14: Five-Year Schedule of Capital Improvement Needs and Annual Update.** The Town shall maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvements Element of this Plan.

**Policy II-14.1: Implementing Projects in Capital Improvement Program.** Potable water facility projects shall be undertaken consistent with the Plan's Capital Improvements Element.

**Policy II-14.2: Ensure Improvements Compatible with LOS Standards.** All improvements for replacement, expansion or increase in capacity of the potable water system shall be compatible with the adopted level of service standards for the facility.

**Policy II-14.3: System Improvement Costs.** To the greatest extent possible, the cost of providing potable water system improvements will be borne by those benefiting from such improvements.

**Policy II-14.4: Principles for Determining Equitable Payment of Improvement Costs.** New developments shall be required to pay the full cost of potable water system improvements needed to serve only those developments, and the proportionate cost of improvements needed to serve more than one development.

**Policy II-14.5: Town's 10 Year Water Supply Facilities Work Plan FY 2010-2020 and Plan Update.** The Town of Pierson's 10 Year Water Supply Facilities Work Plan, (WSFWP), FY 2010-FY 2020 was adopted as a part of the Potable Water Sub-Element's Data Inventory & Analysis and Goals, Objectives and Policies on August 24, 2010. The Plan shall be updated, at a minimum, every 5 years within 18 months after the St. John's River Water Management District approves its updated regional water supply plan. The work plan identifies existing and projected water use and existing and alternative potable water sources, evaluates/updates the Town's conservation and reuse efforts and identifies capital improvement projects necessary to meet the needs of existing and projected development.

**Objective II-15: Water Conservation and Demand Reduction.** The Town recognizes the importance of water conservation and will continue to implement water conservation practices. The Town will also explore options to develop Alternative Water Supplies, AWS, to reduce potable water demand.

**Policy II-15.1: Water Saving Fixtures in New Construction and Rehabilitation.** The Town shall continue to enforce building code requirements for water saving fixtures in new construction and substantial rehabilitation.

**Policy II-15.2: Waterwise Landscaping.** The Town shall ensure the removal of plants that require high water consumption when redeveloping Town properties and replace with water-wise landscape materials. All new developments within the Town shall utilize waterwise landscape materials.

**Policy II-15.3: Use of Low Impact Development Techniques.** The Town shall amend the Land Development Code to promote and encourage the use of low impact development techniques such as the Florida Water Star<sup>SM</sup> program.

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

**Policy II-15.4: Water Conservation Plans.** The Town shall require the establishment of a water conservation plan for new subdivisions and planned unit developments. Each plan shall include at a minimum the following: installation of low flow fixtures, indoors and outdoors; use of waterwise landscape materials; and annual water audits performed by a certified water auditor.

**Policy II-15.5: Investigating Grant Opportunities.** The Town will investigate grant opportunities to finance stormwater for irrigation and other nonpotable uses in the community.

**Policy II-15.6: Implementing WMD Lawn and Landscape Irrigation Rule.** The Town will adopt an ordinance by December, 2011 that implements SJRWMD's lawn and landscape irrigation rule.

**Policy II-15.7: Enforcing Watering Restrictions.** The Town will enforce watering restrictions consistent with the District's lawn and landscape irrigation rule.

**Policy II-15.8: Water Distribution System Conservation Measures.** The Town shall continue to implement the following water distribution system conservation measures:

- a. Continue Implementation of an inclined block rate structure.
- b. Perform meter calibrations, water audits and a leak detection programs to reduce the potential for any wasteful system losses.
- c. Continue the customer education program and expand where financially feasible.
- d. Continue to ensure that all service connections are metered.
- e. Maintain all water meters.
- f. Continue to disallow master water meters.
- g. Continue to implement the water conservation plan received by SJRWMD on September 7, 2007.
- h. Provide incentives for water conservation in new developments.
- i. Implement public education and outreach programs.

**Policy II-15. 9: Reducing Average Potable Water Demand.** The Town shall explore and study methods to reduce average potable water demand with particular emphasis placed on reducing landscape irrigation.

**Policy II-15.10: Financially Feasible Alternative Water Supply (AWS).** The Town will explore all financially feasible AWS efforts that can be implemented by the Town.

**Policy II-15.11: Using Lower Quality Water Source for Non-Potable Needs.** The Town shall utilize lower quality sources of water for nonpotable needs when such sources (storm water, surface water, reclaimed water) are available and financially feasible.

**Objective II-16: Coordinate Stormwater Management Planning with Water Management District.** The Town shall coordinate with the St. Johns River Water Management District (SJEWMD) and support efforts of the District to develop and implement a regional stormwater master plan to protect surface and groundwater quality and quantity.

**Policy II-16.1: Funding and Implementing a Stormwater Master Plan.** The Town will coordinate with SJRWMD to achieve the development and implementation of a stormwater master plan to protect and enhance the quantity and quality of surface and ground waters that Includes financing and management strategies for achieving an environmentally sound

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER II FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

design, cost effective system construction and ensure long-term continuing operation and maintenance of the system. The master plan should include data and analysis regarding the location and character of groundwater and aquifer recharge areas and include objectives, policies, and recommended local regulatory measures to adopt as amendments to the Town's Land Development Regulations.

**Objective II-17: Protecting Aquifer Recharge.** On November 8, 2011, the Town updated its Land development Regulations by adding a new Section 8.5 High Recharge Areas, to ensure that land areas that are designated by the St. Johns River Water Management District as Floridan Aquifer high recharge areas are protected to the greatest extent possible subject to protecting private property rights. The Town shall enforce the provisions of Section 8.5 when reviewing development proposals in high recharge areas.

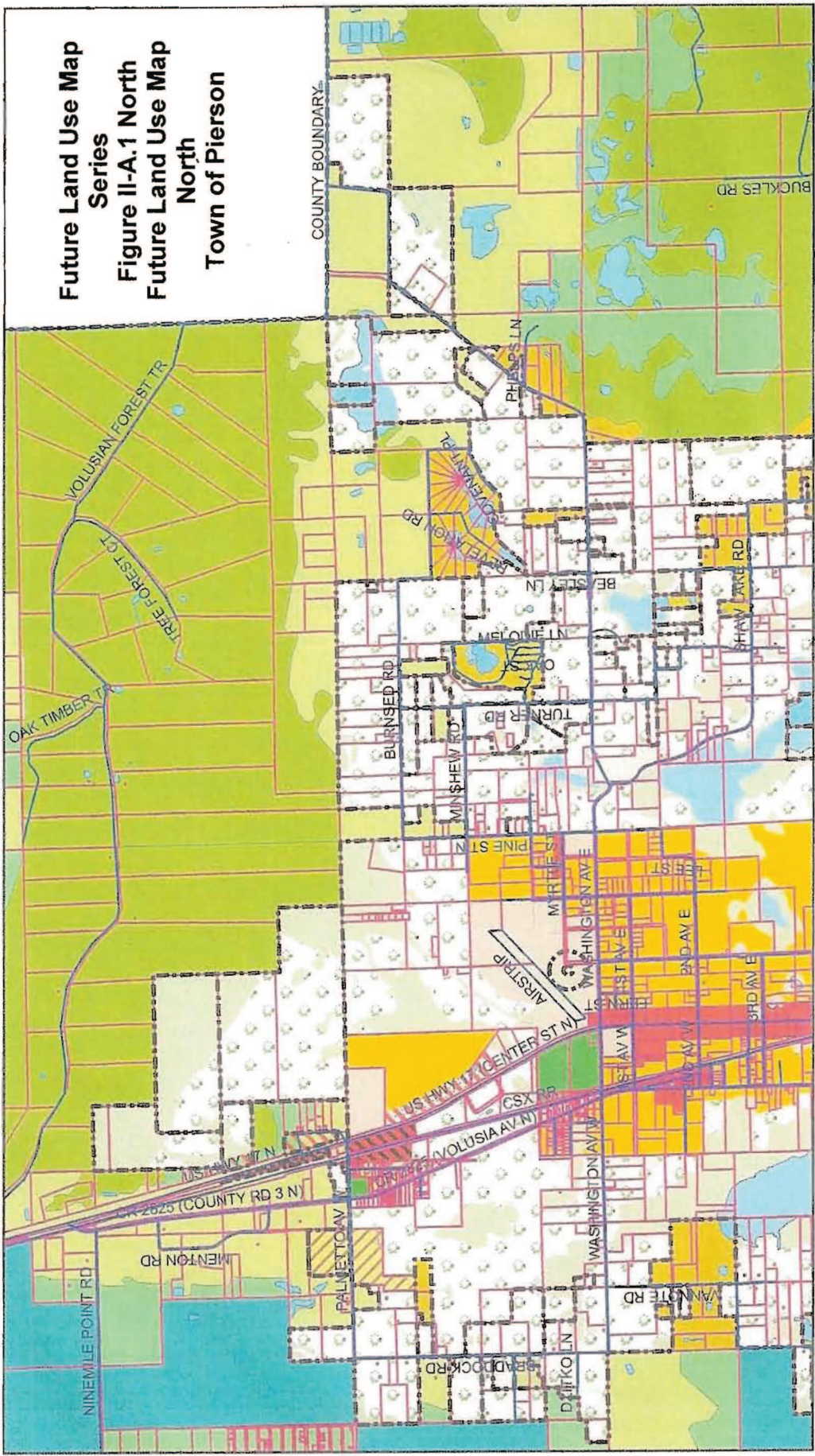
**Policy II-17.1: Regulatory Measures to Monitor, Protect and Enhance Surficial and Floridan Aquifers.** Consistent with Volusia County, concurrently, the Town shall also revise/update its Uniform Land Development Regulations for consistency with and support of Volusia County's Goals, Objectives and Policies of Chapter 10, Natural Groundwater and Aquifer Recharge Element, of their Comprehensive Plan, to monitor, protect and enhance the Surficial and Floridan aquifers.

**Policy II-17.2: Intergovernmental Coordination of Floridan Aquifer Protection and Development Impacts.** When a development proposal may have a significant impact on the Floridan aquifer, the Town will consult both the Water Management District and the County for input in the development review process.

**Objective II-18: Protect Agricultural Land from Encroachment by Incompatible Land Use.** The Town shall support land use initiatives that preserve and existing agricultural land and support actions to protect agricultural lands from encroachment by incompatible land uses and development pressures.

**Policy II-18.1: Implement Land Use Policies and Actions that Protect and Preserve Agricultural Land.** The Town shall use the Comprehensive Plan and the Town's Land Development Code to render decisions that advance the preservation and protection of agricultural land.

**Future Land Use Map Series  
Figure II-A.1 North  
Future Land Use Map  
North  
Town of Pierson**



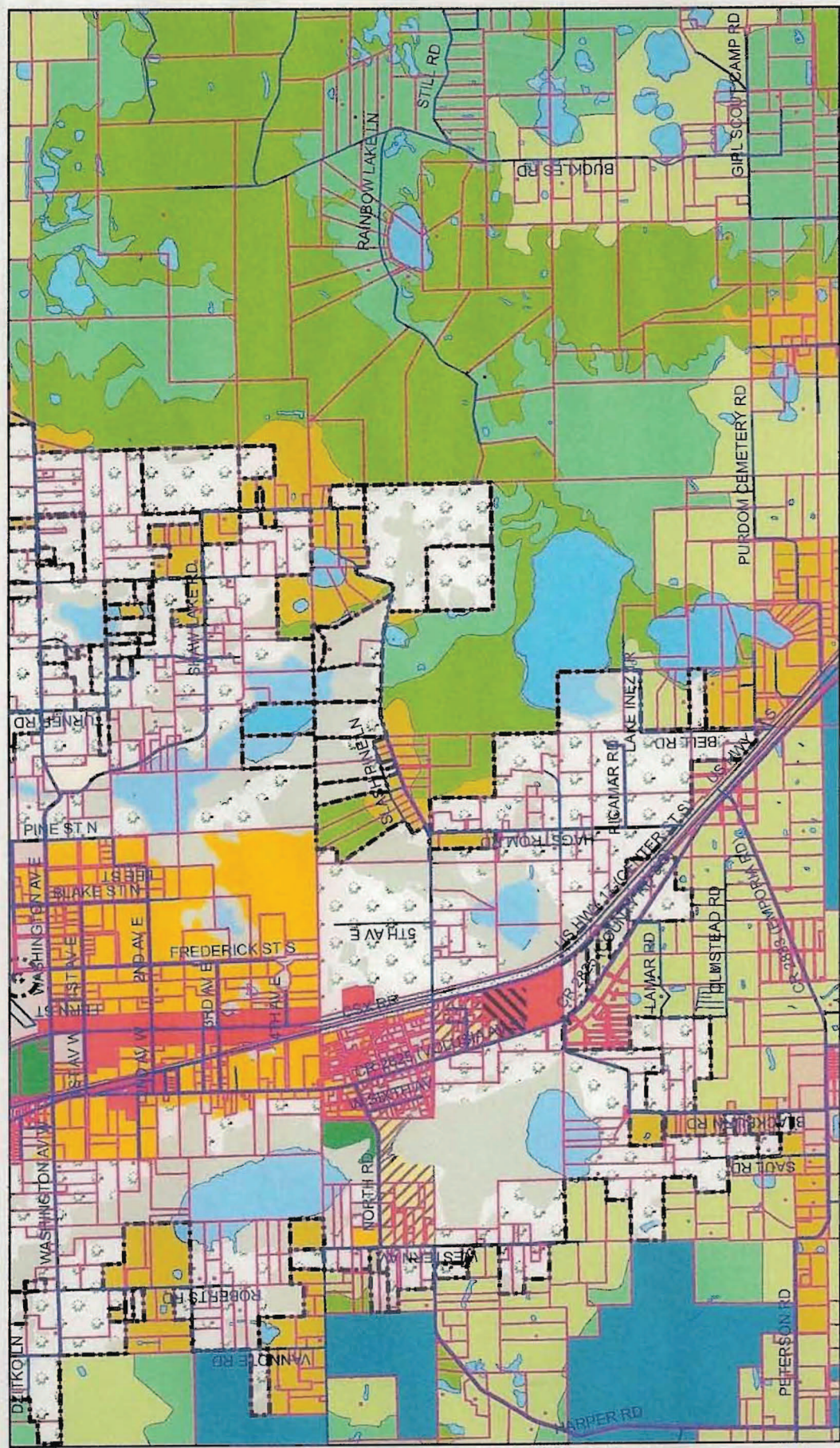
LAND USE DESIGNATION	ACRES
Agriculture & Rural Residential	3794.17
Conservation Lands	1247.88
General Retail Commercial	109.94
General Retail Commercial (Low Intensity)	32.56
Heavy Commercial & Industrial	37.8
Low Density Residential	17.23
Medium Density Mobile Home	156.73
Medium Density Residential	726.44
Public/Institutional	166.78
Recreation Lands	55.12

04-08-11

**VOLUSIA COUNTY LAND USE**

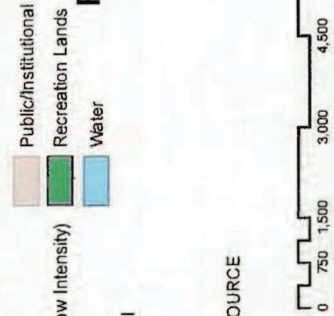
- Conservation Lands
- Agriculture & Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mobile Home
- General Retail Commercial (Low Intensity)
- General Retail Commercial
- Heavy Commercial & Industrial
- Public/Institutional
- Recreation Lands
- Water
- RURAL
- FORESTRY RESOURCE
- WATER
- AGRICULTURE RESOURCE
- CONSERVATION
- ENVIRONMENTAL SYSTEMS CORRIDOR

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LAND USE DESIGNATION	ACRES
Agriculture & Rural Residential	3794.17
Conservation Lands	1247.88
General Retail Commercial	109.94
General Retail Commercial (Low Intensity)	32.56
Heavy Commercial & Industrial	37.8
Low Density Residential	17.23
Medium Density Mobile Home	156.73
Medium Density Residential	726.44
Public/Institutional	166.78
Recreation Lands	55.12

**Future Land Use Map Series Figure II-A.2 South Future Land Use Map South Town of Pierson**



**VOLUSIA COUNTY LAND USE**

	Conservation Lands		Medium Density Mobile Home
	Agriculture & Rural Residential		General Retail Commercial (Low Intensity)
	Low Density Residential		General Retail Commercial
	Medium Density Residential		Heavy Commercial & Industrial
	AGRICULTURE RESOURCE		RURAL
	CONSERVATION		FORESTRY RESOURCE
	ENVIRONMENTAL SYSTEMS CORRIDOR		WATER

Public/Institutional  
Recreation Lands  
Water

Prepared by: Volusia County Growth and Resource Management

**FUTURE LAND USE MAP SERIES  
FIGURE II-B  
WETLANDS AND LAKE HABITAT  
TOWN OF PIERSON**

**(Omitted, Please Refer to Figure VI-3, Conservation Element)**

**FUTURE LAND USE MAP SERIES  
FIGURE II-C.1 WEST  
FLOOD PLAIN WEST  
TOWN OF PIERSON**

**(Omitted, Please Refer to Figure VI-4B, Conservation Element)**

**FUTURE LAND USE MAP SERIES  
FIGURE II-C.2 EAST  
FLOOD PLAIN EAST  
TOWN OF PIERSON**

**(Omitted, Please Refer to Figure VI-4A, Conservation Element)**

**FUTURE LAND USE MAP SERIES  
FIGURE II-D  
HISTORIC AND CULTURAL RESOURCES  
TOWN OF PIERSON**

**(Omitted, Please Refer to Figure VI-7, Conservation Element)**

**TOWN OF PIERSON COMPREHENSIVE PLAN**  
**CHAPTER III TRANSPORTATION ELEMENT DATA INVENTORY AND ANALYSIS**

**INTRODUCTION**

The Transportation Element replaces the Traffic Circulation Element that was part of the Town's Comprehensive Plan adopted pursuant to the 1985 Growth Management Act. The purpose of the Transportation Element is to provide policy guidelines which promote multimodal transportation solutions to mobility problems. The primary emphasis is geared toward promoting effective public transportation systems including roads, public transit, cycling, walking and parking facilities. The location and capacity of such systems are directly linked to the density and intensity of land use designations contained in the Future Land Use Map Series.

The Town of Pierson is required to prepare and adopt a Transportation Element because its jurisdiction is located within the urban area of the Volusia Transportation Planning Organization (TPO) pursuant to Chapter 163, Part II, Florida Statutes (FS), "Growth Policy; County and Municipal Planning; Land Development Regulation".

Before Pierson can reasonably plan for its future, it must assess the capability of its existing traffic circulation system to serve current demand. It is, therefore, necessary to determine existing levels of service and to identify existing street deficiencies within the traffic circulation system. When current street deficiencies have been identified, it is then possible to direct where street facilities must be improved and where new streets may be needed. The criteria for determining the extent of facilities needed are the adopted level of service standards.

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT DATA INVENTORY AND ANALYSIS

**INVENTORY OF THE EXISTING TRAFFIC CIRCULATION SYSTEM**

This inventory of the existing traffic circulation system was prepared as a basis for examining the existing street deficiencies and projected street needs of the town's traffic circulation system. Streets located within the town include those which are the responsibility of the Florida Department of Transportation, Volusia County (county roads), and the town itself.

The Florida Department of Transportation (FDOT), Volusia County, Volusia TPO and the Town of Pierson provided data necessary for the inventory of the existing system. These data included existing street functional classifications, the most recently available traffic volume counts of average daily traffic (ADT), and accident frequency data.

**Roadway Network**

For inventory and analysis purposes, the Town's roads are classified according to their use or function. The classification is based on the Florida Department of Transportation's Functional Classification System. Basic functional categories include arterial roads, collector roads, and local streets, which may be further subdivided into principal or minor levels. Those levels may be further divided into rural and urban categories. A description of each basic category of road is presented below:

*Arterial Road* -means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

*Collector Road* -means a roadway providing service which is of relatively moderate traffic volume, moderate trip length and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

*Local Street* -means a roadway providing service which is of relatively low volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Figure III-1 shows the existing road network and indicates the functional classification of each road. As indicated there, U.S. Highway 17 (S.R. 15) is a rural principal arterial road which links the Town to the unincorporated communities of Barberville and Seville, located about 24 miles to the south and 4 miles to the north, respectively. Deland, the county seat, is located about 16 miles to the south along U.S. Highway 17. This state-maintained road is two lanes, undivided. It is an "uninterrupted flow facility", meaning that it has no fixed elements, such as traffic signals, to interrupt traffic flow. No other arterial roads exist within Pierson.

Subordinate to U.S. Highway 17 are two collector roads County Road 3 and Blackburn Road. These roads --both two-lane facilities --are maintained by Volusia County. Both roads are designated as major collector roadways. All other roadways within the Town are designated local streets.

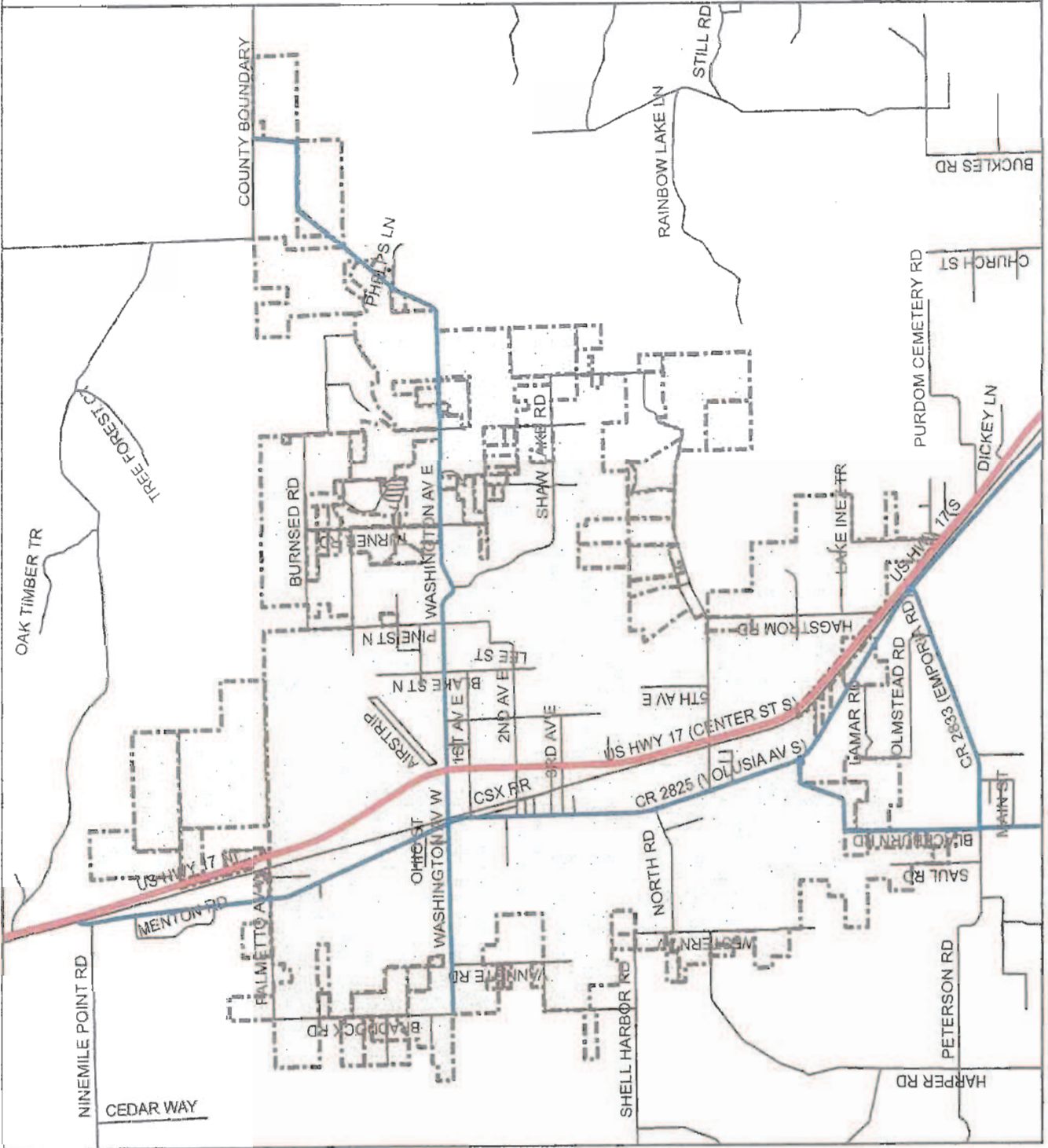
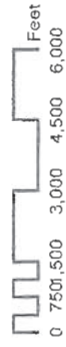


**Figure III-1  
FUTURE ROADWAY  
NETWORK**

**TOWN OF PIERSON  
FLORIDA & VICINITY**

**MAP KEY**

- Principal Arterial
- Collector
- Local Street
- Town of Pierson



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Currently, there are about 17 miles of open, local streets maintained by the Town. Approximately eighty-seven percent (87%) of these streets are paved with a hard asphaltic surface material. The remaining thirteen percent (13%) are not paved. These are surfaced with a stabilized, marl or clay material. Though not measuring up to current design and construction standards, these streets have served adequately for the relatively light volume of traffic that uses them.

A few additional miles of streets have been platted, but not opened. Normally, land subdividers would be required to improve the streets prior to selling abutting lots. That was not required at the time these streets were platted. The subdividers have since sold the abutting lots, usually in large blocks which have frontage on at least one opened street.

The Town has adopted minimum standards for street right-of-way width. These standards, shown in Table III-1, are necessary to provide for the construction of adequate number and width of vehicular travel lanes, to assure safe clearance distances between the travel lanes and fixed objects along the streets, and to assure adequate area within the right-of-way for the placement of utilities and drainage improvements. Many existing rights-of-way do not conform to these minimum standards. Every effort should be made to add to the right-of-way width along streets which do not currently meet the minimum standards. The Town can sometimes require developers to dedicate the additional land needed for right-of-way at the time of subdivision approval.

**TABLE III-1  
MINIMUM STANDARDS FOR STREET RIGHT-OF-WAY WIDTH  
TOWN OF PIERSON, FLORIDA**

Collector .....	60 feet
Local .....	50 feet

Source: Town of Pierson, 1990.

**Bicycle and Pedestrian Facilities**

Bicycle usage accounts for a very small percentage of traffic in Pierson. For the most part, bicycle usage here is by the youth population for recreational purposes and commuting to school. The elementary school, the high school and the Town's recreation facility on Washington Street are among the most frequented destinations. Residents of the Town who cannot make regular use of a motor vehicle often depend on bicycles for utilitarian trip purposes. The Town's youth are represented disproportionately among these transportation disadvantaged.

While bicyclists are legally entitled to most of the rights to the use of the roads enjoyed by motorists, roads in Pierson are generally not designed for shared use by motorists and bicyclists. The prevailing narrow lane widths do not allow motorists to pass slower moving bicyclists without crossing the centerline. This presents a hazardous condition, particularly on collector roads where traffic volumes and speeds tend to be highest. This

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT DATA INVENTORY AND ANALYSIS

condition can also result in travel delays for motorists and significant loss of road capacity.

**Public Transit**

Transit options in Pierson at this time are limited. VOTRAN route 24 provides transit service from the transfer station in Deland to Seville.

**Major Public Transit Trip Generators and Attractors**

There are no major public transit trip generators within the Town of Pierson. Major retail and health facility attractors lie to the south in DeLand.

**ASSESSMENT OF CURRENT TRAFFIC CONDITIONS**

The average vehicle travel speed is the basis for determining the level of service on an arterial based on time-delay studies, however, as these studies are costly, labor intensive, and time consuming, transportation planners and engineers utilize the FDOT Generalized Tables, ARTPLAN software, and Highway Capacity Software to evaluate arterials. This process compares the demand on the section being evaluated to its maximum service volume at the adopted level of service. Level of Service (LOS) standards are expressed in letter values ranging from “A” to “F” with “A” describing primarily free-flow conditions and “F” characterizing extremely low speeds with long delays and extensive queuing at intersections.

LOS standards and performance are influenced by a variety of factors in addition to the traffic volume on a roadway. These factors include the roadway’s cross-section and classification, the number and spacing of traffic signals, the number and type of driveway connections and “curb cuts,” adjacent land uses, and other factors.

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specific time period. It is a qualitative assessment of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety and vehicle operating costs. LOS standards have been established by which to gauge roadway performance, designated by letters A through F. The LOS categories are defined as follows:

*LOS A* -Highest LOS which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal.

*LOS B* -Represents reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.

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*LOS C* -Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience an appreciable tension while driving.

*LOS D* -Borders on a range in which small increases in traffic flow may cause substantial increases in approach delay and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combinations of these.

*LOS E* -This represents traffic flow characterized by significant delays and lower operating speeds. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.

*LOS F* -This represents traffic flow characterized at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition.

The p.m. peak-hour is used to evaluate LOS. For non-SIS roadways, the Town has jurisdiction in setting the LOS standards. As indicated, except for State roadways designated as Strategic Intermodal System (SIS), Town roadways have an adopted LOS standard of "C." The SIS is a statewide transportation system made up of regionally significant facilities and services and includes all modes of transportation for moving both people and goods. The Town of Pierson has one SIS roadway facility; US 17 from the southern municipal boundary to the northern municipal boundary. The LOS standard for the SIS facilities is LOS "C", as determined by the Florida Department of Transportation.

The roadway system within the municipal boundary of the Town is increasingly impacted by vehicle through trips that originate from outside its borders, travel through the town and terminate outside its borders. Managing these impacts presents a considerable challenge since the Town has limited ability to influence development decisions made in the adjacent local governments. Other issues that affect the ability to implement future roadway projects include, physical constraints with buildings and historical trees located adjacent to right-of-way lines, the location of the FEC railroad, escalating right-of-way costs, neighborhood oppositions, environmental impacts, etc.

Table III-2 presents the existing Roadway LOS for the functionally classified roadways in the Town of Pierson. Existing daily volumes were obtained from the FDOT, and Volusia County. Daily volumes were converted to p.m. peak-hour two way volumes by applying a  $K_{100}$  factor of 9.77 for all roadways.

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT DATA INVENTORY AND ANALYSIS

**TABLE III-2  
CAPACITY ANALYSIS OF EXISTING ROADS (2009 traffic volumes)  
TOWN OF PIERSON, FLORIDA**

Roadway	Limits		Area Type	No. Lanes	SIS Facility	Adopted LOS	Daily Capacity	PM Pk-Hr 2-Way Capacity	Existing Daily Volume	Existing P.M. Peak-Hour Volume	Existing Daily LOS	Existing P.M. Peak-Hour LOS
	From	To										
US 17	SR 40	Washington Ave	Rural	2U	Yes	C	14,200	1,420	6,400	638	B	B
US 17	Washington Ave	N of Pierson	Rural	2U	Yes	C	14,200	1,420	4,700	469	B	B
CR 3	Emporia Rd	Washington Ave	Rural	2U	No	C	11,360	1,136	1,980	197	B	B
CR 3	Washington Ave	US 17	Rural	2U	No	C	11,360	1,136	1,220	122	B	B
Blackburn Rd	CR 3	Emporia Rd	Rural	2U	No	C	6,480	632	730	73	B	B

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT DATA INVENTORY AND ANALYSIS

**IDENTIFICATION OF EXISTING DEFICIENCIES**

Table III-2 indicates that all roads within the Town are currently operating within the adopted LOS standard.

As noted earlier, there are approximately 2.2 miles of opened, unpaved roads, some of which may need to be paved to provide adequate service for future traffic. However, existing traffic is adequately served by these roads.

**ASSESSMENT OF PROJECTED NEEDS**

Projections were prepared for future traffic levels of service and system needs based upon the Future Land Use Map. The Central Florida Regional Planning Model (CFRMP) Version 4.5 was used to project future volumes.

Using the 2015 and the 2025 socio-economic data and the E+C network, the CFRPM traffic model was used to develop future traffic volume forecasts. The socio-economic data for the year 2015 was interpolated using the 2012 and 2025 socio-economic data sets from the model for each Traffic Analysis Zone (TAZ). These forecasts were compared to the Town's adopted roadway LOS standards to identify potential deficiencies. Base on each roadway segment's characteristics (such as number of lanes and signals per mile), a numeric daily and p.m. peak-hour capacity threshold was identified for the adopted LOS standard for each segment using FDOT's 2009 Quality Level of Service Handbook. Traffic volume forecasts by roadway segment were then compared with each segment's numeric capacity threshold to determine potential deficiencies. A roadway segment was considered to be deficient if the forecast volume exceeded the capacity threshold for the adopted LOS standard. The results of the 2015 and 2025 model runs indicated deficiencies on some of the City's major roadways. Based on this analysis recommended roadway improvements were identified and are discussed in the recommendations subsection.

Tables III-3 and III-4 show the projected daily and p.m. peak-hour two-way travel volumes for the five-year planning period (2015) and the year 2025. The model volumes obtained from each scenario were converted to AADT by applying the Volusia County Model Output Conversion Factor of 0.91. Peak-hour two-way projections were obtained by applying a  $K_{100}$  factor of 0.977 for all roadways.

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT DATA INVENTORY AND ANALYSIS

**TABLE III-3  
CAPACITY ANALYSIS OF EXISTING ROADS (2015 traffic volumes)  
TOWN OF PIERSON, FLORIDA**

Roadway	Limits		Area Type	No. Lanes	SIS Facility	Adopted LOS	Daily Capacity	PM Pk-Hr 2-Way Capacity	2015 Daily Volume	2015 P.M. Peak-Hour Volume	2015 Daily LOS	2015 P.M. Peak-Hour LOS
	From	To										
US 17	SR 40	Washington Ave	Rural	2U	Yes	C	14,200	1,420	9,382	917	C	C
US 17	Washington Ave	N of Pierson	Rural	2U	Yes	C	14,200	1,420	8,495	830	C	C
CR 3	Emporia Rd	Washington Ave	Rural	2U	No	C	11,360	1,136	1,706	167	B	B
CR 3	Washington Ave	US 17	Rural	2U	No	C	11,360	1,136	1,706	167	B	B
Blackburn Rd	CR 3	Emporia Rd	Rural	2U	No	C	6,480	632	984	96	B	B

**TABLE III-4  
CAPACITY ANALYSIS OF EXISTING ROADS (2025 traffic volumes)  
TOWN OF PIERSON, FLORIDA**

Roadway	Limits		Area Type	No. Lanes	SIS Facility	Adopted LOS	Daily Capacity	PM Pk-Hr 2-Way Capacity	2025 Daily Volume	2025 P.M. Peak-Hour Volume	2025 Daily LOS	2025 P.M. Peak-Hour LOS
	From	To										
US 17	SR 40	Washington Ave	Rural	2U	Yes	C	14,200	1,420	14,588	1,425	D	D
US 17	Washington Ave	N of Pierson	Rural	2U	Yes	C	14,200	1,420	13,044	1,274	C	C
CR 3	Emporia Rd	Washington Ave	Rural	2U	No	C	11,360	1,136	2,033	199	B	B
CR 3	Washington Ave	US 17	Rural	2U	No	C	11,360	1,136	1,850	181	B	B
Blackburn Rd	CR 3	Emporia Rd	Rural	2U	No	C	6,480	632	1,063	104	B	B

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT DATA INVENTORY AND ANALYSIS

**IDENTIFICATION OF FUTURE DEFICIENCIES**

Table III-4 indicates that all roads within the Town are projected to operate within the adopted LOS standard in the year 2025 with the exception of US 17 from SR 40 to Washington Avenue. It is important to note that this section is projected to exceed capacity by 5 trips in the p.m. peak-hour.

Ongoing coordination between the Town of Pierson, Volusia County, the Volusia TPO, and the FDOT should be conducted to monitor the transportation needs through the year 2025 and identify mitigation for projected demand as development occurs within the area.



**TOWN OF PIERSON COMPREHENSIVE PLAN**  
**CHAPTER III TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES**

**Goal III-1** - Provide a safe, convenient, efficient and coordinated multi-modal transportation system that sustains the town’s small town character and maintains it’s rural, and aesthetic characteristics while minimizing and reducing greenhouse gas emissions and other environmental impacts.

**Objective III-1.1** - The Town shall coordinate with Volusia County, the Florida Department of Transportation and the Volusia Transportation Planning Organization (VTPO) to achieve and maintain levels-of service on the town’s road system that is illustrated in the Future Transportation Map.

**Policy III-1.1.1** – The Town establishes the following functional designations and adopted level of service (LOS) for these major roadways within the town boundaries. All other roadways within the town boundaries are considered local roads:

<u>Roadway</u>	<u>Designation</u>	<u>Adopted LOS</u>
US 17	Rural Arterial	C
CR 3	Rural Collector	C
Blackburn Road	Rural Collector	C
Washington Avenue	Rural Collector	C

**Policy III-1.1.2** - The Town shall review all proposed developments for compliance with this Plan. No development shall be approved until a determination has been made that said development complies with the requirements of this Plan and the Land Development Regulations.

**Objective III-1.2** - The needs of pedestrians and bicyclists shall be accommodated in all road construction and reconstruction projects whenever possible and appropriate.

**Policy III-1.2.1** - The Town shall continue to enforce the Land Development Code’s design standards to insure that the needs of pedestrians and bicyclists are met.

**Policy III-1.2.2** - The Town shall prohibit parking on the paved portion of all arterial and collector roads.

**Policy III-1.2.3** -As a minimum, developers shall be required to install sidewalks along one side of all new streets.

**Policy III-1.2.4** – The Town shall continue to expand its bike/sidewalk system whenever it can be accomplished in a fiscally sound manner.

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES

**Policy III-1.2.5** – The Town shall strive to have pedestrian roadway crossings comply with the Florida Pedestrian Planning and Design Handbook (Current Edition).

**Objective III-1.3** - The Town's road network shall emphasize safety and aesthetics.

**Policy III-1.3.1** - The Town shall continue to enforce its Land Development Code regulations that require minimum design standards for landscaping and signage along all roads. The regulations shall require that, where possible, natural landscaped buffers shall be maintained along arterial and collector roads.

**Policy III-1.3.2** - The Town shall continue to utilize its written administrative procedure to monitor citizen complaints regarding road conditions and accident data in order to identify and correct deficient road conditions.

**Policy III-1.3.3** - Safety shall be a major concern in all matters of road design and construction and traffic management. Therefore, the Town shall continue to ensure that all new roads and road improvements are consistent with the policies of this Element and will conform to the Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways and the Federal Highway Administration's Manual on Uniform Traffic Control Devices on Streets and Highways.

**Policy III-1.3.4** The Town shall continue to enforce the Land Development regulations on road access management provisions to minimize the loss of traffic capacity on arterial and collector roads due to turning movements. These provisions shall include: 1) minimum spacing of curb cuts, 2) off-street vehicle circulation areas providing sufficient turn-around space to allow vehicles to enter the roadway in a forward direction, and 3) adequate on-site vehicle storage space to allow turning vehicles to fully clear the roadway while pausing for on-site traffic.

**Policy III-1.3.5** - The Town shall continue to enforce its land development regulations requiring all land uses to have safe and convenient on-site circulation, adequate off-street parking and loading/unloading areas for both motorized and non-motorized vehicles, as applicable.

**Objective III-1.4** - Preserve existing and future investment in the road system.

**Policy III-1.4.1** - The Town shall continue to utilize its established administrative procedures for monitoring and evaluating the condition of all roads for which it has maintenance responsibility. This evaluation shall

TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER III TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES

serve as the basis for prioritizing road maintenance and resurfacing projects.

**Policy III-1.4.2** - The Town shall continue to monitor its minimum standards and requirements for road construction, and revise such standards and regulations if necessary to ensure, long, trouble free service with a minimum of maintenance effort.

**Policy III-1.4.3** - The Town shall continue to enforce residential subdivision design standards which discourage direct driveway access to arterial and collector roads.

**Policy III-1.4.4** - The Town shall continue to require that building setbacks along substandard width rights-of-way be measured from the hypothetical right-of-way line for a standard width right-of-way.

**Objective III-1.5** - The Town shall ensure that it's Goals, Objectives and Policies are communicated to the VTPO and reflected in the VTPO's plans and programs for all classified roadways on the Future Transportation Map.

**Policy III-1.5.1** - All road improvements included in the Town's Traffic Circulation Element shall be compatible with the plans and programs of the Volusia Transportation Planning Organization (VTPO).

**Policy III-1.5.2** - The Town shall ensure that the plans and programs of the VTPO are based on the future land use projections of the Town's Future Land Use Element.

TOWN OF PIERSON COMPREHENSIVE PLAN

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## INTRODUCTION

This section identifies the required components of the Comprehensive Plan Housing Element based on the Florida Community Planning Act enacted June 2, 2011.

**Housing Element Part I: Data Inventory and Analysis.** Part I of the Housing Element as explained in this section addresses 1) Data and Analysis Requirements; and 2) Planning issues that must be addressed in meeting existing and projected housing needs.

**Housing Element Part II: Goals, Objectives and Policies.** Part II of the Housing Element states the Town of Pierson adopted Comprehensive Plan Housing Element Goals, Objectives, and Policies which include principles, guidelines, standards, strategies, and programs to meet housing needs.

**Housing Element and Florida Community Planning Act (CPA).** The Florida Community Planning Act (CPA) in s.163.3177(6)(f) FS, requires the preparation of a housing element that includes the following data taken from the latest decennial US Census or more recent estimates [ref: ss. (f2), FS]:

- Number and distribution of dwelling units by:
  - √ Type
  - √ Tenure
  - √ Age
  - √ Rent
  - √ Value
  - √ Monthly cost of owner-occupied units
  - √ Rent or cost to income ratio
- Number of substandard dwelling units
- Analysis of Current and Projected Housing Needs. The Community Planning Act (CPA) in s.163.3177(6)(f)(2), requires the data be analyzed to quantify estimates of the current and projected housing needs of the Town. The analysis must include the following:
  - √ Methodology used to estimate the condition of housing
  - √ Projection of the anticipated number of households by size, income range and age derived from the population projections
  - √ Minimum housing need of current and projected future Town residents.
- Objectives and Policies to Meet Housing Needs. The Florida CPA in ss. 163.3177(6)(f)(3), FS, requires that the Housing Element express objectives and policies that includes strategies and programs to meet housing needs, including the following:
  - √ Creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction;
  - √ Elimination of substandard housing conditions;
  - √ Adequate sites and distribution of housing for a range of incomes and types, including mobile and manufactured homes.
  - √ Provide programs/actions to meet housing needs with private & nonprofit sector partners.
  - √ Streamline the permitting process, and minimize costs and delays for affordable housing;
  - √ Establishment of standards to address the quality of housing, stabilization of neighborhoods, and identification and improvement of historically significant housing.

- Other Objectives and Policies. Additionally, the CPA in ss. 163.3177(6)(f)(1) FS, requires that the housing element include goals, objectives, and policies addressing:
  - √ Provision of housing for all current and anticipated future residents of the Town.
  - √ Elimination of substandard dwelling conditions.
  - √ Structural and aesthetic improvement of existing housing.
  - √ Adequate sites for future housing, including : affordable workforce housing; 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.
  - √ Provision for relocation housing
  - √ Identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.
  - √ Formulation of housing implementation programs.
  - √ Create or preserve affordable housing to minimize need for additional local services and avoid affordable housing units concentrated only in specific areas of the Town [§163.3177(6)(f)(1)].

This EAR-based update of the Town of Pierson Comprehensive Plan Housing Element includes the data and analysis requirements documented herein. The estimates of current and projected population and housing characteristics and housing needs serves as the basis for quantifying estimates of housing needs that have been used in preparing housing goals, objectives and policies addressing strategies, programs, and actions needed to meet housing needs now and in the future.

### **HOUSING ELEMENT PART I: DATA INVENTORY AND ANALYSIS OF POPULATION HOUSEHOLD AND HOUSING CHARACTERISTICS.**

This section of the Housing Element presents population and housing characteristics for the Town of Pierson as required by the Florida Community Planning Act (CPA). The Town of Pierson data and information are derived from numerous sources, including the 2000 and 2010 US Census data files, and the Shimberg Center for Affordable Housing Data Clearinghouse located at the University of Florida in Gainesville as recommended in the State Consolidated Plan 2011-2015 and the Volusia County Consolidated Plan: 2009-2014.

The Town of Pierson Comprehensive Plan Housing Element update has been prepared to advance the Town of Pierson linkage with the consolidated planning process and provides a data base, estimates and projections of the Town's housing needs, and local goals, objectives and policies for meeting the existing and projected housing needs. The consolidated planning process is used by the State of Florida and Volusia County to identify, prioritize, and allocate federal program funding for housing assistance, related services and public facility improvements available through the Department of Housing and Urban Development (HUD). This section presents data regarding population, household and housing characteristics, including, housing type; tenure; age of housing; housing value; monthly cost of owner-and renter occupied units, and housing condition.

**Housing Structure Type.** The 2010 US Census data for housing structure types were not released by the US Census when this Plan was published. The table demonstrates continued prevalence of single family homes and very limited availability of multiple family homes. Mobile homes increased nearly 78% from 1990 to 2000.

Town of Pierson Comprehensive Plan  
Chapter IV Housing Element Data Inventory and Analysis

TABLE IV-1: HOUSING STOCK BY TYPE 1990 AND 2000--TOWN OF PIERSON, FLORIDA							
HOUSING TYPE	UNITS 1990		UNITS 2000		UNITS 1990-2000		
	Total	Percent	Total	Percent	Change	By % of Structure Type	By % of Total Units
Single Family & Duplexes	429	78.86	376	71.62	(-53)	(12.35)	(-9.74)
1 unit detached			337	64.19			
2 units attached			14	2.67			
			25	4.76			
Multi-Family	9	1.65	16	3.05	7	77.77	1.29
3 or 4 units			13	2.48			
5 to 9 units			1	0.19			
10-19 units			2	0.38			
Mobile Home	106	19.49	133	25.33	27	25.47	4.96
<b>TOTAL</b>	<b>544</b>	<b>100.00</b>	<b>525</b>	<b>100.00</b>	<b>(-19)</b>	<b>(-3.49)</b>	<b>(-3.49)</b>

Source: 1990 US Census and 2000 US Census, DP-4. Profile of Selected Housing Characteristics.

Approximately 25 percent of the current housing stock is mobile homes. Since 2000, mobile homes have increased by 25%. With demand for low and moderate income housing increasing, mobile homes likely will continue to comprise a large share of the housing stock, especially given the depressed economy and decline in available public assistance programs. In Pierson mobile homes often serve as an accessory use to a principal agricultural activity and the ad valorem tax impacts may be held in check by the contribution of the agricultural enterprise.

**Population, Dwelling Units, Housing Tenure, and Household Size.** Table IV-2 presents the Town's 2010 population, household tenure, and housing occupancy and vacancy data. The 2010 US Census reports a 2010 population of 1,736 a 33% decline from the reported 2000 Census population of 2,596. However, the 2010 Census reported a total housing stock of 540 units, an increase of 5% over the 525 units reported by the 2000 Census. Occupied dwelling units currently comprise 90% of the Town's housing stock. Owner occupied dwelling units (486 units) comprise 62.22% of the Town of Pierson occupied housing stock, compared to a rental occupied housing stock of 150 units or 27.28% of the occupied housing stock. The vacancy rate among owner occupied housing is only 2.9%; whereas, the vacancy rate among rental housing units is 6.8%. The average household size for owner-occupied housing is 3.19 compared to 4.02 for renter occupied units.

TABLE IV-2 2010 HOUSING PROFILE AND % CHANGE 2000-2010 TOWN OF PIERSON, FLORIDA			
Type Housing Unit	#	%	% Change 2000-2010
<b>Total Population by Household and Group Quarters</b>	1,736	100.00	33%
In households	1,674	96.4	
In group quarters [All are non-institutionalized]	62	3.6	
<b>Total Housing Units—Occupancy/Vacancy</b>	540	100.00	5.06
Occupied Housing Units	486	90.00	0.41
Vacant Housing Units	54	10.00	80.00
For Rent	11	2.04	
Rented, Not Occupied	0	0.00	
For Sale Only	10	1.85	
Sold, Not Occupied	3	0.56	
For Seasonal, Recreational or Occasional Use	2	0.37	

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Type Housing Unit	#	%	% Change 2000-2010
All Other Vacant Units	28	5.18	
Homeowner Vacancy Rate (1)	2.9		
Rental Vacancy Rate (2)	6.8		
<b>Housing Tenure</b>			
Occupied Housing Units	486	90.00	0.41
Owner-Occupied Housing Units	336	62.22	- 0.88
Renter-Occupied Housing Units	150	27.78	3.45
Population in Owner-Occupied Housing Units	1,071		
Population in Renter-Occupied Housing Units	603		
Average Household Size of Owner-Occupied Housing Units	3.19		
Average Household Size of Renter-Occupied Housing Units	4.02		

Source: 2010 Census, US Bureau of Census.

Prepared by the Florida Legislative Office of Economic and Demographic Research, May 5, 2011.

- (1) The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, Vacant units includes those that are "for sale only" and vacant units that have been sold but not yet occupied. Then multiply the quotient by 100.
- (2) The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of vacant renter-occupied units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

**Age of Housing.** Table IV-3 provides a summary of the age of the existing housing stock. The Town's housing stock is relatively old with 72% of the existing housing being over 30 years old compared with a countywide housing stock having only 51.2% total units over 30 years old. With the slow development of new housing in the community, this data suggests that there should be some concern over the condition of the housing stock as it exists now and the performance of these housing units in the years to come. There is no reason why these units cannot continue to be serviceable so long as they are properly maintained.

YEAR HOUSING UNITS BUILT	Town of Pierson		Volusia County	
	#	%	#	%
1990 to 2000	45	8.57	40,632	19.17
1980 to 1989	102	19.43	62,727	29.60
1970 to 1979	107	20.38	49,042	23.14
1960 to 1969	94	17.90	24,978	11.78
1940 to 1959	81	15.43	26,894	12.69
1939 or earlier	96	18.29	7,665	3.62
<b>TOTAL UNITS</b>	<b>525</b>	<b>100.00</b>	<b>211,938</b>	<b>100.00</b>

Source: 2000 US Census, DP-4. Profile of Selected Housing Characteristics.

**Substandard Housing Conditions.** Housing units are considered to be substandard if they are: 1) Overcrowded, 2) Do not have heat, or 3) Lack complete kitchens or plumbing. Table IV-4 reveals that in 2000, ninety (90) housing units--18.5% of all housing units in the Town of Pierson--were overcrowded based on housing more than one person per room. Five (5) units--1.0% of the Town's housing units--did not use home heating fuel. Eight (8) units--1.5% of the Town's housing units--lacked complete kitchen facilities and 9 units (1.7% of the Town's housing units) lacked complete plumbing facilities. These statistics indicate that the incidence of substandard housing conditions within the Town is generally higher in the Town of Pierson relative to the countywide



conditions.

Characteristics o Substandard Housing	Town of Pierson		Volusia County	
	# Units	% Units	# Units	% Units
Total Occupied Housing Units	487	100.0	184,723	100.0
Units Overcrowded (>1 person per room)	90	18.5	5,629	6.5
Units not using home heating fuel	5	1.0	1,481	0.8
Units lacking complete kitchen facilities	8	1.5	747	0.4
Units lacking complete plumbing facilities	9	1.7	580	0.3

Source: FL Housing Data Clearinghouse at Shimberg Center, website data latest available information on substandard housing conditions.

The Volusia Council of Governments conducted a field survey of existing units in December 1990. The criteria and values applied to rate the housing structural condition is stated below:

	GOOD (5)	FAIR (3)	Poor (0)
<b>Paint</b>	No visible defects	Needs painting or cleaning some peeling or cracking may be evident.	Much peeling, cracked paint or bare wood.
<b>Structure</b>	No visible defects	Slighting sagging floors or roof or leaning walls; few rotted or broken boards needing replacement; minor cracks in masonry.	Badly sagging floors or roof; badly leaning walls; major cracks in masonry, loose or missing blocks or bricks.
<b>Roof</b>	No visible defects	Few missing or damaged shingles; large or many mismatched patches; suspect only very minor leakage	Many missing or broken shingles; serious leakage suspected.
<b>Windows &amp; Doors</b>	No visible defects		Windows are broken or do not close; doors do not close securely or are absent.
<b>Porches</b>	No visible defects	Slightly sagging porches; few broken railings or stairs; few rotten boards.	Badly sagging porch; missing floor boards; Missing & broken steps; badly broken or missing railing.
<b>Electrical Svc.</b>	No visible defects		Not connected.

The field survey sheet used by the Volusia Council of Governments staff in allocating points to housing units is included on the following page. The form identifies structural components and values assigned based on the rating criteria. A substandard unit is a unit which scored 70 points or fewer on the rating scale. A unit was classified as deteriorated if the estimated cost to make repairs exceeded the maximum assistance limits (\$15,000) available through the Volusia County CDBG Housing Assistance Program.

The field survey identified only 39 units which had evident structural defects. Table IV-5 summarizes the rankings for these units based on the system described above. There is certain be a high degree of overlap between these units and the units with substandard conditions noted in the census data. Without a full inspection of each unit, however, there is no way to be certain of the degree of overlap.

A substandard unit in fair condition would score in the mid-fifties or above depending on the type of defect observed. Twenty of the 39 units fell in this range. These units are prime candidates for a rehabilitation program. Units scoring lower than the mid-fifties can be considered in poor

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condition. Many of these units will be able to be rehabilitated, but they will require further evaluation to support more specific classification. Four vacant dilapidated units were observed.

TABLE IV-5 HOUSING CONDITIONS FIELD SURVEY-1991 TOWN OF PIERSON, FLORIDA			
Classification	Score Range	Units	% of Total Units
Slightly Impacted	>70	1	0.00
Rehabilitated	50 to 69	19	0.03
Re-Evaluate	<49	19	0.03
Deteriorated	<49	4	0.01

Source: Volusia Council of Governments: Survey of Housing Conditions, 1991.

Figure IV-1, originally part of the 1993 Comprehensive Plan Amendment, delineates the two areas of the Town having clusters substandard housing with less severe conditions characterizing the southerly area. The delineations remain relatively accurate.

**PIERSON HOUSING CONDITIONS SURVEY—DECEMBER 1990**

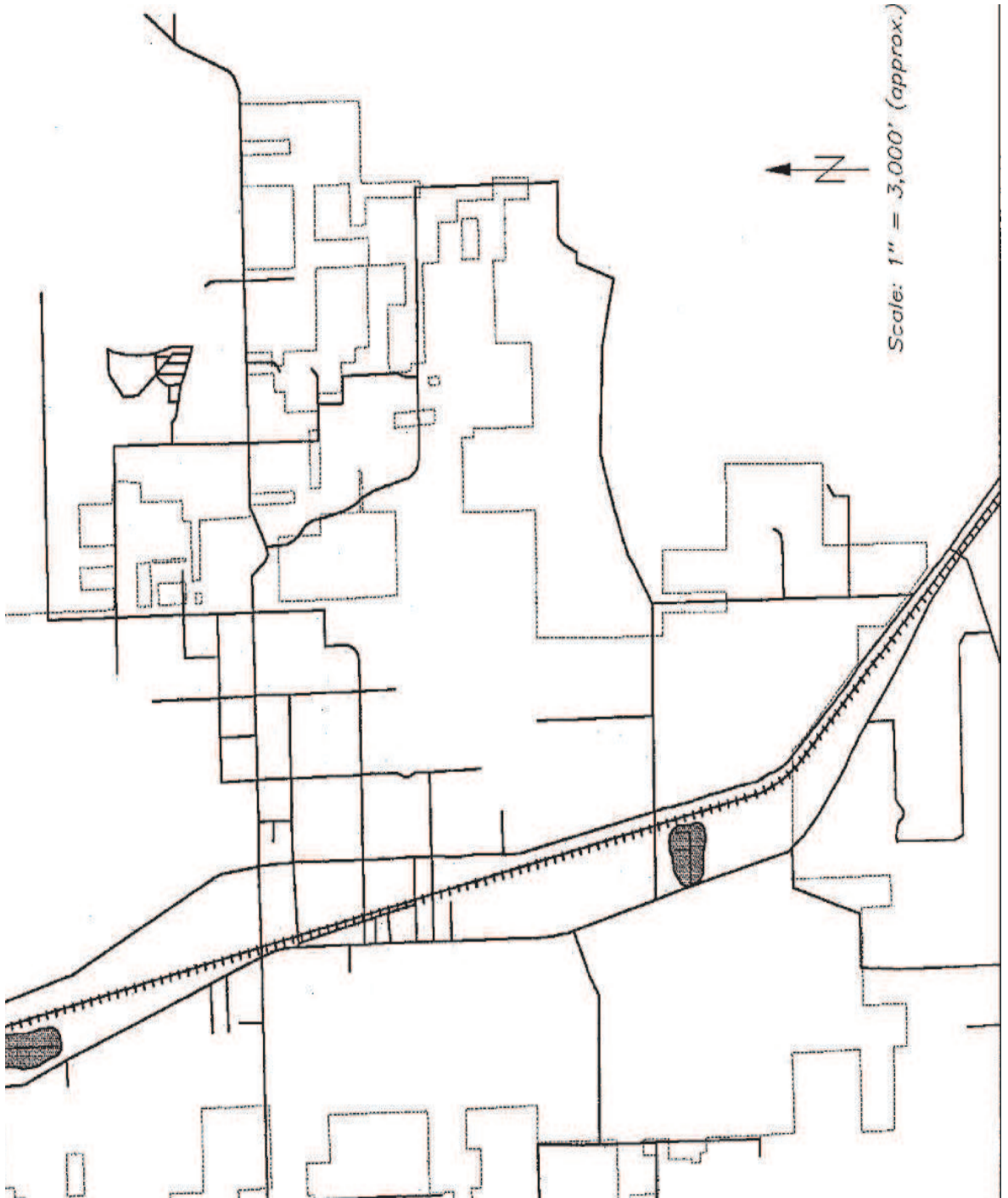
<b>Map Reference Number:</b>			
<b>Street:</b>			
<b>Traffic Analysis Zone:</b>			
<b>Date of Survey:</b> December, 1990			

	Weighting Factor	Rating (5, 3 or 0)	Sub-total
Paint			
Structure			
Roof			
Windows and doors			
Porches			
Electrical Service			
<b>Total Points</b>			

Rating: Good = 5; Fair = 3; Poor = 0. (See accompanying page for rating criteria.)  
 Survey conducted by the Volusia Council of Governments for the Town of Pierson.

**Figure IV-1 Areas of Concentrated Substandard Housing**  
**Town of Pierson**  
Source: Volusia Council of Governments



**Farmworker Housing.** Pierson is an agricultural community and has ~~does have~~ a significant portion of its employment in agricultural related industries. The bulk of the agricultural employment is in the foliage industry. Ferns have long been a significant part of the agricultural base of the community, but this sector has changed markedly in the last ten years. Up until 1980, citrus had also been a major component of the agricultural base as well. However during the 1980's two major freezes severely curtailed the amount of citrus in and around the Town. During this same period, the market for ferns grew, and acreage was converted to fern.

In terms of housing needs, this transition was an important one. The foliage crop is a year round crop as opposed to citrus which provides only seasonal work during the harvest season. For Pierson, this means that the housing need for farmworkers is not for temporary housing during the harvesting season, but it has now become a need for permanent housing in the community. Many of the agriculturally related jobs are low and moderate income jobs, but a fact that heightens the farmworkers' housing need is for permanent low and moderate income housing units.

The 2010 Census reported the Town of Pierson population at 1,736, a 33% decline from the reported 2000 Census count of 2,596. The Hispanic or Latino component of the Town's population has historically comprised a major share of the Town's agricultural labor force. The 2010 Census listed the Hispanic or Latino population at 940, including 910 Mexicans. The Hispanic or Latino population was listed in the 2010 Census as comprising 54.15% of the Town's total population, a decrease of 42% compared with the 2000 Census of 1,621 Hispanic or Latino population.

The 2000 Census reported a 2,596 resident population for the Town of Pierson, a relatively significant increase over the adjusted 1990 Census adjusted count of 1,148 residents for the Town of Pierson. The 1990 Census adjusted population was due to the prior erroneous inclusion of 1,840 resident group quarters facility that accounted for the original inflated 2,988 resident count.

The Volusia County 2006 Comprehensive Plan Evaluation and Appraisal Report noted that the reliability of the 2000 Census count of 2,596 residents for Pierson would be determined only after the 2010 Census population for Pierson was released. The 2010 Census has reported a count of only 62 persons residing in "non-institutionalized group quarters" within the Town of Pierson as opposed to the 2000 Census count of 974 residents living in such group quarters. The implications of the erroneous population counts should be reviewed by Shimberg Center demographers.

The Volusia County Consolidated Plan which focuses on housing assistance needs throughout the unincorporated county and within eleven Volusia County municipalities, including the Town of Pierson, has identified the farmworkers as a low income group that is especially vulnerable to housing assistance needs. The County Consolidated Plan reports that the County agricultural industry, located in the central and western portions, including the Town of Pierson, features an above average number of farmworker households. The most recent study conducted by the Shimberg Center for Affordable Housing was in 2005, and at that time Volusia County had an estimated 5,200 farmworkers and farmworker household members, including both migrant and seasonal farm workers. This study divides migrant and seasonal farmworkers into two categories, and further divides the categories into unaccompanied (those not living with immediate family) and accompanied (those living with a least one family member). Table IV-6 breaks down the farm worker households by these categories. No statistics are available to verify the farmworker population in the Town of Pierson.

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<b>TABLE IV-6: FARM WORKER HOUSEHOLDS VOLUSIA COUNTY</b>			
Type of Farm Worker Household	Migrant Worker Households	Seasonal Worker Households	Total
Accompanied Farm Workers	345	2,616	2,961
Unaccompanied Farm Workers	1,370	869	2,239
<b>Total</b>	<b>1,715</b>	<b>3,485</b>	<b>5,200</b>

Source: Volusia County Consolidated Plan 2009-2014.

The Florida Consolidated Plan: 2011-2015 reports that a 2010 Shimberg Center for Housing Studies analyzed the needs for farmworker housing in Florida which concluded that unaccompanied migrant farmworkers fall most frequently into the lowest income groups, with 54% earning less than \$10,000 per year. Unaccompanied seasonal workers have somewhat higher incomes, with 78% earning \$10,000-25,000 per year and an additional 9% earning more than \$25,000 per year. Nearly 35% of all unaccompanied farmworkers need single-person units or beds with rents below \$333 per month, with an additional 32% in need of units with rents below \$500 per month. Accompanied farmworker households tend to have higher incomes than unaccompanied farmworkers. Among accompanied migrant workers, 7% earn less than \$10,000 per year, 57% earn \$10,000-25,000 per year, and 36% earn \$25,000 per year or more. Among accompanied seasonal worker households, 4% earn less than \$10,000 per year, 50% earn \$10,000-25,000 per year, and 46% earn \$25,000 per year or more. The State Consolidated Plan estimates the total statewide gap between farmworker housing capacity and the number of farmworkers and their household members is 110,506. The total gap between the number of single worker beds needed and the number of unaccompanied farmworkers is 28,698 beds. The Florida Consolidated Plan lists Volusia County as one of 9 counties having an unmet need for single worker housing exceeding 1,000 beds.

The 1993 Comprehensive Plan indicated that “growth in acreage being converted to farms has almost peaked. The coming years are not likely to experience the same level of growth that has occurred over the last ten years. This means that the low and moderate income housing levels now evident in the community are likely to remain essentially stable relative to other growth.” However, the current decline in the national and state economy and housing market has significantly impacted housing cost burdens, especially low and moderate income groups.

**Housing Cost by Tenure.** Table IV-7 presents the 2000 Census reported monthly housing cost by tenure for the Town of Pierson.

<b>TABLE IV-7: MONTHLY HOUSING COST BY TENURE: 2000 TOWN OF PIERSON, FLORIDA</b>									
Monthly Cost	OWNER						RENTER		
	With Mortgage		Without Mortgage		Total		Monthly Rental Cost	Total	
	#	%	#	%	#	%			#
Less than \$200	1	0.0	24	25.8	25	12.7	Less than \$200	14	7.2
\$200 - 299	0	0.0	34	36.5	34	17.3	\$200 - 299	16	8.3
\$300 - 399	7	6.7	23	24.7	30	15.2	\$300 - 499	110	57.0
\$400 - 499	8	7.8	8	8.6	16	8.1	\$500 - 749	23	11.9
\$500 - 599	12	11.5	0	0.0	12	6.1	\$750 - 999	15	7.8
\$600 - 699	16	15.4	2	2.2	18	9.1	\$1,000 - 1,499	0	0.0
\$700 - 799	11	10.7	0	0.0	11	5.6	≥ \$1,500	0	0.0
\$800 - 899	12	11.5	0	0.0	12	6.1	No Cash Rent	15	7.8
\$900 - 999	17	16.3	2	2.2	19	9.7	<b>TOTAL</b>	<b>193</b>	<b>100</b>

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\$1,000 – 1,249	12	11.5	0	0.0	12	6.1	Median Owner Cost with Mort.: \$773/mo. Median Owner Cost without/Mort: \$266/mo. Median Gross Rent: \$421/mo. Median Volusia Co. Rent \$597/mo.
\$1,250 – 1,499	4	3.8	0	0.0	4	2.0	
\$1,500 – 1,999	2	1.9	0	0.0	2	1.0	
\$2,000 – 2,499	2	1.9	0	0.0	2	1.0	
TOTAL	104	100	93	100	197	100	

Source: 2000 U.S. Census

**Median Value of Single Family Homes.** Table IV-8 compares the Median value of single family homes in the Town of Pierson with such values in Volusia County during the period 2001 through 2010. The table reveals the general decline in home values after 2006 generated by the recession and home mortgage crisis. However, clearly the value of housing within the Town of Pierson lags that of Volusia County.

TABLE IV-8: MEDIAN SINGLE FAMILY HOME PRICE (Nominal \$): 2001-2010 VOLUSIA COUNTY AND TOWN OF PIERSON, FLORIDA											
PLACE	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	% Change 2001-2010
Pierson	61,750	66,500	103,500	108,500	116,000	206,000	156,900	155,000	53,500	150,000	143%
County	106,259	115,900	130,000	150,000	189,126	217,900	200,000	165,000	135,000	116,250	9%

Source: Volusia County Property Appraiser Tax Rolls, compiled by Shimberg Center, Florida Housing Data Clearinghouse, 2010.

**Fair Market Rent.** Table IV-9 presents a comparison of HUD fair market rent for the Town of Pierson and Volusia County for 2010. The table indicates that 2010 fair market rents within Pierson and Volusia County are identical and considerably higher than the 2000 rental housing monthly costs and median rent presented in Table IV-7.

TABLE IV-9: HUD FAIR MARKET RENT, 2010 VOLUSIA COUNTY AND TOWN OF PIERSON, FLORIDA					
PLACE	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Pierson	\$652	\$762	\$948	\$1,226	\$1,262
County	\$652	\$762	\$948	\$1,226	\$1,262

Source: FL Housing Data Clearinghouse at Shimberg Center.

### ANALYSIS OF HOUSING NEEDS

**Planning Framework for Housing Needs Analysis.** Florida's Consolidated Plan 2011-2015 encourages municipalities to link their respective County Consolidated Planning process. The Consolidated Plans prepared by the State and Volusia County describe major housing needs, performance measures, issues, programs and funding sources to meet housing assistance needs on a statewide and countywide basis, respectively. The Town of Pierson participated in the Volusia County consolidated planning process.

Demographic analysis is a necessary foundation for setting housing assistance objectives. Similarly, the Town of Pierson Comprehensive Plan Housing Element incorporates an inventory and analysis of past, present and future population, household, and housing characteristics required to assess and meet the Town of Pierson housing needs. The Town's 2011 Housing Element establishes a direct linkage with the State and Volusia County consolidated planning process used by the State of Florida and Volusia County to identify, prioritize, and allocate federal program funding for housing assistance, related services and public facility improvements

The Pierson Comprehensive Plan Housing Element establishes linkage with the consolidated planning process and provides a data base, estimates and projections of the Town's housing assistance needs, and local goals, objectives and policies for meeting existing and projected housing needs. The Town's data and information comes from numerous sources, including the U.S. Census Bureau and the Shimberg Center for Affordable Housing located at the University of Florida in Gainesville as recommended in State and Volusia County Consolidated Plans.

**Significance of Householder Housing Cost Burden.** Analysis of existing and projected housing cost burdens is a major and fundamental component of identifying and developing a plan to meet housing assistance needs. The Town of Pierson Comprehensive Plan Housing Element includes an analysis of the housing cost burden experienced by the Town's current and projected households. The analysis of housing cost burden is required pursuant to Florida's Community Planning Act. The Town of Pierson Housing Element analysis is primarily predicated on data available through the US Census and the Shimberg Center and includes data developed within the Shimberg Center that is applicable to the Town of Pierson and can be downloaded from the interactive website of the Florida Housing Data Clearinghouse located at the Shimberg Center.

In addition, the analysis applies the Shimberg Center findings in identifying and quantifying the population, household, and housing characteristics of those income groups that have experienced the greatest housing cost burden. The Shimberg Center analytical framework and methodology is also applied by the State of Florida and Volusia County in respective assessments of housing cost burden presented in the State Consolidated Plan: 2011-2015 and the Volusia County Consolidated Plan: 2010-2014. The Shimberg Center population and housing data for 2010 is a projection developed prior to the release of the 2010 US Census population and household counts for the Town of Pierson. By comparison the Shimberg Center 2010 Pierson population and household estimates for 2010 are 2,667 persons and 634 households; whereas, the 2010 Census reported Pierson population and household counts as 1,736 persons and 486 households, respectively. The variation may be partially explained by the 1990 Census adjustments to the Pierson population count documented on page IV-10 in the section on farmworker housing needs and/or a Census count for 2010 that is more consistent with the adjusted 1990 Census count than with the Census 2000 count which may have been inflated.

The State and Volusia County Consolidated Plans have identified persons with disabilities and other households with special needs, the elderly, children and low income farmworkers as households especially vulnerable to housing cost burdens. However, reliable data is unavailable that identifies the magnitude, character and distribution of these special needs households residing in small geographic areas such as the Town of Pierson. Nevertheless, the vulnerability to housing cost burdens of persons with disabilities, children in low income households, and low income farm workers is well documented in the State and Volusia County Consolidated Plans.

**Population Groups Most Impacted by Housing Cost Burden.** The Town's Housing Element analysis of Housing Cost presents findings that are consistent with the general findings presented in the findings documented in the State and Volusia County Consolidated Plans, respectively. Groups most impacted by housing cost burden are discussed under four broad classifications.

Households with low-incomes, also known as "income constrained households," are the primary population groups in the Town of Pierson that are impacted by housing cost burden. This finding is consistent with findings presented in the State and Volusia County Consolidated Plans, Chapter IV Housing Element Data Inventory and Analysis

respectively. The income group classifications and their respective definitions are consistent with those used in the State and Volusia County Consolidated Plan and the definitions are generally consistent with HUD standard definitions for these income groups (exceptions are noted below).

The household income group ranges are determined based on each household's relative income compared to the "Area Median Income" (AMI) of the geographic area where each household resides. The Shimberg Center for Affordable Housing has prepared a statewide data base providing estimates and projections of the housing cost burden of each income group based on definitions presented below. The data base is included on an interactive website by the Florida Housing Data Clearinghouse (FHDC) at the Shimberg Center. The FHDC interactive website denotes that the Area Median Income (AMI) within Pierson and the surrounding metro area, the HUD-estimated Median income for a family of four was \$56,000 in 2010. Based on this Median income the income groups within the Town of Pierson are identified below.

**Constrained Income Groups.** Constrained income households include:

- Extremely low income: equal to or less than 30% of AMI ( $\leq 16,800$ )
- Low income: 30.01-50% AMI ( $> \$16,800$ - $\$28,000$ ); and
- Moderate income: 50.01-80% AMI ( $> 28,001$ - $\$44,800$ ); and

**Income Groups Not Consider "Constrained"**

- Middle income: 80.01-120% AMI ( $> \$44,800$ - $\$67,200$ )—This income group is not defined as a constrained income group and is included for comparison purposes. Middle income as defined by HUD, is stated between 81% and 95% of AMI. However, the State of Florida applies the 80.01-120% AMI income range in the consolidated planning process for estimating and projecting housing demand and assigning priorities for housing funding and the FHDC at the Shimberg Center also uses this income range in its housing data base.

**Other Households with Special Housing Needs.** Households with low-incomes possessing other special characteristics are of special concern in determining housing assistance needs. The following household status classifications are generally used housing cost burden assessments.

- **Elderly households** are those with one or more members, ages 65 and older.
- **Large families** are those households with 5 or more members.
- **Single persons** are those living in a single person household, and also include small-related households with 1-2 members, excluding elderly households.
- **Persons with disabilities** include those households where one or more members have HIV/AIDS, or a mental, physical, and/or developmental disability.

However, at the time this element was prepared (August 2011) no data was available for small geographic areas (generally described by the FHDC as areas with populations less than 50,000) to accurately estimate the housing cost burden of large families, single persons, or persons with disabilities. Table IV-10 indicates that elderly households residing in the Town of Pierson do not have disproportionate housing burdens to other households.

**Households Living with a Housing Problem.** These are households whose 1) income and housing costs create certain defined economic burdens, or 2) those that live in housing units which are substandard. These terms are defined as follows:

- **Cost burdened households.** Those where rent/mortgage payments exceed 30% of AMI.
- **Severely cost burdened households.** Those where rent/mortgage payments exceed 50% of the AMI.
- **Households living in substandard housing units** with one or more of the following problems;
  - Lacking complete kitchen facilities;
  - Lacking complete plumbing facilities;
  - Lacking a heating fuel source; or
  - Overcrowded housing – Those housing units with 1.01 or more persons per room.

**Households with Disproportionately Greater Housing Needs.** These households include racial or ethnic groups in any income group with disproportionately greater housing burden than other income groups.



**Existing Household Housing Cost Burden by Age and Tenure.** Table IV-10 reveals that in 2010, 172 Pierson households (27.1%) had a housing cost burden paying more than 30% of their income for housing. In 2009 the percent of all households in Volusia County and statewide having a housing cost burden greater than 30% of household income was 27.7% and 28.8% respectively. The table does not indicate that age of the householder is a significant causal factor for vulnerability to cost burden in Pierson. However, tenure is an important variable. Shimberg Center data indicates the within the Town of Pierson 77 households—(12.1%) were severely burdened by housing cost—paying more than 50% of their income for housing. Rental householders comprised 34.5% of all rental households in Pierson paying more than 30% of their income on housing compared with only 24.4% of the Town’s total owner households.

As stated previously, the Shimberg Center population and housing data for 2010 is a projection developed prior to the release of the 2010 US Census population and household counts for the Town of Pierson. By comparison the Shimberg Center 2010 Pierson population and household estimates for 2010 are 2,667 persons and 634 households; whereas, the 2010 Census reported Pierson population and household counts as 1,736 persons and 486 households, respectively.

The variation may be partially explained by the 1990 Census adjustments to the Pierson population count documented on page IV-10 in the section on farmworker housing needs and/or the Census count for 2010 that possibly employed greater due diligence and appears to be more consistent with more logical and gradual growth trends indicated by 1980, 1990 and 2010 Census data. The 2000 Census data, on the other hand, reveals an aberration when viewing trends from 1980 through 2010.

TABLE IV-10: 2010 SUMMARY OF HOUSEHOLDERS HOUSING COST BURDEN BY TENURE AND AGE TOWN OF PIERSON, FLORIDA (Also Comparison to 2009 Total Householders Housing Cost Burden in Volusia County and Florida)							
Age Groups of Householders by Tenure (HH)	# of HH by Age Group	HHs in Age Group Spending >30 to-50% of HH Income on Housing		HH in Age Group Spending >50% of HH Income on Housing		HH in Age Group Spending >30% of HH Income on Housing	
		# HH	% HH	# HH	% HH	# HH	% HH
<b>All HH in Pierson 2010</b>	Total 634	85	13.4%	77	12.1%	172	27.1%
<b>All HH in Volusia Co. 2009</b>	Total 213,109	32,985	15.5%	26,086	12.2%	59,071	27.7%
<b>State of Florida 2009</b>	Total 7,501,217	1,224,748	16.3%	938,506	12.5%	2,163,254	28.8%
<b>Owner Households</b>	Total 463	56	12.1%	47	10.2%	113	24.4%
15-34	27	6	22.2%	3	11.1%	9	33.3%
35-64	305	41	13.4%	31	10.1%	72	23.6%
≥65	131	19	14.5%	13	9.9%	32	24.4%
<b>Renter Households</b>	Total 171	29	17.0%	30	17.5%	59	34.5%
15-34	60	11	18.3%	11	18.3%	22	36.7%
35-64	102	18	17.6%	16	15.8%	34	33.4%
≥65	9	0	0.00%	3	33.3%	3	33.3%

Source: Florida Housing Data Clearinghouse at the Shimberg Center, University of Florida.

**Existing Housing Cost Burden by Income Groups and Tenure.** Table IV-11 presents analysis of housing cost burdens by tenure and household income as a percent of Area Median Income (HUD estimated AMI for Pierson Area: \$56,000) and contrasts sharply with Table IV-10 findings. Housing cost burden is especially distressful for extremely low- and low-income households since housing costs consume a disproportionately large share of their income and greatly reduces ability to purchase other necessities. Traditional eligibility criteria for federal housing assistance from such programs as HOME or federal public housing requires household income to be less than 80% of

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median income. Therefore, households in the extremely low-, low-, and moderate income groups with housing cost burdens, especially those with severe housing cost burdens should be considered in measuring housing assistance needs within the Town.

**Housing Cost Burden of All Income Groups: 2010.** Table IV-11 shows that in 2010 the Shimberg Center for Affordable Housing estimated that 72 of the Town’s extremely low-, low-,

TABLE IV-11: TOWN OF PIERSON TOTAL HOUSEHOLDER HOUSING COST BURDEN BY INCOME GROUP AND TENURE, 2010									
Total Householders Housing Cost Burden by Income Group, 2010									
Total Householder (HH) Income as % of 2010 Area Median Income (AMI = \$56,000)	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI): ≤ \$16,800	50	10	20.00%	6	12.00%	34	68.00%	40	80.00%
Low Income (>30% 50% AMI): >\$16,000-\$28,000	63	19	30.16%	19	30.16%	25	39.68%	44	69.84%
Moderate Income (>50%-80% AMI) :>\$28,000-\$44,800	106	60	56.60%	33	31.14%	13	12.26%	46	43.40%
Middle Income (>80+% AMI) > \$44,745	415	373	89.88%	37	8.92%	5	1.20%	42	10.12%
Total	634	462	72.87%	95	14.98%	77	12.15%	172	27.13%
Owner Householder Housing Cost Burden by Income Group, 2010									
Owner Household (HH) Income as % of 2010 Area Median Income (AMI = \$56,000)	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI): ≤ \$16,800	29	7	24.14%	4	13.79%	18	62.07%	22	75.86%
Low Income (>30% 50% AMI): >\$16,000-\$28,000	38	14	36.84%	10	26.32%	14	36.84%	24	63.16%
Moderate Income (>50%-80% AMI) :>\$28,000-\$44,800	68	38	55.88%	20	29.41%	10	14.71%	30	44.12%
Middle Income (>80+% AMI) > \$44,745	328	291	88.72%	32	9.76%	5	1.52%	37	11.28%
Total Owner Housing Cost Burden:	463	350	75.59%	66	14.26%	47	10.15%	113	24.41%
Renter Householder Housing Cost Burden by Income Group, 2010									
Renter Household (HH) Income as % of 2010 Area Median Income (AMI = \$56,000)	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI): ≤ \$16,800	21	3	14.29%	2	9.52%	16	76.19%	18	85.71%
Low Income (>30% 50% AMI): >\$16,000-\$28,000	25	5	20.00%	9	36.00%	11	44.00%	20	80.00%
Moderate Income (>50%-80% AMI) :>\$28,000-\$44,800	38	22	57.89%	13	34.21%	3	7.90%	16	42.11%
Middle Income (>80+% AMI) > \$44,745	87	82	94.25%	5	5.75%	0	0.00%	5	5.75%
Total Renter Housing Cost Burden:	171	112	65.50%	29	16.96%	30	17.54%	59	34.50%

Source: Florida Housing Data Clearinghouse at the Shimberg Center, University of Florida.

and moderate income households had severe housing cost burdens—a major indicator of housing assistance needs. The Table indicates 40 (80%) of the Town’s 50 extremely low income households (≤\$16,800) have a housing cost burden and 68% of this income group has a severe housing cost burden. Over 76% of rental households with extremely low household incomes have a severe housing cost burden as opposed to 62% of homeowners in this income group. In addition, nearly 70% of the Town’s households within the low-income group (>\$16,000-\$28,000) have a significant housing cost burden. Renter households within these income groups have a greater incidence of housing cost burden than home owners. Over 43% of the Town’s moderate-income households have a housing cost burden which is similarly distributed among homeowners and rental households.

The Shimberg Center Florida Housing Data Clearinghouse a at the University of Florida estimates projects affordable housing needs for the State of Florida, including in all Florida local governments.

**Most Severe Housing Cost Burden.** Table IV-12 provides a projection of the severe housing cost burdened income groups within the income threshold generally Chapter IV Housing Element Data Inventory and Analysis

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established for federal housing assistance programs [i.e., household incomes ≤ 80% of Area Median Income (AMI)]—severe housing cost burdens are defined by HUD as households paying more than 50% of their household income for housing. HUD has established a 2010 AMI for Pierson and surrounding area of \$56,000.

Tenure	Households (HH) with Income ≤ 80% AMI Paying > 50% HH Income for Housing <sup>1</sup>				
	2010	2015	2020	2025	2030
<b>Total HH ≤ 80% AMI</b>	<b>72</b>	<b>86</b>	<b>104</b>	<b>123</b>	<b>145</b>
<b>All Owner HH ≤ 80% AMI or ≤ \$44,800</b>	<b>42</b>	<b>50</b>	<b>65</b>	<b>79</b>	<b>92</b>
Extremely Low Income: ≤30% AMI	18	22	28	35	40
Low Income: >30% 50% AMI	14	17	22	26	31
Moderate Income: >50%-80% AMI	10	11	15	18	21
<b>All Renter HH ≤ 80% AMI or ≤ \$44,800</b>	<b>30</b>	<b>36</b>	<b>39</b>	<b>44</b>	<b>53</b>
Extremely Low Income: ≤30% AMI	16	18	20	22	25
Low Income: >30% 50% AMI	11	13	14	16	19
Moderate Income: >50%-80% AMI	3	5	5	6	9

Source: Florida Housing Data Clearinghouse at the Shimberg Center, University of Florida.

Total Householders Housing Cost Burden by Income Group, 2015									
Total Householder (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI):	59	11	18.64	8	13.56	40	67.80	48	81.36
Low Income (>30% 50% AMI):	77	24	31.17	23	29.87	30	38.96	53	68.83
Moderate Income (>50%-80% AMI):	125	71	56.80	38	30.40	16	12.80	54	43.20
Middle Income (>80+% AMI):	511	460	90.02	43	8.41	8	1.57	51	9.98
Total	772	566	73.32	112	14.50	94	12.18	206	26.68
Owner Householders Housing Cost Burden by Income Group, 2015									
Owner Household (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI):	35	8	22.86	5	14.28	22	62.86	27	77.14
Low Income (>30% 50% AMI):	47	17	36.17	13	27.66	17	36.17	30	63.83
Moderate Income (>50%-80% AMI):	84	49	58.33	24	28.57	11	13.10	35	41.67
Middle Income (>80+% AMI):	411	366	89.05	37	9.00	8	1.95	45	10.95
Total Owner Housing Cost Burden:	577	440	76.26	79	13.69	58	10.05	137	23.74
Renter Householders Housing Cost Burden by Income Group, 2015									
Renter Household (HH) Income as % of 2010 Area Median Income (AMI = \$56,000)	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI):	24	3	12.50	3	12.50	18	75.00	21	87.50
Low Income (>30% 50% AMI):	30	7	23.33	10	33.33	13	43.33	23	75.67
Moderate Income (>50%-80% AMI):	41	22	53.66	14	34.15	5	12.19	19	46.36
Middle Income (>80+% AMI):	100	94	94.00	6	6.00	0	0.00	6	6.00
Total Renter Housing Cost Burden:	195	126	64.62	33	16.92	36	18.46	69	35.38

**Housing Cost Burden of All Income Groups: 2015-2030.** Table IV-12 previously presented projected housing needs of income groups generally meeting the federal Chapter IV Housing Element Data Inventory and Analysis

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income threshold for housing assistance by tenure. Tables IV-13 through IV-16 present a more detailed perspective of projected housing needs 2015 2030 based on projected housing cost burdens of all income groups by tenure.

In addition, Appendix B provides a tabular analysis and projection of past, present, and projected future housing cost burdens for years 2000, 2010, 2015, 2020, 2025, and 2030 for all households in the Town of Pierson by age of householder, tenure, and all income groups. Appendix C presents Tables denoting the Town's total population estimate for 2010 and Town's projected population for 2015, 2020, 2025, and 2030 as developed by the Shimberg Center for Housing Studies at the University of Florida. Appendix C tables also profile the Town's 2010 total population age distribution and the Town's projected future total population age distribution for 2015, 2020, 2025, and 2030.

TABLE IV-14: TOWN OF PIERSON TOTAL HOUSEHOLDER HOUSING COST BURDEN BY INCOME GROUP AND TENURE, 2020									
Total Householders Housing Cost Burden by Income Group, 2020									
Total Householder (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI):	73	15	20.55	10	13.70	48	65.75	58	79.45
Low Income (>30% 50% AMI):	95	31	32.63	28	29.47	36	37.90	64	67.37
Moderate Income (>50%-80% AMI):	154	89	57.79	45	29.22	20	12.99	65	42.21
Middle Income (>80+% AMI):	633	567	89.57	57	9.01	9	1.42	66	10.43
Total	955	702	73.51	140	14.66	113	11.83	253	26.49
Owner Householders Housing Cost Burden by Income Group, 2020									
Owner Household (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI):	47	12	25.53	7	14.89	28	59.58	35	74.47
Low Income (>30% 50% AMI):	62	23	37.10	17	27.42	22	35.48	39	62.90
Moderate Income (>50%-80% AMI):	108	63	58.33	30	27.78	15	13.89	45	41.67
Middle Income (>80+% AMI):	517	459	88.78	49	9.48	9	1.74	58	11.22
Total Owner Housing Cost Burden:	734	557	75.89	103	14.03	74	10.08	177	24.11
Renter Householders Housing Cost Burden by Income Group, 2020									
Renter Household (HH) Income as % of 2010 Area Median Income (AMI = \$56,000)	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI):	26	3	11.54	3	11.54	20	76.92	23	88.46
Low Income (>30% 50% AMI):	33	8	24.24	11	33.33	14	42.42	25	75.76
Moderate Income (>50%-80% AMI):	46	26	56.52	15	32.61	5	10.87	20	43.48
Middle Income (>80+% AMI):	116	108	93.10	8	6.90	0	0.00	8	7.40
Total Renter Housing Cost Burden:	221	145	65.61	37	16.74	39	17.65	76	34.39

Source: Shimberg Center Florida Housing Data Clearinghouse at the University of Florida.

TABLE IV-15: TOWN OF PIERSON TOTAL HOUSEHOLDER HOUSING COST BURDEN BY INCOME GROUP AND TENURE, 2025									
Total Householders Housing Cost Burden by Income Group, 2025									
Total Householder (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
Extremely Low Income (≤30% AMI):	86	17	19.77	12	13.95	57	66.28	69	80.23
Low Income (>30% 50% AMI):	115	39	33.91	34	29.57	42	36.52	76	66.09
Moderate Income (>50%-80% AMI):	187	110	58.82	53	28.34	24	12.83	77	41.18
Middle Income (>80+% AMI):	733	659	89.90	64	8.73	10	1.36	74	10.10
Total	1121	825	73.60	163	14.54	133	11.86	296	26.40
Owner Householders Housing Cost Burden by Income Group, 2025									
Owner Household (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH

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		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
<b>Extremely Low Income (≤30% AMI):</b>	58	14	24.14	9	15.52	35	60.34	44	75.86
<b>Low Income (&gt;30% 50% AMI):</b>	78	30	38.46	22	28.21	26	33.33	48	61.54
<b>Moderate Income (&gt;50%-80% AMI):</b>	136	81	59.56	37	27.21	18	13.24	55	40.44
<b>Middle Income (&gt;80+% AMI):</b>	607	54	8.91	56	9.23	10	1.65	66	10.87
<b>Total Owner Housing Cost Burden:</b>	879	66	7.57	124	14.11	89	10.13	213	24.23

**Renter Householders Housing Cost Burden by Income Group, 2025**

Renter Household (HH) Income as % of 2010 Area Median Income (AMI = \$56,000)	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
<b>Extremely Low Income (≤30% AMI):</b>	28	3	10.71	3	10.71	22	78.57	25	89.29
<b>Low Income (&gt;30% 50% AMI):</b>	37	9	24.32	12	32.43	16	43.24	28	75.68
<b>Moderate Income (&gt;50%-80% AMI):</b>	51	29	56.86	16	31.37	6	11.76	22	43.14
<b>Middle Income (&gt;80+% AMI):</b>	126	118	93.65	8	6.35	0	0.00	8	6.35
<b>Total Renter Housing Cost Burden:</b>	242	15	6.19	39	16.12	44	18.18	83	34.30

Source: Shimberg Center Florida Housing Data Clearinghouse at the University of Florida.

**TABLE IV-16: TOWN OF PIERSON TOTAL HOUSEHOLDER HOUSING COST BURDEN BY INCOME GROUP AND TENURE, 2030**

Total Householders Housing Cost Burden by Income Group, 2030									
Total Householder (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
<b>Extremely Low Income (≤30% AMI):</b>	102	21	20.59	16	15.69	65	63.73	81	79.41
<b>Low Income (&gt;30% 50% AMI):</b>	139	49	35.25	40	28.78	50	35.97	90	64.75
<b>Moderate Income (&gt;50%-80% AMI):</b>	223	133	59.64	60	26.91	30	13.45	90	40.36
<b>Middle Income (&gt;80+% AMI):</b>	847	762	89.96	72	8.50	13	1.53	85	10.04
<b>Total</b>	1311	965	73.61	188	14.34	158	12.05	346	26.39

**Owner Householders Housing Cost Burden by Income Group, 2030**

Owner Household (HH) Income as % of Area Median Income	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
<b>Extremely Low Income (≤30% AMI):</b>	69	17	24.64	12	17.39	40	57.97	52	75.36
<b>Low Income (&gt;30% 50% AMI):</b>	96	38	39.58	27	28.13	31	32.29	58	60.42
<b>Moderate Income (&gt;50%-80% AMI):</b>	166	102	61.45	43	25.90	21	12.65	64	38.55
<b>Middle Income (&gt;80+% AMI):</b>	708	632	89.27	63	8.90	13	1.84	76	10.73
<b>Total Owner Housing Cost Burden:</b>	1039	789	75.94	145	13.96	105	10.11	250	24.13

**Renter Householders Housing Cost Burden by Income Group, 2030**

Renter Household (HH) Income as % of 2010 Area Median Income (AMI = \$56,000)	# HH in Income Range	Amount of Income Paid for Housing							
		0-30%		30.01-49.9%		50% or more		> 30%	
		# HH	% HH	# HH	% HH	# HH	% HH	# HH	% HH
<b>Extremely Low Income (≤30% AMI):</b>	33	4	12.12	4	12.12	25	75.56	29	87.88
<b>Low Income (&gt;30% 50% AMI):</b>	43	11	25.58	13	30.23	19	44.19	32	74.42
<b>Moderate Income (&gt;50%-80% AMI):</b>	57	31	54.39	17	29.82	9	15.79	26	45.61
<b>Middle Income (&gt;80+% AMI):</b>	139	130	93.53	9	6.47	0	0.00	9	6.47
<b>Total Renter Housing Cost Burden:</b>	272	176	64.71	43	15.81	53	19.49	96	35.29

Source: Shimberg Center Florida Housing Data Clearinghouse at the University of Florida.

**Issues and Consolidated Planning Process and Resources for Meeting Needs.** This section addresses alternative housing assistance programs available to the Town of Pierson and other municipalities in Volusia County through the consolidated planning process and other resources.

**HUD Housing Assistance Programs and Consolidated Planning Process.** The State and Volusia County Consolidated Plans, described previously herein, attempt to target dollars to address the needs of low and moderate income (LMI) residents in three primary areas: decent housing, a suitable living environment and expanded economic opportunities. The State and Volusia County Consolidated Plans each describe four programs, funded by HUD and administered by state agencies that specifically target the needs of LMI persons.

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- Small Cities Community Development Block Grant (CDBG) Program;
- Emergency Shelter Grants Program;
- Home Investments Partnerships (HOME) Program; and
- Housing Opportunities for Persons with AIDS (HOPWA) Program.

**Town of Pierson Participation in the County Consolidated Planning Process.** The Town of Pierson participated in the Volusia County consolidated planning process. The Volusia County Consolidated Plan is designed to facilitate a participatory process that involves residents and service providers in identifying community priorities regarding needs, activities and how HUD-funded projects, including the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter Grant (ESG), may be distributed to meet needs.

As a HUD designated Urban County, Volusia County is entitled to receive funding from CDBG, HOME and ESG programs administered by the Housing and Grants Administration activity of the Community Assistance Division. As such, the Housing and Grants Administration activity is the lead agency responsible for the development of the Consolidated Plan. The Volusia County five-year strategy is designed to assist the principally very low- and low-income population by adhering to the statutory goals of providing decent housing and a safe living environment.

This Housing Element identifies housing assistance needs within the Town of Pierson following the protocols applied by the State and Volusia County in consolidated planning. In addition, the Town of Pierson Housing Element describes needs as well as goals and objectives of the Town of Pierson for continuing evaluation, monitoring of the Town’s housing assistance needs and policies to attract and implement federally funded programs as well as attracting community, public and private partnerships to meet those needs.

The Town of Pierson participates in the Volusia County consolidated planning process which allows for key agencies in Volusia County to exchange information on needs, goals and objectives related to housing, community development and social services. The consolidated planning process provides opportunities for various agencies, governmental entities and citizens to provide input and receive insight into the process and structure for administering funds to assist those in need within the Town of Pierson, in other participating municipalities and within unincorporated Volusia County.

**Profile of Municipal Participants in County Consolidated Planning Process.** Eleven municipal governments within Volusia County, including the Town of Pierson, participate and compete for Federal Grant Assistance available through the Volusia County Consolidated Plan process. Table IV-17 provides a profile of these participating local governments. In addition, Table IV-18 depicts a comparison of selected characteristics of the Town of Pierson relative to those of unincorporated Volusia County and the State of Florida.

Municipality	Population	Median Age	Household Size	% Own Home
Daytona Beach Shores	4,582	64.5	1.77	81.8%
DeBary	19,564	48.9	2.37	87.8%
DeLand	25,478	40.5	2.25	61.0%
Edgewater	21,977	45.2	2.60	84.0%
Holly Hill	12,797	44.7	2.13	60.0%
Lake Helen	2,850	45.3	2.44	88.0%
New Smyrna Beach	24,335	55.9	2.04	76.0%
Orange City	8,090	53.1	2.11	78.0%

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Ormond Beach	41,000	49.9	2.28	82.0%
Pierson	2,936	33.9	4.10	77.0%
South Daytona	13,484	42.2	2.24	67.0%

Source: Volusia County Department of Economic Development from Volusia County Consolidated Plan 2010-2014.

**TABLE IV-18:  
COMPARISON OF SELECTED POPULATION, INCOME AND HOUSING CHARACTERISTICS:  
TOWN OF PIERSON, VOLUSIA COUNTY, AND STATE OF FLORIDA (2008)**

POPULATION	TOWN OF PIERSON	VOLUSIA COUNTY	FLORIDA
2000 Census	2,596	443,343	15,982,378
2008 Census	2,657 (BEBR)	498,036	18,328,340
The percent increase from April 1, 2000 to July 1, 2008	2.35% (BEBR)	12.3%	14.7%
The percent of the population that is female	47.6 (ACS)	51%	50.9%
<b>AGE</b>			
In 2008, the percent of Persons under 18 years	31.6% (ACS)	19.4%	21.8%
In 2008, the percent of Persons 65 years and older	11.9% (ASC)	20.8%	17.4%
<b>HERITAGE</b>			
In 2008, the percent of foreign born persons	17.8% (ACS)	7.4%	18.5%
In 2008, language other than English spoken at home (age 5+)	34.3% (ACS)	12.5%	25.9%
In 2008, percent of White Persons	59.9% (ACS)	86.3%	79.8%
In 2008, percent of persons of Hispanic or Latino origin	54.15% (ACS)	10.7%	21.0%
In 2008, percent of African American Persons	15.3% (ACS)	10.5%	15.9%
In 2008, percent other than White or African American	24.8% (ACS)	3.2%	4.3%
<b>INCOME</b>			
Median household income in 2008	32,500 (ACS)	\$46,139	\$47,802
Percent of persons below poverty in 2008	36.0% (ACS)	12.9%	13.3%
<b>EDUCATION</b>			
In 2008, percent high school graduates age 25+	55.4% (ACS)	88.4%	85.2%
In 2008, % of persons age 25+ w/ bachelor's degree or higher	8.8% (ACS)	22.2%	25.8%
<b>HOUSING</b>			
Number of housing units in 2008	866 (ACS)	248,253	8,800,294
Homeownership rate in 2008	89.4 (ACS)	76.5%	70.0%
Median Value of owner-occupied housing units in 2008	\$137,500 (ACS)	\$198,700	\$218,700
Number of households in 2008	774 (ACS)	199,936	7,0578,285
Number of persons per household in 2008	3.32 (ACS)	2.43	2.54

Source: Volusia County Consolidated Plan: 2010-2014. Town of Pierson data from 2000 US Census; from the US Census: American Community Survey (ACS): 2005-2009—Five-year average data), and the 2008 population is taken from the University of Florida Bureau of Economic and Business Research (BEBR) Report: Florida Estimates of Population: 2008.

**Volusia County 5-Year Strategic Plan and Priorities.** The Town of Pierson participated in the Volusia County consolidated planning process and the Volusia County's FY 2010-2014 Consolidated Plan and five year strategic action for housing and community development in Volusia County. The Plan is designed to:

- Assist the needs of principally very low- and low-income households, homeless, and special needs of populations within Volusia County, including the Town of Pierson;
- Determine how HUD-funded programs will be administered to meet identified needs; and
- Describe Volusia County HUD-funded program goals and objectives over the next five years.

General priorities applicable to the Town of Pierson and all parties participating in the County's Consolidated Plan are cited below for program funding category. The County has adopted the priorities as part of its consolidated planning process 5-year strategic plan.

Town of Pierson Comprehensive Plan  
Chapter IV Housing Element Data Inventory and Analysis

The 5-year plan provides a vision for specific priorities in the following categories: Housing Assistance, Homelessness Assistance and Non-Housing Community Development Assistance. General priorities employed to allocate investment are identified below.

■ **Housing Assistance Priorities**

- Priority 1 – Homeowner Rehabilitation
- Priority 2 – Homebuyer Assistance
- Priority 3 – Acquisition/Rehabilitation of Rental Housing/CHDO set aside
- Priority 4 – New Construction of Multi-Family Rental housing
- Priority 5 – Program and housing rehabilitation administration

■ **Homelessness Assistance Priorities**

- Priority 1 – Preventive Services
- Priority 2 – Shelter Operating Costs
- Priority 3 – Essential Services
- Priority 4 – Rehabilitation/Renovation

■ **Non-Housing Community Development Assistance Priorities**

- Priority 1 – Infrastructure Improvement
- Priority 2 – Public Facilities Improvements
- Priority 3 – Public Services
- Priority 4 – Clearance/Demolition
- Priority 5 – General Program Administration
- Priority 6 -- Economic Development
- Priority 7 -- Property Acquisition

**Volusia County One-Year Action Plan Consolidated Plan Priorities for the 2011-2012.**

More specifically, the priorities that have been planned and funded for the next five years are listed in the tables below. Each table provides the priority level, activity funded, funding level, funding resources, timeframe and proposed accomplishments over the next one and five years.

The following FY 2011-2012 One-Year Action Plan lists proposed projects based on the priorities and strategies identified in the Five-Year Consolidated Plan and inputs from the program participants, citizen participation meetings and feedback from citizen and agency needs assessment surveys. The County expects the sources of Federal and non-Federal funding to be available to address housing, homeless and non-housing community development needs.

<b>HOME Investment Partnership Program (HOME):</b>	\$ 853,968 (1)
<b>Emergency Shelter Grant Program (ESG):</b>	85,093
<b>Community Development Block Grant (CDBG):</b>	1,765,785 (1)
<b>Total</b>	<b>\$ 2,704,846</b>

(1) Includes \$20,000 of estimated program income for CDBG and \$20,000 for HOME

The following tables explain how each funding source listed above will be expended during the FY 2010/11 program year pursuant to the Volusia County Consolidated Plan: 2014-2014. However, no allocations for past or present, or future allocations of housing assistance were available for the Town of Pierson.



Town of Pierson Comprehensive Plan  
Chapter IV Housing Element Data Inventory and Analysis

**HOME Program One-Year Action Plan: 2011-2012.** The HOME Program Actions in the One-Year Action Plan for 2011-2012 and the respective budget allocation are presented below:

<b>HOME Program Action</b>	<b>Budget</b>
Homebuyer Assistance: Existing	\$550,000.00 (1)
CHDO set aside: Acquisition/Rehabilitation of Rental Housing	130,572.00
New Construction: Multi-Family Rental Housing	75,000.00
CHDO Operating	15,000.00
Administration	83,396.00
<b>TOTAL</b>	<b>\$853,968.00</b>

(1) Includes \$20,000 estimated program income.  
Source: Volusia County Consolidated Plan: 2010-2014.

**Emergency Shelter Grant Program (ESG) One-Year Action Plan: FY 2011-2012.** The components of the ESG Program One-Year Action Plan for 2011-2012 and the respective budget allocation are presented below:

<b>ESG Program Action</b>	<b>Budget</b>
Homeless Facility Essential Services Costs	\$25,527.00
Homeless Facility Operating Costs	34,039.00
Homeless Prevention	25,527.00
<b>TOTAL</b>	<b>\$85,093.00</b>

(1) 25,698 Volusia County cash match required.  
Source: Volusia County Consolidated Plan: 2010-2014.

**Community Development Block Grant (CDBG) Program One-Year Action Plan: FY 2011-2012.** The CDBG Program Actions in the One-Year Action Plan for 2011-2012 and the respective budget allocation are presented below:

<b>CDBG Program Action</b>	<b>Budget</b>
<b>Town of Pierson Projects: Public Facility Improvement</b>	<b>\$55,865</b>
Daytona Beach Shores: Senior Citizens' Programs	55,865
DeBary ADA Rob Sullivan Park Improvements	55,865
DeLand; 5 Projects, incl. Public Improvements, CR Coordinator, Clearance/Demolition	146,646
Edgewater: YMCA Public Facility Improvement	80,306
Holly Hill: Stormwater Improvement at Glenmeadows	80,306
Lake Helen: S. Summit Street Improvement	55,865
New Smyrna Bch: Pettis Park Improvement; Babe James Community Ctr., Senior Svcs., Other	113,476
Orange City: Sidewalk Improvements	55,865
Ormond Bch: Street Impvmts, Mainland Lighting, Public Svcs.; & Homeless Coalition	96,018
South Daytona: Water & Sewer Improvements; West Nova	64,595
Volusia C.: Administration; Homebuyer Assistance; Homeless Public Svcs; Public Facility Impvmts.	905,113
<b>TOTAL</b>	<b>\$1,765,785</b>

Budget Estimate Includes \$20,000 in estimated program income.  
Source: Volusia County Consolidated Plan One-Year Action Plan 2011/12, Executive Summary.

Town of Pierson Comprehensive Plan  
Chapter IV Housing Element Data Inventory and Analysis

<b>Volusia County Consolidated Plan Summary of Specific Annual Objectives: 2011-2012</b>				
Outcome/ Objective	Specific Annual Objective	Fund Source	Performance Indicators	Expected Number
<b>Decent Housing--DH-1 Availability/Accessibility of Decent Housing One-Year Goal:</b>				<b>7</b>
DH-1.1	Rental Hsg. Acquisition/ Rehabilitation	HOME-CHDO	# Affordable Rental Units Acquired/Made Standard	1
DH-1.2	Homeowner Rehabilitation	CDBG	# Units Brought from Substandard Condition to Standard	2
DH-1.3	New Construction Rental Housing	HOME	# New Safe, Affordable Housing Units Constructed	4
<b>Decent Housing--DH-2: Availability of Decent Housing One-Year Goal:</b>				<b>243</b>
DH-2.1	Homebuyer Assistance	HOME/CDBG	# Households (HH) Receiving Purchase Assistance	23
DH-2.2	Homeless Prevention	ESG	# HH Receiving Emergency Financial Aid to Prevent Homelessness	220
<b>Suitable Living--SL-1 Availability/Accessibility of Suitable Living Environment One-Year Goal:</b>				<b>44,687 LMI persons Plus 1 Public Facility</b>
SL-1.1	6 Public Infrastructure Impvmt. Projects	CDBG	# LMI Persons Assisted with New, Improved, Upgraded Access to Public Infrastructure, Facilities or Services	2,986
SL-1.2	5 Public Facility Improvement Projects	CDBG		6,528
SL-1.3	6 Public Service Projects	CDBG		7,941
SL-1.4	2 Public Service Projects	CDBG	# Homeless Persons Assisted with New, Improved, Upgraded Access to Facilities or Services	4,796
SL-1.5	2 Public Service Activities	CDBG	# Elderly Persons Assisted by New, Improved, Access to Services	2,010
SL-1.6	1 Public Facility Project	CDBG	# Public Facilities with New, Improved, Access to Services for Disabled	1
SL-1.7	5 Homeless Projects	ESG	# Homeless Persons Assisted with Improved Access to Services	20,426 (1)
<b>Suitable Living--SL-1.2 Sustainability of Suitable Living Environment One-Year Goal:</b>				<b>8 Substandard Units Plus 3,969 LMI Persons</b>
SL-2.1	2 Clearance and Demolition Projects	CDBG	# Substandard Units Demolished	8
SL-2.2	1 Code Enforcement Project	CDBG	# Persons with Improved Access to Sustainable Community	3,969

(1) Represents a duplicated count as homeless persons receive multiple services throughout the year.

Source: Volusia County Consolidated Plan One-Year Action Plan 2011/12, Executive Summary.

**Other Housing Issues, Assistance and Actions.** Pierson has taken advantage of the limited housing assistance programs available to it. Through participation in the Volusia County Urban County CDBG program Pierson has been able to use housing rehabilitation, housing demolition and Section 8 housing assistance payment programs. Unfortunately as the Town of comprehensive records for specific housing assistance, rehabilitation and demolitions activities are not available for smaller sparsely populated areas such Pierson.

**Farmers Home Administration (FmHA) Housing Assistance Programs.** In addition to the Volusia County CDBG program, the Town has also benefited from Farmers Home Administration (FmHA) housing assistance programs. The primary program is the 502 home ownership assistance program. Again the records available do not provide much specific information for Pierson. The main obstacles to construction of additional units through the FmHA program are lack of knowledge about the program and a lack of available building lots on paved streets. Paved street access is a basic site qualification criterion. It is interesting to note that modular homes can be funded through the 502 program, but local experience has not shown this type of construction to have a cost advantage over standard construction methods.

Two other FmHA programs are available to the Town. The 504 housing rehabilitation program is similar to the CDBG program but the grant limits are lower for the FmHA program. The total allowable expenditure per structure remains at \$15,000, but only \$5,000 can be in grant funds. An advantage of the FmHA rehabilitation program is that mobile home units can qualify for assistance. As with the home loan program, lack of knowledge about this program has limited its effectiveness. The second FmHA assistance program is the 515 rural rental housing loan program. Action has been taken to implement the program locally. For instance, installation of a public water system (financed by FmHA) has removed the last major obstacle to qualifying local sites. Lack of funding resources limits effective use of the program

**Group Homes.** Pierson contains no group homes regulated by the State. The current zoning code does permit group homes within all residential districts with approval of the zoning board and

the board of adjustment. A facility such as a nursing home would also be permitted under the same basis as group homes. Under current state statute, certain adult congregate living facilities would be exempt from these local zoning regulations. The Town's Land Development Code should be reviewed to ensure compliance with state statutes and case law pertaining to local government regulatory practices impacting group homes.

**Preserving Town's Historic Housing.** This section addresses preservation of the Town's housing stock. First, the section identifies the Town's housing stock that is listed within the State Division of Historic Resources (DHR) Master Site File of Historic and Cultural Facilities and addresses program resources that may be available to assist related historic preservation issues. The second subsection addresses general issues related to maintaining or improving the condition of the Town's older homes.

■ **Preserving and Enhancing Awareness of the Town's Historic Housing.** Table IV-18 (Please refer to Tables VI-1A & VI-1B, Conservation Element, Data inventory and Analysis) identifies several housing resources and supportive facilities listed in the Division of Historic Resources (DHR) Master Site File of Historic and Cultural Facilities. None of the listed structures appear on the National Registry of Historic Places or Historic Landmarks. Table IV-18 also lists a few structures located outside Town's municipal boundaries. DHR identified these sites in case a future Town annexation included such historic structures. If so, the Town may desire to seek a DHR grant for research, rehabilitation, or improved access to a structure that promotes an element of the Town's heritage. The location of each of the tabular listings are depicted in Figure II-7 displaying the data from the DHR Master File of Historic and Cultural Sites.

The Town should consider adopting policies consistent with accepted principles and practices of historic preservation and compliant with historic preservation statutes included in Chapter 267, FS in order to ensure the preservation of its historic resources and to advance public awareness of state and/or locally significant housing structures exemplifying characteristics of the culture and heritage of the Town of Pierson. For example, the Town should consider applying for state grants from the DHR to advance the identification of historic homes that have existed for 50 or more years but have not been identified in the Master File compiled by the DHR. In addition, grants may be available to determine the local significance of Town structures listed in Table IV-18.

■ **Maintaining or Improving Condition of Town's Older Homes.** Table IV-3 of the Housing Element revealed that 72% of the Town of Pierson existing housing being is over 30 years old compared with a Countywide housing stock having only 51.2% total units over 30 years. The Town needs to take steps to ensure that older housing units characterizing the Town's historic character are properly maintained and may remain a contributing component of the Town's historic character well into the future. Despite the age of the existing housing stock, this housing does not exhibit conditions of severe deterioration. This indicates the existing housing is relatively healthy, and that it provides a solid base for effective housing maintenance programs. Three methods exist for addressing these maintenance issues. The first is code compliance and code enforcement. The second is private market rehabilitation activity, and the third is the provision of rehabilitation assistance for those households which cannot afford to make housing improvements.

**FIGURE IV-2:**  
**TOWN OF PIERSON HISTORICAL AND CULTURAL RESOURCES**  
(Please refer to Figure VI-7, Conservation Element, Data Inventory and Analysis)

Code compliance and code enforcement provide the means for ensuring that units entering the housing stock are soundly constructed, and that once these units are in the housing stock that they are properly maintained. Adherence to the Town's adopted Building Code which regulates new construction, repairs, and remodeling will promote application of sound principles and practices of construction, including use of appropriate building materials, application of proper construction techniques, and compliance with minimum specifications that promote public safety. The Town's adopted Housing Code establishes minimum housing maintenance standards which can be applied to existing housing, and it provides the Town with a legal basis for requiring repairs. This code is especially effective in addressing problems with existing rental units. Again, staff needs to be provided with the necessary training to effectively implement the code.

Private rehabilitation activities are important to maintain the existing housing stock. Typically the private sector provides remodeling improvements such as upgraded electrical systems to support air conditioning or central heat and other improvements such as plumbing when bathrooms and kitchens are modernized. Available building records do not indicate the frequency of the program. It is important, however, to have a permitting process that is easy for the homeowner to use while still ensuring that the proper codes are followed. Staff training can be an important asset in helping homeowners who desire to make these types of improvements. Provision of rehabilitation assistance is an area where the Town is already making an effort. Continuation in the CDBG rehabilitation program is important as it is the key rehabilitation resource available in Volusia County. The Town should continue to support this program and expand awareness of the program by education in the community. Other program aspects such as weatherization can be used effectively. Clearly the FmHA housing rehabilitation resources should be tapped.

One means of supporting both the CDBG and FmHA housing assistance programs would be through the establishment of a housing assistance center at Town Hall. Basis information on the programs should be available along with applications and contact people who can answer specific questions. Some basic training should be provided to the Town Hall staff so they can answer basic questions about each program. Assistance should also be made available to those who need assistance completing the application forms and following up on progress after the applications have been submitted.

**Private Sector and Housing Supply.** Unless state and federal housing policies change drastically from current conditions, the private sector must be relied upon to produce nearly all of the new housing stock required to meet future housing needs. The private housing market functions very well in meeting the housing needs of middle and upper income households. For example, Tables IV-12 through IV-16 indicate that less than 2% of households having a household income above 80% AMI (Area Median Income) experience severe housing cost burden. Moderate income households housing assistance programs such as FmHA, FHA and, to a lesser extent, state and county housing assistance programs are available and targeted to housing assistance needs of this income group.

Lower income households have a more difficult time locating affordable housing from the private market. A filtering down process is not a dependable alternative for resolving housing assistance needs of low- and moderate-income households. This fact is especially valid in the Town of Pierson which experiences a very low frequency of housing market turnover.

**Supporting Infrastructure.** Successful implementation and expansion of the Town's support of a municipal potable water distribution system as well as the Town's support of advance

waste disposal systems will improve prospects of qualifying for assisted housing programs. An additional step that could be taken is the establishment of a street paving program designed to expand the supply of lots which could use FmHA 502 loan assistance. Funds for a paving program could be drawn from CDBG grants (with FmHA 504 funds replacing the housing rehabilitation loss) or from local gas tax revenues. Volusia County offers a program enabling local communities to often lower costs for paving through their annual paving contracts.

**Special Housing Needs.** The Town's regulatory provisions governing the location of various types of group homes and community residential facilities should be reviewed periodically as program concepts and well as federal and state regulatory initiatives have evolved over the past several decades and such changes are likely to continue. The Town needs to continue to provide opportunities to develop group housing consistent with resident needs and market demand sufficient for successful operation and maintenance over time. Regulatory provisions applicable to group housing should be reviewed to maintain consistency with evolving Florida Statutes and case law.

**Minimum Housing Needs of Current and Future Town Residents.** This section projects the minimum housing units required to meet the needs of the projected population. Previously Tables IV-12 through IV-16 presented the household demand for housing within the Town of Pierson for years 2010, 2015, 2020, 2025, and 2030. The source of these projections is the Shimberg Center for Housing Studies at the University of Florida. The Shimberg Center has a continuing contract with the State of Florida to analyze and project affordable housing needs for the State and the Florida local governments. The Shimberg analytical framework and methodology is applied throughout the State of Florida and Volusia County in respective assessments of housing cost burden presented in the State Consolidated Plan: 2011-2015 and the Volusia County Consolidated Plan: 2010-2014.

As previously documented herein the Shimberg Center population and housing data for 2010 is a projection developed prior to the release of the 2010 US Census population and household counts for the Town of Pierson. By comparison the Shimberg Center 2010 Pierson population and household estimates for 2010 are 2,667 persons and 634 households; whereas, the 2010 Census reported Pierson population and household counts as 1,736 persons and 486 households, respectively. The variation may be partially explained by the 1990 Census adjustments to the Pierson population count documented on page IV-10 in the section on farmworker housing needs and/or the Census count for 2010 that possibly employed greater due diligence and appears to be more consistent with more logical and gradual growth trends indicated by 1980, 1990 and 2010 Census data. The 2000 Census data, on the other hand, reveals an aberration when viewing trends from 1980 through 2010.

Table IV-19 presents the projected minimum housing units to accommodate existing and projected residents of the Town of Pierson. The projection methodology applies the existing 2010 Census data as the basis for the existing resident population and housing count by tenure. The 2010 Census housing tenure data for the Town was held stable and applied in projecting the ratio of owner and rental housing units required to meet projected household needs for housing.

A minimum housing need of 576 additional housing units was projected in order to accommodate the projected increase of 518 households by 2030—an average of nearly 26 additional households annually that will generate a need for approximately 29 additional housing units between 2010 and 2030. This estimate includes maintaining

the same overall vacancy rate (10%) for the Town of Pierson as reported by the 2010 Census for the Town of Pierson.

The Shimberg Center household projections for the Town of Pierson indicate a 1.066 rate of growth in households from 2010 (i.e., 634 households) to 2030 (i.e., 1311 households). The Shimberg Center’s projected rate of was applied in projecting the total increase in households for the Town from 2010 (i.e., 486 households counted by 2010 Census) to 2030 (i.e., 1,004 households based on the following calculation:  $1.066 \times 486 \text{ households} = 518 \text{ household increase plus } 486 \text{ existing households} = 1,004 \text{ households}$ ]. The household projections for years 2015, 2020, 2025, 2030 were extrapolated using a straight line projection method.

The ratio of owner housing units to rental housing units was based on the prevailing 2010 Census ration of 69.13% owner households and 30.86% rental households. The projected need includes additional units to maintain necessary flexibility for movement in the housing market and to accommodate seasonal units and other vacant unit. Such additional units comprised 10% (i.e., 54 units) of total housing units (i.e., 540 units) included in the 2010 Census count of households and housing units.

<b>TABLE IV-19 MINIMUM HOUSING NEED TOWN OF PIERSON</b>						
<b>Year</b>	<b>Household Projection</b>	<b>Owner Occupied Units</b>	<b>Rental Occupied Units</b>	<b>Vacant Units</b>	<b>Total Units</b>	<b>Additional Units Needed</b>
2010	486	336	150	54	540	None
2015	616	426	190	68	684	144
2020	745	515	230	83	828	144
2025	875	605	270	97	972	144
2030	1,004	694	310	112	1,116	144

Sources and Notes on Methodology: The projections applied a rate of household increased used in the Shimberg Center projected increase in households 2010 through 2030. The Shimberg Center population and household counts were published prior to the release of the 2010 Census counts. The Shimberg Center population and household estimates for the Town of Pierson were decidedly higher than the actual 2010 US Census counts for the population and households within the Town of Pierson. By comparison the Shimberg Center 2010 Pierson population and household estimates for 2010 are 2,667 persons and 634 households; whereas, the 2010 Census reported Pierson population and household counts as 1,736 persons and 486 households, respectively. The variation may be partially explained by the 1990 Census adjustments to the Pierson population count documented on page IV-10 in the section on farmworker housing needs and/or the Census count for 2010 that possibly employed greater due diligence and appears to be more consistent with more logical and gradual growth trends indicated by 1980, 1990 and 2010 Census data. The 2000 Census data, on the other hand, reveals an aberration when viewing trends from 1980 through 2010. The ratio of owner housing units to rental housing units was based on the prevailing 2010 Census ration of 69.13% owner households and 30.86% rental households. The projected need includes additional units to maintain necessary flexibility for movement in the housing market and to accommodate seasonal units and other vacant unit. Such additional units comprised 10% (i.e., 54 units) of total housing units (i.e., 540 units) included in the 2010 Census count of households and housing units

**APPENDIX A: 2010 US CENSUS POPULATION AND HOUSING CHARACTERISTICS**  
**Housing Element Supplemental Tables**  
**Town of Pierson**

<b>TABLE A-1</b>			
<b>2010 POPULATION PROFILE BY SEX, ADULTS, AND AGE:</b>			
<b>% CHANGE SINCE 2000</b>			
<b>TOWN OF PIERSON</b>			
	<b>#</b>	<b>%</b>	<b>2000-2010</b>
	<b>Population</b>	<b>Population</b>	<b>% Change</b>
Total Population	1,736	100.00	-33.13%
Male	919	52.94	-39.78
Female	817	47.06	-23.64
18 and Over	1,164	67.05	-42.72
-- Male	612	35.25	-49.79
-- Female	552	31.80	-32.10
65 and Over	177	10.20	-1.67
-- Male	82	4.72	-5.75
-- Female	95	5.47	2.15
Median Age Total Population: 30.7			
Male: 29.7			
Female: 32.3			

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

<b>TABLE A-2</b>			
<b>2010 POPULATION PROFILE BY RACE:</b>			
<b>% CHANGE SINCE 2000</b>			
<b>TOWN OF PIERSON</b>			
	<b>#</b>	<b>%</b>	<b>2000-2010</b>
	<b>Population</b>	<b>Population</b>	<b>% Change</b>
Total Population	1,736	100.00	-33.13%
White alone	998	57.49	-53.08
Black or African American alone	83	4.78	-35.16
American Indian and Alaska Native alone	6	0.35	-14.29
Asian alone	8	0.46	300.00
Native Hawaiian and Other Pacific Islander alone	0	0.00	N/A
Some Other Race alone	607	34.97	103.69
Two or More Races	34	1.96	0.00

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

**APPENDIX A: 2010 US CENSUS POPULATION AND HOUSING CHARACTERISTICS**  
**Housing Element Supplemental Tables**  
**(continued)**

<b>TABLE A-3</b>			
<b>2010 HISPANIC OR LATINO POPULATION PROFILE</b>			
<b>% CHANGE SINCE 2000</b>			
<b>TOWN OF PIERSON</b>			
	<b>#</b>	<b>%</b>	<b>2000-2010</b>
	<b>Population</b>	<b>Population</b>	<b>% Change</b>
Total Population	1,736	100.00	-33.13%
Hispanic or Latino	940	54.15	-42.01
-- Mexican	910	52.42	-42.88
-- Puerto Rican	8	0.46	33.33
-- Cuban	7	0.40	600.00
-- Other	15	0.86	-28.57
Not Hispanic or Latino	796	45.85	-18.36
-- Other	796	45.85	-18.36

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

<b>TABLE A-4</b>			
<b>2010 POPULATION BY HOUSEHOLD TYPE</b>			
<b>% CHANGE SINCE 2000</b>			
<b>TOWN OF PIERSON</b>			
	<b>#</b>	<b>%</b>	<b>2000-2010</b>
	<b>Population</b>	<b>Population</b>	<b>% Change</b>
Total Population	1,736	100.00	-33.13%
In Households	1,674	96.43	3.21
Householder	486	28.00	0.41
Spouse	291	16.76	-1.69
Child	610	35.14	6.83
Other Relatives	168	9.68	7.01
Nonrelatives	119	6.85	4.39
In Group Quarter	62	3.57	-93.63
Institutionalized	0	0.00	N/A
Non-institutionalized	62	3.57	-93.63

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.



**APPENDIX A: 2010 US CENSUS POPULATION AND HOUSING CHARACTERISTICS**  
**Housing Element Supplemental Tables**  
**(continued)**

<b>TABLE A-5</b>			
<b>2010 HOUSEHOLD BY FAMILY TYPES, CHILDREN AND</b>			
<b>NON-FAMILY HOUSEHOLDS LIVING ALONE/ELEDERY;</b>			
<b>AVERAGE HOUSEHOLD/FAMILY SIZE: % CHANGE SINCE 2000</b>			
<b>TOWN OF PIERSON</b>			
	<b>#</b>	<b>%</b>	<b>2000-2010</b>
	<b>Households</b>	<b>Households</b>	<b>% Change</b>
Total Households	486	100.00	0.41
Family Households	381	78.40	0.79
with Children Under 18	194	39.92	-7.18
Husband-wife Family	291	59.88	-1.69
with Children Under 18	141	29.01	-12.42
Female householder, no husband	56	11.52	9.80
with Children	32	6.58	18.52
Nonfamily Households	105	21.60	-0.94
Living Alone	73	15.02	-16.09
65 and Over	132	27.16	13.79
Average Household Size: 3.44			
Average Family Size: 3.81			

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

<b>TABLE A-6</b>			
<b>2010 HOUSING PROFILE BY TENURE AND OCCUPANCY/VACANCY STATUS, AND</b>			
<b>POPULATION AND HOUSEHOLD SIZE BY TENURE:</b>			
<b>% CHANGE SINCE 2000</b>			
<b>TOWN OF PIERSON</b>			
	<b>#</b>	<b>% of Total</b>	<b>2000-2010</b>
	<b>Units</b>	<b>Housing</b>	<b>% Change</b>
		<b>Units</b>	
Total Housing Units	540	100.00	5.06
Occupied Housing Units	486	90.00	0.41
Vacant Housing Units:	54	10.00	80.00
Housing Units: For Rent	11	2.04	
Housing Units: Rented, Not Occupied	0	0.00	
Housing Units: For Sale Only	10	1.85	
Housing Units: Sold, Not Occupied	3	0.56	
Housing Units: For Seasonal, Recreational or Occasional Use	2	0.37	
Housing Units: All Other Vacant	28	5.19	
Homeowner Vacancy Rate (Percent)		2.9	
Rental Vacancy Rate (Percent)		6.8	
Total: Occupied Housing Units	486	90.00	0.41
Owner-Occupied Housing Units	336	62.22	-0.88
Population In Owner Occupied Housing Units	1,071		
Owner Occupied Housing Units Average Household Size	3.19		
Renter-Occupied Housing Units	150	27.78	3.45
Population In Renter Occupied Housing Units	603		
Renter Occupied Housing Units Average Household Size	4.02		

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

**APPENDIX A: 2010 US CENSUS POPULATION AND HOUSING CHARACTERISTICS**  
**Housing Element Supplemental Tables**  
(continued)

<b>TABLE A-7</b>									
<b>POPULATION PROFILE BY AGE AND SEX--% CHANGE 2000-2010</b>									
<b>TOWN OF PIERSON</b>									
	Number			% in Total Population			% Change 2000-2010		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Total	1,736	919	817	100.00	52.94	47.06	-33.13	-39.78	-23.64
Median Age	30.7	29.7	32.3	N/A	N/A	N/A	N/A	N/A	N/A
• 18 and Over	1,164	612	552	67.05	35.25	31.80	-42.72	-49.79	-32.10
• 65 and Over	177	82	95	10.20	4.72	5.47	-1.67	-5.75	2.15
Under 5 Years	175	84	91	10.08	4.84	5.24	16.67		
5 to 9 Years	158	84	74	9.10	4.84	4.26	12.86		
10 to 14 Years	141	81	60	8.12	4.67	3.46	-6.62		
15 to 19 Years	152	86	66	8.76	4.95	3.80	-32.44		
20 to 24 Years	109	57	52	6.28	3.28	3.00	-71.61		
25 to 34 Years	231	132	99	13.31	N/A	N/A	-61.37		
35 to 44 Years	213	109	104	12.27	N/A	N/A	-46.62		
45 to 54 Years	214	117	97	12.33	N/A	N/A	-6.14		
55 to 59 Years	87	45	42	5.01	2.59	2.42	7.41		
60 to 64 Years	79	42	37	4.55	2.42	2.13	31.67		
65 to 74 Years	108	52	56	6.22	N/A	N/A	22.73		
65 to 74 Years	53	24	29	3.05	N/A	N/A	-5.36		
85 and Older	16	6	10	0.92	0.35	0.58	-55.56		

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

<b>TABLE A-8</b>			
<b>HOUSEHOLD PROFILE BY TYPE, RELATIONSHIPS AND GROUP QUARTER POPULATION:</b>			
<b>% CHANGE 2000-2010</b>			
<b>TOWN OF PIERSON</b>			
	# Population	% Population	% Change 2000-2010
Total population	1,736	100.00	-33.13
In households:	1,674	96.43	3.21
In households: Householder	486	28.00	0.41
In households: Spouse	291	16.76	-1.69
In households: Child	610	35.14	6.83
In households: Child - Own child under 18 years	440	25.35	-2.22
In households: Other relatives	168	9.68	7.01
In households: Other relatives under 18 years	84	4.84	18.31
In households: Other relatives 65 years and over	14	0.81	
In households: Nonrelatives	119	6.85	4.39
In households: Nonrelatives under 18 years	20	1.15	
In households: Nonrelatives 65 years and over	3	0.17	
In households: Nonrelatives unmarried partner	46	2.65	39.39
In group quarters:	62	3.57	-93.63
In group quarters: Institutionalized population:	0	0.00	
In group quarters: Institutionalized Males	0	0.00	
In group quarters: Institutionalized Female	0	0.00	
In group quarters: Non-institutionalized population:	62	3.57	-93.63
In group quarters: Non-institutionalized Male	33	1.90	
In group quarters: Non-institutionalized Female	29	1.67	

Source: 2010 US Census and Shimberg Center Florida Housing Data Clearinghouse.

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**APPENDIX B: PAST, PRESENT AND PROJECTED HOUSING COST BURDENS 2000-2030**  
**Housing Element Supplemental Tables**

<b>2000 HOUSING COST BURDEN BY AGE, HOUSEHOLD INCOME AND TENURE DETERMINED BY PERCENT OF MEDIAN INCOME SPENT ON HOUSING TOWN OF PIERSON</b>							
<b>Owner Households</b>				<b>Renter Households</b>			
Age of Householder	Household Income	Housing Cost Burden	# Households	Age of Householder	Household Income	Housing Cost Burden	# Households
15-34	0-30% AMI	50+%	1	15-34	0-30% AM	30.01-50%	1
15-34	120+% AMI	30.01-50%	1	15-34	0-30% AM	50+%	7
15-34	120+% AMI	<=30%	15	15-34	0-30% AM	<=30%	2
15-34	30.1-50% AMI	30.01-50%	1	15-34	120+% AMI	<=30%	17
15-34	30.1-50% AMI	50+%	1	15-34	30.1-50% AMI	30.01-50%	4
15-34	50.1-80% AMI	30.01-50%	2	15-34	30.1-50% AMI	50+%	5
15-34	50.1-80% AMI	50+%	1	15-34	30.1-50% AMI	<=30%	1
15-34	50.1-80% AMI	<=30%	2	15-34	50.1-80% AMI	30.01-50%	7
15-34	80.01-120% AMI	30.01-50%	2	15-34	50.1-80% AMI	50+%	1
15-34	80.01-120% AMI	<=30%	5	15-34	50.1-80% AMI	<=30%	9
35-64	0-30% AM	30.01-50%	1	15-34	80.01-120% AMI	30.01-50%	1
35-64	0-30% AM	50+%	8	15-34	80.01-120% AMI	<=30%	17
35-64	0-30% AM	<=30%	3	35-64	0-30% AM	30.01-50%	1
35-64	120+% AMI	30.01-50%	6	35-64	0-30% AM	50+%	6
35-64	120+% AMI	50+%	1	35-64	0-30% AM	<=30%	1
35-64	120+% AMI	<=30%	109	35-64	120+% AMI	<=30%	21
35-64	30.1-50% AMI	30.01-50%	3	35-64	30.1-50% AMI	30.01-50%	4
35-64	30.1-50% AMI	50+%	6	35-64	30.1-50% AMI	50+%	4
35-64	30.1-50% AMI	<=30%	4	35-64	30.1-50% AMI	<=30%	2
35-64	50.1-80% AMI	30.01-50%	9	35-64	50.1-80% AMI	30.01-50%	5
35-64	50.1-80% AMI	50+%	4	35-64	50.1-80% AMI	50+%	1
35-64	50.1-80% AMI	<=30%	11	35-64	50.1-80% AMI	<=30%	8
35-64	80.01-120% AMI	30.01-50%	10	35-64	80.01-120% AMI	30.01-50%	3
35-64	80.01-120% AMI	50+%	2	35-64	80.01-120% AMI	<=30%	15
35-64	80.01-120% AMI	<=30%	34	65+	0-30% AM	50+%	1
65+	0-30% AM	30.01-50%	2	65+	120+% AMI	<=30%	2
65+	0-30% AM	50+%	4	65+	30.1-50% AMI	50+%	1
65+	0-30% AM	<=30%	2	65+	30.1-50% AMI	<=30%	1
65+	120+% AMI	30.01-50%	2	65+	50.1-80% AMI	50+%	1
65+	120+% AMI	<=30%	32	65+	50.1-80% AMI	<=30%	1
65+	30.1-50% AMI	30.01-50%	4				
65+	30.1-50% AMI	50+%	3				
65+	30.1-50% AMI	<=30%	6				
65+	50.1-80% AMI	30.01-50%	4				
65+	50.1-80% AMI	50+%	2				
65+	50.1-80% AMI	<=30%	16				
65+	80.01-120% AMI	30.01-50%	2				
65+	80.01-120% AMI	50+%	1				
65+	80.01-120% AMI	<=30%	21				

Source: Shimberg Center Florida Housing Data Clearinghouse at the University of Florida.

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**APPENDIX B: PAST, PRESENT AND PROJECTED FUTURE HOUSING COST BURDENS 2000-2030  
For All Income Groups—Town of Pierson  
Housing Element Supplemental Tables  
(continued)**

<b>2009-2010 HOUSING COST BURDEN BY AGE, HOUSEHOLD INCOME AND TENURE DETERMINED BY PERCENT OF MEDIAN INCOME SPENT ON HOUSING TOWN OF PIERSON</b>									
<b>Owner Households</b>					<b>Renter Households</b>				
Age of Owner Householder	Owner Householder Income	% Income Spent on Housing	# Owner HH By Housing Burden		Age of Rental Householder	Rental Household Income	% Income Spent on Housing	# Renter HH By Housing Burden	
			2009	2010				2009	2010
15-34	0-30% AMI	50+%	1	1	15-34	0-30% AM	30.01-50%	1	1
15-34	120+% AMI	30.01-50%	1	1	15-34	0-30% AM	50+%	6	6
15-34	120+% AMI	<=30%	12	12	15-34	0-30% AM	<=30%	2	2
15-34	30.1-50% AMI	30.01-50%	1	1	15-34	120+% AMI	<=30%	14	14
15-34	30.1-50% AMI	50+%	1	1	15-34	30.1-50% AMI	30.01-50%	3	3
15-34	50.1-80% AMI	30.01-50%	2	2	15-34	30.1-50% AMI	50+%	4	4
15-34	50.1-80% AMI	50+%	1	1	15-34	30.1-50% AMI	<=30%	1	1
15-34	50.1-80% AMI	<=30%	2	2	15-34	50.1-80% AMI	30.01-50%	6	6
15-34	80.01-120% AMI	30.01-50%	2	2	15-34	50.1-80% AMI	50+%	1	1
15-34	80.01-120% AMI	<=30%	4	4	15-34	50.1-80% AMI	<=30%	7	7
35-64	0-30% AM	30.01-50%	1	1	15-34	80.01-120% AMI	30.01-50%	1	1
35-64	0-30% AM	50+%	11	12	15-34	80.01-120% AMI	<=30%	14	14
35-64	0-30% AM	<=30%	4	4	35-64	0-30% AM	30.01-50%	1	1
35-64	120+% AMI	30.01-50%	8	9	35-64	0-30% AM	50+%	8	9
35-64	120+% AMI	50+%	1	1	35-64	0-30% AM	<=30%	1	1
35-64	120+% AMI	<=30%	153	158	35-64	120+% AMI	<=30%	29	30
35-64	30.1-50% AMI	30.01-50%	4	4	35-64	30.1-50% AMI	30.01-50%	6	6
35-64	30.1-50% AMI	50+%	8	9	35-64	30.1-50% AMI	50+%	6	6
35-64	30.1-50% AMI	<=30%	6	6	35-64	30.1-50% AMI	<=30%	3	3
35-64	50.1-80% AMI	30.01-50%	13	13	35-64	50.1-80% AMI	30.01-50%	7	7
35-64	50.1-80% AMI	50+%	6	6	35-64	50.1-80% AMI	50+%	1	1
35-64	50.1-80% AMI	<=30%	15	16	35-64	50.1-80% AMI	<=30%	11	12
35-64	80.01-120% AMI	30.01-50%	14	14	35-64	80.01-120% AMI	30.01-50%	4	4
35-64	80.01-120% AMI	50+%	3	3	35-64	80.01-120% AMI	<=30%	21	22
35-64	80.01-120% AMI	<=30%	48	49	65+	0-30% AM	50+%	1	1
65+	0-30% AM	30.01-50%	2	3	65+	120+% AMI	<=30%	2	3
65+	0-30% AM	50+%	5	5	65+	30.1-50% AMI	50+%	1	1
65+	0-30% AM	<=30%	2	3	65+	30.1-50% AMI	<=30%	1	1
65+	120+% AMI	30.01-50%	2	3	65+	50.1-80% AMI	50+%	1	1
65+	120+% AMI	<=30%	40	41	65+	50.1-80% AMI	<=30%	1	1
65+	30.1-50% AMI	30.01-50%	5	5	65+	80.01-120% AMI	<=30%	1	1
65+	30.1-50% AMI	50+%	4	4					
65+	30.1-50% AMI	<=30%	7	8					
65+	50.1-80% AMI	30.01-50%	5	5					
65+	50.1-80% AMI	50+%	2	3					
65+	50.1-80% AMI	<=30%	20	20					
65+	80.01-120% AMI	30.01-50%	2	3					
65+	80.01-120% AMI	50+%	1	1					
65+	80.01-120% AMI	<=30%	26	27					

Source: Shimberg Center Florida Housing Data Clearinghouse at the University of Florida.

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**APPENDIX B: PAST, PRESENT AND PROJECTED HOUSING COST BURDENS 2000-2030**  
**For All Income Groups—Town of Pierson**  
**Housing Element Supplemental Tables**  
**(continued)**

<b>PROJECTED 2015-2020 HOUSING COST BURDEN BY AGE, HOUSEHOLD INCOME AND TENURE DETERMINED BY PERCENT OF MEDIAN INCOME SPENT ON HOUSING TOWN OF PIERSON</b>									
<b>Owner Households</b>					<b>Renter Households</b>				
Age of Owner Householder	Owner Householder Income	% Income Spent on Housing	# Owner HH By Housing Burden		Age of Rental Householder	Rental Household Income	% Income Spent on Housing	# Renter HH By Housing Burden	
			2015	2020				2015	2020
15-34	0-30% AMI	50+%	1	1	15-34	0-30% AM	30.01-50%	1	1
15-34	120+% AMI	30.01-50%	1	1	15-34	0-30% AM	50+%	5	4
15-34	120+% AMI	<=30%	11	9	15-34	0-30% AM	<=30%	1	1
15-34	30.1-50% AMI	30.01-50%	1	1	15-34	120+% AMI	<=30%	12	10
15-34	30.1-50% AMI	50+%	1	1	15-34	30.1-50% AMI	30.01-50%	3	2
15-34	50.1-80% AMI	30.01-50%	1	1	15-34	30.1-50% AMI	50+%	4	3
15-34	50.1-80% AMI	50+%	1	1	15-34	30.1-50% AMI	<=30%	1	1
15-34	50.1-80% AMI	<=30%	1	1	15-34	50.1-80% AMI	30.01-50%	5	4
15-34	80.01-120% AMI	30.01-50%	1	1	15-34	50.1-80% AMI	50+%	1	1
15-34	80.01-120% AMI	<=30%	4	3	15-34	50.1-80% AMI	<=30%	6	6
35-64	0-30% AM	30.01-50%	2	2	15-34	80.01-120% AMI	30.01-50%	1	1
35-64	0-30% AM	50+%	14	18	15-34	80.01-120% AMI	<=30%	12	10
35-64	0-30% AM	<=30%	5	7	35-64	0-30% AM	30.01-50%	2	2
35-64	120+% AMI	30.01-50%	11	14	35-64	0-30% AM	50+%	11	14
35-64	120+% AMI	50+%	2	2	35-64	0-30% AM	<=30%	2	2
35-64	120+% AMI	<=30%	197	246	35-64	120+% AMI	<=30%	38	47
35-64	30.1-50% AMI	30.01-50%	5	7	35-64	30.1-50% AMI	30.01-50%	7	9
35-64	30.1-50% AMI	50+%	11	14	35-64	30.1-50% AMI	50+%	7	9
35-64	30.1-50% AMI	<=30%	7	9	35-64	30.1-50% AMI	<=30%	4	5
35-64	50.1-80% AMI	30.01-50%	16	20	35-64	50.1-80% AMI	30.01-50%	9	11
35-64	50.1-80% AMI	50+%	7	9	35-64	50.1-80% AMI	50+%	2	2
35-64	50.1-80% AMI	<=30%	20	25	35-64	50.1-80% AMI	<=30%	14	18
35-64	80.01-120% AMI	30.01-50%	18	23	35-64	80.01-120% AMI	30.01-50%	5	7
35-64	80.01-120% AMI	50+%	4	5	35-64	80.01-120% AMI	<=30%	27	34
35-64	80.01-120% AMI	<=30%	61	77	65+	0-30% AM	50+%	2	2
65+	0-30% AM	30.01-50%	3	5	65+	0-30% AM	<=30%	3	5
65+	0-30% AM	50+%	7	9	65+	120+% AMI	50+%	2	2
65+	0-30% AM	<=30%	3	5	65+	30.1-50% AMI	<=30%	2	2
65+	120+% AMI	30.01-50%	3	5	65+	50.1-80% AMI	50+%	2	2
65+	120+% AMI	<=30%	56	75	65+	50.1-80% AMI	<=30%	2	2
65+	30.1-50% AMI	30.01-50%	7	9	65+	80.01-120% AMI	<=30%	2	2
65+	30.1-50% AMI	50+%	5	7					
65+	30.1-50% AMI	<=30%	10	14					
65+	50.1-80% AMI	30.01-50%	7	9					
65+	50.1-80% AMI	50+%	3	5					
65+	50.1-80% AMI	<=30%	28	37					
65+	80.01-120% AMI	30.01-50%	3	5					
65+	80.01-120% AMI	50+%	2	2					
65+	80.01-120% AMI	<=30%	37	49					

Source: Shimberg Center Florida Housing Data Clearinghouse at the University of Florida.

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<b>PROJECTED 2025-2030 HOUSING COST BURDEN BY AGE, HOUSEHOLD INCOME AND TENURE DETERMINED BY PERCENT OF MEDIAN INCOME SPENT ON HOUSING TOWN OF PIERSON</b>									
<b>Owner Households</b>					<b>Renter Households</b>				
Age of Owner Householder	Owner Householder Income	% Income Spent on Housing	# Owner HH By Housing Burden		Age of Rental Householder	Rental Household Income	% Income Spent on Housing	# Renter HH By Housing Burden	
			2025	2030				2025	2030
15-34	0-30% AMI	50+%	1	1	15-34	0-30% AM	30.01-50%	1	1
15-34	120+% AMI	30.01-50%	1	1	15-34	0-30% AM	50+%	4	4
15-34	120+% AMI	<=30%	9	9	15-34	0-30% AM	<=30%	1	1
15-34	30.1-50% AMI	30.01-50%	1	1	15-34	120+% AMI	<=30%	10	10
15-34	30.1-50% AMI	50+%	1	1	15-34	30.1-50% AMI	30.01-50%	2	2
15-34	50.1-80% AMI	30.01-50%	1	1	15-34	30.1-50% AMI	50+%	3	3
15-34	50.1-80% AMI	50+%	1	1	15-34	30.1-50% AMI	<=30%	1	1
15-34	50.1-80% AMI	<=30%	1	1	15-34	50.1-80% AMI	30.01-50%	4	4
15-34	80.01-120% AMI	30.01-50%	1	1	15-34	50.1-80% AMI	50+%	1	1
15-34	80.01-120% AMI	<=30%	3	3	15-34	50.1-80% AMI	<=30%	6	5
35-64	0-30% AM	30.01-50%	2	3	15-34	80.01-120% AMI	30.01-50%	1	1
35-64	0-30% AM	50+%	20	21	15-34	80.01-120% AMI	<=30%	10	10
35-64	0-30% AM	<=30%	7	8	35-64	0-30% AM	30.01-50%	2	3
35-64	120+% AMI	30.01-50%	15	16	35-64	0-30% AM	50+%	15	16
35-64	120+% AMI	50+%	2	3	35-64	0-30% AM	<=30%	2	3
35-64	120+% AMI	<=30%	267	290	35-64	120+% AMI	<=30%	51	56
35-64	30.1-50% AMI	30.01-50%	7	8	35-64	30.1-50% AMI	30.01-50%	10	11
35-64	30.1-50% AMI	50+%	15	16	35-64	30.1-50% AMI	50+%	10	11
35-64	30.1-50% AMI	<=30%	10	11	35-64	30.1-50% AMI	<=30%	5	5
35-64	50.1-80% AMI	30.01-50%	22	24	35-64	50.1-80% AMI	30.01-50%	12	13
35-64	50.1-80% AMI	50+%	10	11	35-64	50.1-80% AMI	50+%	2	3
35-64	50.1-80% AMI	<=30%	27	29	35-64	50.1-80% AMI	<=30%	20	21
35-64	80.01-120% AMI	30.01-50%	25	27	35-64	80.01-120% AMI	30.01-50%	7	8
35-64	80.01-120% AMI	50+%	5	5	35-64	80.01-120% AMI	<=30%	37	40
35-64	80.01-120% AMI	<=30%	83	90	65+	0-30% AM	50+%	3	5
65+	0-30% AM	30.01-50%	7	9	65+	120+% AMI	<=30%	7	9
65+	0-30% AM	50+%	14	18	65+	30.1-50% AMI	50+%	3	5
65+	0-30% AM	<=30%	7	9	65+	30.1-50% AMI	<=30%	3	5
65+	120+% AMI	30.01-50%	7	9	65+	50.1-80% AMI	50+%	3	5
65+	120+% AMI	<=30%	108	145	65+	50.1-80% AMI	<=30%	3	5
65+	30.1-50% AMI	30.01-50%	14	18	65+	80.01-120% AMI	<=30%	3	5
65+	30.1-50% AMI	50+%	10	14					
65+	30.1-50% AMI	<=30%	20	27					
65+	50.1-80% AMI	30.01-50%	14	18					
65+	50.1-80% AMI	50+%	7	9					
65+	50.1-80% AMI	<=30%	54	73					
65+	80.01-120% AMI	30.01-50%	7	9					
65+	80.01-120% AMI	50+%	3	5					
65+	80.01-120% AMI	<=30%	71	95					

Source: Shimberg Center Florida Housing Data Clearinghouse at the University of Florida.

**APPENDIX C: ESTIMATED AND PROJECTED POPULATION AND AGE DISTRIBUTION:  
FOR YEARS 2010, 2015, 2020, 2025 AND 2030  
TOWN OF PIERSON**

In 2030, Pierson is projected to have a population of 3897.

<b>Population Projections: 2010—2030</b>					
<b>Town of Pierson</b>					
<b>Year</b>					
	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Pierson	2667	2937	3264	3588	3897

Source: Florida Housing Data Clearinghouse at Shimberg Center for Housing Studies, University of Florida. The Clearinghouse is jointly funded by the Florida Housing Finance Corporation (Florida Housing Trust Fund) and the Shimberg Center for Housing Studies at the University of Florida, and managed by the Shimberg Center.

<b>POPULATION PROJECTION BY AGE FOR 1990-2030</b>							
<b>TOWN OF PIERSON</b>							
<b>Age</b>	<b>Permanent Residents</b>						
	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
0-4	139	150	139	140	134	125	111
5-9	135	140	142	145	143	135	119
10-14	97	151	80	85	91	92	86
15-19	132	225	105	117	136	139	133
20-24	139	384	279	235	185	202	213
25-29	115	348	276	219	161	180	207
30-34	95	250	307	297	261	222	171
35-39	72	209	310	294	294	233	168
40-44	45	190	246	31	394	378	323
45-49	36	128	173	141	340	327	318
50-54	31	100	185	260	315	394	509
55-59	24	81	123	174	215	304	425
60-64	24	60	73	116	175	247	298
65-69	23	51	64	98	128	182	222
70-74	16	37	39	48	65	105	157
75+	24	92	126	167	227	323	437
<b>Total</b>	1147	2596	2667	2937	2964	3288	3897

Source: Florida Housing Data Clearinghouse at Shimberg Center University of Florida. jointly funded by the Florida Housing Finance Corporation (Florida Housing Trust Fund) and the Shimberg Center for Housing Studies at the University of Florida, and managed by the Shimberg Center.

Town of Pierson Comprehensive Plan  
Chapter IV Housing Element Data Inventory and Analysis

**APPENDIX D: 2000 US CENSUS**

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Pierson town, Florida

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>2,596</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			Total population.....	2,596	100.0
Male.....	1,526	58.8	Hispanic or Latino (of any race).....	1,021	62.4
Female.....	1,070	41.2	Mexican.....	1,593	61.4
Under 5 years.....	150	5.8	Puerto Rican.....	6	0.2
5 to 9 years.....	140	5.4	Cuban.....	1	-
10 to 14 years.....	151	5.8	Other Hispanic or Latino.....	21	0.8
15 to 19 years.....	225	8.7	Not Hispanic or Latino.....	975	37.6
20 to 24 years.....	384	14.8	White alone.....	837	32.2
25 to 34 years.....	598	23.0	<b>RELATIONSHIP</b>		
35 to 44 years.....	399	15.4	Total population.....	2,596	100.0
45 to 54 years.....	228	8.8	In households.....	1,622	62.5
55 to 59 years.....	81	3.1	Householder.....	484	18.6
60 to 64 years.....	60	2.3	Spouse.....	296	11.4
65 to 74 years.....	88	3.4	Child.....	571	22.0
75 to 84 years.....	56	2.2	Own child under 18 years.....	450	17.3
85 years and over.....	36	1.4	Other relatives.....	157	6.0
Median age (years).....	28.4	(X)	Under 18 years.....	71	2.7
18 years and over.....	2,032	78.3	Nonrelatives.....	114	4.4
Male.....	1,219	47.0	Unmarried partner.....	33	1.3
Female.....	813	31.3	In group quarters.....	974	37.5
21 years and over.....	1,872	72.1	Institutionalized population.....	-	-
62 years and over.....	214	8.2	Noninstitutionalized population.....	974	37.5
65 years and over.....	180	6.9	<b>HOUSEHOLD BY TYPE</b>		
Male.....	87	3.4	Total households.....	484	100.0
Female.....	93	3.6	Family households (families).....	378	78.1
<b>RACE</b>			With own children under 18 years.....	209	43.2
One race.....	2,562	98.7	Married-couple family.....	296	61.2
White.....	2,127	81.9	With own children under 18 years.....	161	33.3
Black or African American.....	128	4.9	Female householder, no husband present.....	51	10.5
American Indian and Alaska Native.....	7	0.3	With own children under 18 years.....	27	5.6
Asian.....	2	0.1	Nonfamily households.....	106	21.9
Asian Indian.....	-	-	Householder living alone.....	87	18.0
Chinese.....	-	-	Householder 65 years and over.....	46	9.5
Filipino.....	1	-	Households with individuals under 18 years.....	242	50.0
Japanese.....	1	-	Households with individuals 65 years and over.....	116	24.0
Korean.....	-	-	Average household size.....	3.35	(X)
Vietnamese.....	-	-	Average family size.....	3.71	(X)
Other Asian <sup>1</sup> .....	-	-	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	514	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	484	94.2
Guamanian or Chamorro.....	-	-	Vacant housing units.....	30	5.8
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	-	-	occasional use.....	5	1.0
Some other race.....	298	11.5	Homeowner vacancy rate (percent).....	2.0	(X)
Two or more races.....	34	1.3	Rental vacancy rate (percent).....	2.0	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races:</b> <sup>3</sup>			Occupied housing units.....	484	100.0
White.....	2,158	83.1	Owner-occupied housing units.....	339	70.0
Black or African American.....	128	4.9	Renter-occupied housing units.....	145	30.0
American Indian and Alaska Native.....	16	0.6	Average household size of owner-occupied units.....	3.04	(X)
Asian.....	4	0.2	Average household size of renter-occupied units.....	4.07	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	324	12.5			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.



Town of Pierson Comprehensive Plan  
Chapter IV Housing Element Data Inventory and Analysis

**APPENDIX D: 2000 US CENSUS (Continued)**

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Pierson town, Florida

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text.]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school.....	560	100.0	Total population.....	2,756	100.0
Nursery school, preschool.....	23	4.1	Native.....	2,135	77.5
Kindergarten.....	25	4.5	Born in United States.....	2,125	77.1
Elementary school (grades 1-8).....	288	51.4	State of residence.....	1,492	54.1
High school (grades 9-12).....	158	28.2	Different state.....	633	23.0
College or graduate school.....	66	11.8	Born outside United States.....	10	0.4
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born.....	621	22.5
Population 25 years and over.....	1,696	100.0	Entered 1990 to March 2000.....	364	13.2
Less than 9th grade.....	848	50.3	Naturalized citizen.....	96	3.5
9th to 12th grade, no diploma.....	262	15.5	Not a citizen.....	525	19.0
High school graduate (includes equivalency).....	257	15.2	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Some college, no degree.....	168	10.0	Total (excluding born at sea).....	621	100.0
Associate degree.....	76	4.5	Europe.....	1	0.2
Bachelor's degree.....	50	3.0	Asia.....	7	1.1
Graduate or professional degree.....	25	1.5	Africa.....	-	-
Percent high school graduate or higher.....	34.2	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	4.4	(X)	Latin America.....	611	98.4
<b>MARITAL STATUS</b>			Northern America.....	2	0.3
Population 15 years and over.....	2,320	100.0	<b>LANGUAGE SPOKEN AT HOME</b>		
Never married.....	361	15.6	Population 5 years and over.....	2,629	100.0
Now married, except separated.....	1,666	71.8	English only.....	1,149	43.7
Separated.....	46	2.0	Language other than English.....	1,480	56.3
Widowed.....	129	5.6	Speak English less than "very well".....	662	25.2
Female.....	69	3.0	Spanish.....	1,473	56.0
Divorced.....	118	5.1	Speak English less than "very well".....	659	25.1
Female.....	62	2.7	Other Indo-European languages.....	5	0.2
<b>GRANDPARENTS AS CAREGIVERS</b>			Speak English less than "very well".....	3	0.1
Grandparent living in household with one or more own grandchildren under 18 years.....	57	100.0	Asian and Pacific Island languages.....	2	0.1
Grandparent responsible for grandchildren.....	26	45.6	Speak English less than "very well".....	-	-
<b>VETERAN STATUS</b>			<b>ANCESTRY (single or multiple)</b>		
Civilian population 18 years and over.....	2,174	100.0	Total population.....	2,756	100.0
Civilian veterans.....	186	8.6	Total ancestries reported.....	1,449	52.6
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Arab.....	-	-
Population 5 to 20 years.....	549	100.0	Czech <sup>1</sup> .....	2	0.1
With a disability.....	44	8.0	Danish.....	-	-
Population 21 to 64 years.....	1,887	100.0	Dutch.....	14	0.5
With a disability.....	411	21.8	English.....	123	4.5
Percent employed.....	45.3	(X)	French (except Basque) <sup>1</sup> .....	27	1.0
No disability.....	1,476	70.2	French Canadian <sup>1</sup> .....	8	0.3
Percent employed.....	27.9	(X)	German.....	99	3.6
Population 65 years and over.....	193	100.0	Greek.....	2	0.1
With a disability.....	110	57.0	Hungarian.....	-	-
<b>RESIDENCE IN 1995</b>			Irish <sup>1</sup> .....	74	2.7
Population 5 years and over.....	2,629	100.0	Italian.....	12	0.4
Same house in 1995.....	900	34.2	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	1,558	59.3	Norwegian.....	3	0.1
Same county.....	728	27.7	Polish.....	10	0.4
Different county.....	830	31.6	Portuguese.....	-	-
Same state.....	565	21.5	Russian.....	-	-
Different state.....	265	10.1	Scotch-Irish.....	13	0.5
Elsewhere in 1995.....	171	6.5	Scottish.....	17	0.6
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	16	0.6
			Swiss.....	-	-
			Ukrainian.....	6	0.2
			United States or American.....	98	3.6
			Welsh.....	9	0.3
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	916	33.2

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.



Town of Pierson Comprehensive Plan  
Chapter IV Housing Element Data Inventory and Analysis  
**APPENDIX D: 2000 US CENSUS**

**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Pierson town, Florida

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units</b> .....	<b>525</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units</b> .....	<b>487</b>	<b>100.0</b>
1-unit, detached .....	337	64.2	1.00 or less .....	397	81.5
1-unit, attached .....	14	2.7	1.01 to 1.50 .....	36	7.4
2 units .....	25	4.8	1.51 or more .....	54	11.1
3 or 4 units .....	13	2.5			
5 to 9 units .....	1	0.2	<b>Specified owner-occupied units</b> .....	<b>197</b>	<b>100.0</b>
10 to 19 units .....	2	0.4	<b>VALUE</b>		
20 or more units .....	-	-	Less than \$50,000 .....	53	26.9
Mobile home .....	133	25.3	\$50,000 to \$99,999 .....	94	47.7
Boat, RV, van, etc .....	-	-	\$100,000 to \$149,999 .....	35	17.8
			\$150,000 to \$199,999 .....	12	6.1
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 .....	2	1.0
1999 to March 2000 .....	5	1.0	\$300,000 to \$499,999 .....	-	-
1995 to 1998 .....	10	1.9	\$500,000 to \$999,999 .....	-	-
1990 to 1994 .....	30	5.7	\$1,000,000 or more .....	1	0.5
1980 to 1989 .....	102	19.4	<b>Median (dollars)</b> .....	<b>72,400</b>	<b>(X)</b>
1970 to 1979 .....	107	20.4			
1960 to 1969 .....	94	17.9	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959 .....	81	15.4	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier .....	96	18.3	<b>With a mortgage</b> .....	<b>104</b>	<b>52.8</b>
			Less than \$300 .....	1	0.5
<b>ROOMS</b>			\$300 to \$499 .....	15	7.6
1 room .....	3	0.6	\$500 to \$699 .....	28	14.2
2 rooms .....	25	4.8	\$700 to \$999 .....	40	20.3
3 rooms .....	41	7.8	\$1,000 to \$1,499 .....	16	8.1
4 rooms .....	137	26.1	\$1,500 to \$1,999 .....	2	1.0
5 rooms .....	116	22.1	\$2,000 or more .....	2	1.0
6 rooms .....	94	17.9	<b>Median (dollars)</b> .....	<b>773</b>	<b>(X)</b>
7 rooms .....	54	10.3	<b>Not mortgaged</b> .....	<b>93</b>	<b>47.2</b>
8 rooms .....	46	8.8	<b>Median (dollars)</b> .....	<b>266</b>	<b>(X)</b>
9 or more rooms .....	9	1.7			
Median (rooms) .....	5.0	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
			<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>Occupied housing units</b> .....	<b>487</b>	<b>100.0</b>	<b>INCOME IN 1999</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			Less than 15.0 percent .....	<b>80</b>	<b>40.6</b>
1999 to March 2000 .....	97	19.9	15.0 to 19.9 percent .....	32	16.2
1995 to 1998 .....	101	20.7	20.0 to 24.9 percent .....	17	8.6
1990 to 1994 .....	87	17.9	25.0 to 29.9 percent .....	17	8.6
1980 to 1989 .....	82	16.8	30.0 to 34.9 percent .....	9	4.6
1970 to 1979 .....	66	13.6	35.0 percent or more .....	42	21.3
1969 or earlier .....	54	11.1	Not computed .....	-	-
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units</b> .....	<b>193</b>	<b>100.0</b>
None .....	43	8.8	<b>GROSS RENT</b>		
1 .....	165	33.9	Less than \$200 .....	14	7.3
2 .....	183	37.6	\$200 to \$299 .....	16	8.3
3 or more .....	96	19.7	\$300 to \$499 .....	110	57.0
			\$500 to \$749 .....	23	11.9
<b>HOUSE HEATING FUEL</b>			\$750 to \$999 .....	15	7.8
Utility gas .....	26	5.3	\$1,000 to \$1,499 .....	-	-
Bottled, tank, or LP gas .....	69	14.2	\$1,500 or more .....	-	-
Electricity .....	333	68.4	<b>No cash rent</b> .....	<b>15</b>	<b>7.8</b>
Fuel oil, kerosene, etc .....	37	7.6	<b>Median (dollars)</b> .....	<b>421</b>	<b>(X)</b>
Coal or coke .....	4	0.8			
Wood .....	13	2.7	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy .....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel .....	-	-	Less than 15.0 percent .....	37	19.2
No fuel used .....	5	1.0	15.0 to 19.9 percent .....	31	16.1
			20.0 to 24.9 percent .....	30	15.5
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent .....	14	7.3
Lacking complete plumbing facilities .....	9	1.8	30.0 to 34.9 percent .....	7	3.6
Lacking complete kitchen facilities .....	8	1.6	35.0 percent or more .....	55	28.5
No telephone service .....	41	8.4	Not computed .....	19	9.8

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

TOWN OF PIERSON COMPREHENSIVE PLAN  
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## HOUSING ELEMENT: GOALS, OBJECTIVES, AND POLICIES

**INTRODUCTION** The goals, objectives and policies stated herein are intended to advance planning efforts to assist in meeting the specific housing needs documented in the Housing Element Data Inventory and Analysis. The principles, guidelines, strategies, and programs stated herein are intended to be responsive to the projected housing needs of the existing population currently residing in the Town of Pierson as well as the needs of future residents through the year 2030. The Housing Element Data Inventory and Analysis was prepared in order to document the need for an increased supply of new and improved housing units over the next 20 years based on the likely demand for housing generated by the Town's existing and future population magnitude and special characteristics. The Housing Element analysis projected the number of additional housing units required to meet the housing demands of the Town's 2030 population and included a forecast of the number of very low-, low-, and moderate income households likely to experience severe housing cost burdens in striving to achieve access to housing that is projected to require an expenditure of over 50% of their respective household income. The Housing Element analysis also described strategic initiatives and programs available to assist in meeting housing needs. The Housing Element Goals, Objectives, and Policies are intended to assist meeting and/or facilitating access to housing required by the Town's population.

The Comprehensive Plan elements are intertwined—each element contains goals, objectives and policies that impact and are impacted by principles, guidelines, strategies, and actions contained in other elements of the Town's Comprehensive Plan. Therefore, no one element or single goal, objective, or policy can be considered and acted upon without first considering the collective content of the Town's Comprehensive Plan which addresses existing and future land use; protection of agricultural operation; promoting economic development and job creation; achieving needed improvements to roadways, sidewalks and bikeways, facilitating access to decent and sanitary housing; need to expand access to potable water, collection and treatment of wastewater, solid waste collection and disposal, drainage and stormwater management, and protection of water quality and supply; need to expand accessible recreation opportunities, improve intergovernmental coordination, and achieve fiscal conservancy and needed funding for projects to sustain quality of life, economic development, and creation of job opportunities. The Housing Element emphasizes how to meet housing goals and objectives but must include a mutual concern for the full array of issues cited herein to successfully sustain the quality of life and development amenities sought by the citizens within the Town of Pierson.

The Housing Element goals, objectives and policies required to sustain the Town's housing resources and to remain responsive to the Town's current and anticipated future housing demand and special needs of very low-, low-, and moderate-income households are stated in this section.

**Goal IV-1: Planning for Housing Needs of Present and Future Residents.** Provide sufficient safe and sanitary housing to meet the needs of present and future residents.

**Objective IV-1.1: Meet Housing Needs of Present and Future Residents.** The Town will assist in planning for the provision of sufficient safe and sanitary housing for all current and anticipated future residents by working jointly with the private sector to achieve the following projected benchmarks describing the Town’s projected additional housing needs indicated in table below and by implementing the following policies:

<b>BENCHMARKS FOR MEETING FUTURE MINIMUM HOUSING NEEDS BASED ON HOUSEHOLD PROJECTIONS: 2010, 2015, 2020, 2025 AND 2030: TOWN OF PIERSON</b>						
<b>Year</b>	<b>Household Projection</b>	<b>Owner Occupied Units</b>	<b>Rental Occupied Units</b>	<b>Vacant Units</b>	<b>Total Units</b>	<b>Additional Units Needed</b>
2010	486	336	150	54	540	None
2015	616	426	190	68	684	144
2020	745	515	230	83	828	144
2025	875	605	270	97	972	144
2030	1,004	694	310	112	1,116	144

**Policy IV-1.1: Actions to Encourage Provision of Housing in Areas with Supportive Infrastructure.** Coordinate with local, federal and state public initiatives and the private sector to assist in developing housing incentive needed facility improvements within area having existing infrastructure in order to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.

**Policy IV-1.2: Ensure Adequate Land for Accommodating Needed Housing.** In the future land use element, the Town will provide adequate land area to meet the housing needs as required by the selected average density.

**Policy IV-1.3: Provide for Mobile Homes.** Provide zoning which will permit up to 50 percent of the needed units to be mobile homes.

**Objective IV-2: Eliminate Substandard and Dilapidated Dwelling Conditions.** The Town shall promote the elimination of substandard and dilapidated dwelling conditions and achievement of relocation housing for displaced persons by implementing the following policy.

**Policy IV-2.1: Promote Code Enforcement and Eliminate Substandard Housing.** Enforce building, housing and property maintenance codes to prevent and upgrade substandard housing while joining local, federal and state efforts to build public/private partnerships to implement rehabilitation of substandard housing and redevelopment of areas with deteriorating or dilapidated housing while assisting in achieving relocation housing for persons displaced by redevelopment.

**Policy IV-2.2: Enforce Building Codes.** Continue to adopt and enforce the latest edition of the uniform building codes.

**Policy IV-2.3: Enforce Housing Code.** Continue to enforce the adopted housing code.

**Policy IV-2.4: Implementing Code Enforcement.** Provide trained inspection staff on an in-house or contract basis to enforce the adopted building and housing codes.

**Policy IV-2.5: Participation in Volusia County Consolidated Planning Process and Programs.** Continue the Town's participation in the full range of Volusia County Consolidated Planning Process, and related programs such as the CDBG housing assistance programs, including housing rehabilitation, weatherization and demolition.

**Policy IV-2.6: Rehabilitation Assistance.** Expand efforts to utilize FmHA 504 housing rehabilitation assistance.

**Policy IV-2.7: Code Enforcement and Housing Requiring Upgrades or Demolition.** Vacant dilapidated housing units shall be identified through the Town's continuing code enforcement program and rehabilitated or demolished.

**Policy IV-2.8: Relocation Housing.** Relocation housing needs created by Town property acquisition shall be provided as required by law.

**Objective IV-3: Achieving Balanced Housing Supply Responsive to Consumer Demand and Special Needs.** Plan for a balanced future housing supply responsive to consumer demand and ensure that such future residential development is constructed on sites having adequate supporting infrastructure and public facilities by implementing the following policy:

**Policy IV-3.1: Achieve Balanced Inclusive Housing Supply Responsive to Consumer Demand and Affordable Housing.** Enforce the Town's Comprehensive Plan Future Land Use Map and zoning to ensure the well planned location and timing of housing investments and provision of adequate public facilities while joining local, federal and state efforts to build public/private partnerships that promote residential development responsive to consumer demand and avoids the concentration of affordable housing units only in specific areas of the jurisdiction.

**Policy IV-3.2: Potable Water Service.** Provide potable water to serve existing and new residential areas.

**Policy IV-3.3: Subdivision Lot Size and Compliance with Mandated Central Water System Regulations.** The Town shall require each new subdivisions with lots smaller than one-half (½) acre to install a central water system at the developer's expense.

**Policy IV-3.4: Street Paving and Expansion of FmHA Eligible Home Sites.** Establish a street paving program designed to support the expansion of FmHA eligible home sites.

**Policy IV-3.5: Regulation of Lot Sizes; Septic Tank and Soil Suitability.** Establish minimum lot sizes appropriate to the use of septic tank systems in areas with sites having soils suitable for accommodating septic tanks and drain fields.

**Policy IV-3.6: Remove Regulatory Barrier to New Development.** Review all local development codes to identify and remove any unnecessary regulation which may serve as a barrier to new

development or increase the cost of new development.

**Objective IV-4: Meeting Affordable Housing Needs of Low- and Moderate Income Households with Severe Housing Cost Burdens.** The Town will assist in planning for housing assistance needs by exchange of information, referral, promoting awareness of public and private resources available to very low-, low- and moderate income households eligible for federal assistance having severe housing burdens [i.e., household incomes  $\leq$  80% HUD Area Median Income (AMI) and by working jointly with the Volusia County through the Consolidated Planning Process and other public and private sector entities to achieve the following projected benchmarks describing the Town’s projected housing assistance needs of households having severe housing cost burdens and by implementing the following policies.

<b>BENCHMARKS FOR MEETING FUTURE HOUSING NEEDS BASED ON NUMBER OF EXTREMELY LOW-, LOW- AND MODERATE INCOME HOUSEHOLDS WITH SEVERE HOUSING COST BURDENS BY TENURE TOWN OF PIERSON</b>					
Tenure	Households (HH) with Income $\leq$ 80% AMI Paying $>$ 50% HH Income for Housing <sup>1</sup>				
	2010	2015	2020	2025	2030
<b>Total HH <math>\leq</math> 80% AMI [HUD Area Median Income]</b>	72	86	104	123	145
<b>All Owner HH <math>\leq</math> 80% AMI</b>	42	50	65	79	92
<b>Extremely Low Income: <math>\leq</math>30% AMI</b>	18	22	28	35	40
<b>Low Income: <math>&gt;</math>30% 50% AMI</b>	14	17	22	26	31
<b>Moderate Income: <math>&gt;</math>50%-80% AMI</b>	10	11	15	18	21
<b>All Renter HH <math>\leq</math> 80% AMI</b>	30	36	39	44	53
<b>Extremely Low Income: <math>\leq</math>30% AMI</b>	16	18	20	22	25
<b>Low Income: <math>&gt;</math>30% 50% AMI</b>	11	13	14	16	19
<b>Moderate Income: <math>&gt;</math>50%-80% AMI</b>	3	5	5	6	9

**Policy IV-4.1: Coordinating the Future Land Use Map Policies with Housing Needs.** In the future the land use element shall provide adequate land area and density to meet the housing needs.

**Policy IV-4-2: Town Participation in Volusia County Process for Allocating Section 8 Housing.** The Town shall continue to participate in the use of Existing Section 8 housing units through the Volusia County allocation.

**Policy IV-4-3: Continued Information and Referral System for Housing Assistance.** The Town shall continue to provide information referral and assistance that links Town of Pierson residents in need of housing assistance with the Volusia County consolidated planning staff and program resources for housing and related special needs assistance covering CDBG, FmHA and other state and local housing assistance programs.

**Policy IV-4.4: Ensure Land Use Policies/Regulations Do Not Impede Continued Accommodation of Mobile Homes.** The Town has established that Town zoning shall contain provisions enabling mobile homes to comprise 50 percent of the Town’s total housing stock.

**Objective IV-5: Neighborhood Stabilization and Improvements Residential Quality.** The Town shall continue to maintain stabilized neighborhoods and residential quality by implementing the following policy.



**Policy IV-5.1: Actions to Achieve Neighborhood Stabilization and Improvements Residential Quality.** Pursue neighborhood stabilization grants that target housing and facility improvements needed by the Town and do not overburden the Town's manpower or financial resources and, in addition, monitor new permitting and code enforcement techniques and consider adopting such techniques with demonstrated potential to minimize costs and delays for affordable housing.

**Objective IV-6: Accommodating Mobile Homes.** Provide sites for mobile homes that relate to the expected demand for mobile home units and consistent with accepted criteria for land use compatibility and property maintenance.

**Policy IV-6.1: Mobile Homes and Farmworker Housing.** Provide zoning regulations to allow mobile homes as farmworker housing in support of bona fide agricultural uses.

**Policy IV-6.2: Land Needs for Mobile Homes.** Review zoning regulation to ensure that adequate land area as identified in the Future Land Use Element is available to accommodate mobile homes in line with the expected demand.

**Policy IV-6.3: Ensure Regulatory Measures Responsive to Mobile Home Standard Specifications and Spatial Needs.** Review zoning regulations to ensure that minimum floor area requirements in residential zoning districts that allow mobile home use contain quantitative thresholds that accommodate standard mobile home units.

**Objective IV-7: Group Homes and Supportive Regulatory Measures.** Provide regulations to support sites for group homes, foster care facilities and related special housing needs.

**Policy IV-7.1: Group Home Regulations and Compliance with Federal and State Law.** Review the Town's Uniform Land Development Code to ensure compliance with state statutes and case law pertaining to local government regulatory practices impacting group homes.

**Policy IV-7.2: Group Homes and Foster Care Facilities to Be Regulated Consistent with State Standards.** Continue to allow group homes and foster care facilities as special uses in all residential districts consistent with current state standards.

**Policy IV-7.3: ACLF and Similar Facilities.** Allow by special use permit in any residential zone Adult Congregate Life-care Facilities (ACLF) units and similar group homes provided that a minimum spacing of 1000 feet is maintained between any such facilities.

**Objective IV-8: Historically Significant Housing.** The Town shall promote availability of public information identifying historically significant housing and encourage actions to protect and conserve historically significant housing by implementing the following policy.

**Policy IV-8.1: Protection and Conservation of Historically Significant Housing.** The Town shall coordinate with the State Bureau of Historic Resources and seek assistance to monitor and update the Town's inventory of historic housing while joining local, federal and state efforts to build public/private partnerships to implement programs to identify, conserve and protect historic sites and buildings.

**TOWN OF PIERSON COMPREHENSIVE PLAN  
CHAPTER V UTILITIES ELEMENT DATA INVENTORY AND ANALYSIS  
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**CHAPTER V**  
**UTILITIES ELEMENT: SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUND WATER AQUIFER RECHARGE ELEMENT DATA INVENTORY & ANALYSIS**

**INTRODUCTION** This plan element addresses the requirements of the Florida Community Planning Act (CPA) in s.163.3177(6)(c) FS. This element addresses the needs of the existing and projected population for all municipal "utilities" including disposition of sanitary sewage, collection and disposal of solid wastes, and production, treatment and distribution of potable water. It also addresses the needs for management and removal of stormwater and conservation of the natural ground water aquifer.

The Element is divided into 5 sub-elements, each pertaining to one of these 5 major utility systems. Each sub-element includes an inventory and analysis of existing conditions and an evaluation of existing and future needs.

**SANITARY SEWER SUB-ELEMENT**

**REGULATORY CONSIDERATIONS**

**Federal**

The Federal Water Pollution Control Act (PL 92-500) is the controlling national legislation relating to the provision of sanitary sewer service. The goal of this act is the restoration and/or maintenance of the chemical, physical and biological integrity of the nation's waters. The act established the national policy of implementing area-wide wastewater treatment and management programs to ensure adequate control of sources of pollutants. Under Section 201 of PL 92-500, grants are made available to local government to construct facilities to treat "point sources" of pollution, which include effluent from sewage treatment processes. In areas for which a 201 plan has been prepared, only projects consistent with the applicable plan will be considered for funding. Pierson is not within an area for which a 201 plan has been prepared. The U.S. Environmental Protection Agency is responsible for implementing the act.

**State**

The Florida Department of Environmental Protection (FDEP) is responsible for ensuring that the State carries out responsibilities assigned to it under PL 92-500. FDEP has adopted rules for the regulation of wastewater facilities in Chapter 17-6, F.A.C. These rules apply to facilities which treat flows exceeding 5,000 gallons per day for domestic establishments, 3,000 gallons per day for food service establishments, and where the sewage contains industrial or toxic or hazardous chemical wastes.

The Florida Department of Health (FDH) regulates septic tank and drainfield Installation within the state. These requirements have been adopted in Chapter 10D-6, F.A.C. On June 4, 2010, Senate Bill 550 was signed into law. The Bill directs FDH to create and administer a statewide 5-year cycle septic tank evaluation program. The program was scheduled to be phased in on

January, 2011 but has subsequently been put on hold.

### **Local**

The Town has adopted land development regulations which ensure that development densities will be maintained within limits necessary for the proper functioning of septic tanks in accordance with FDH regulations.

### **EXISTING CONDITIONS**

All sewage wastes generated within the Town are of the "domestic" type. These are household type wastes, including bath and toilet wastes, laundry wastes, kitchen wastes and other similar wastes from household or establishment appurtenances. For the most part, these sewage waste generators are small businesses or single-family dwelling units each utilizing an on-site waste disposal system, OSDS, consisting of a septic tank, distribution box, and gravity-fed drain trench or absorption bed installed below the natural ground surface. The septic tank receives wastewater directly from the home or business and provides temporary storage. During this period, suspended solids settle out. The wastewater overflow is discharged through the distribution box into perforated pipes lying within the drain trench where it percolates into the surrounding soil. Microorganisms in the soil perform a biological treatment, and further removal of solids is accomplished by filtration through the soil. Under favorable soil conditions this process can be quite effective in purifying wastewater.

For optimum effectiveness and long life, septic tanks generally require pumping out periodically to remove accumulated solids and grease. Pumping should be performed by a licensed, professional service to ensure proper disposal of wastes. Also, care must be taken not to dispose of non-biodegradable wastes and substances which are toxic to the microorganisms which perform the biological treatment.

The T. D. Taylor Middle-High School and the Pierson Elementary School are the only land uses within the Town that do not use a septic tank system for wastewater treatment and disposal. These facilities, which have a combined enrollment of about 1,520 students, utilize a small package sewage treatment system with a licensed capacity of 2,000 gallons per day. Their current permit will expire October 30, 2012<sup>1</sup>.

Septic tanks generally perform well because existing uses are low volume generators, development density is low, and soils are predominantly sandy and well drained. Figure V-1 shows the distribution and extent of the basic soil groups found in Pierson, identified by their U.S.D.A, Soil Conservation Service rating for septic tank suitability. It is evident from this figure that the soils within the current limits of the Town are predominantly well suited for septic tank usage, having only slight or moderate limitations. Soils identified as having moderate limitations have varying properties, such as low permeability and high water table, that are not conducive to septic tank usage, but which can be easily overcome. Development should be discouraged in areas where the predominant soils have severe limitations for septic tank usage. These areas are generally found along the north and west fringes of the town.

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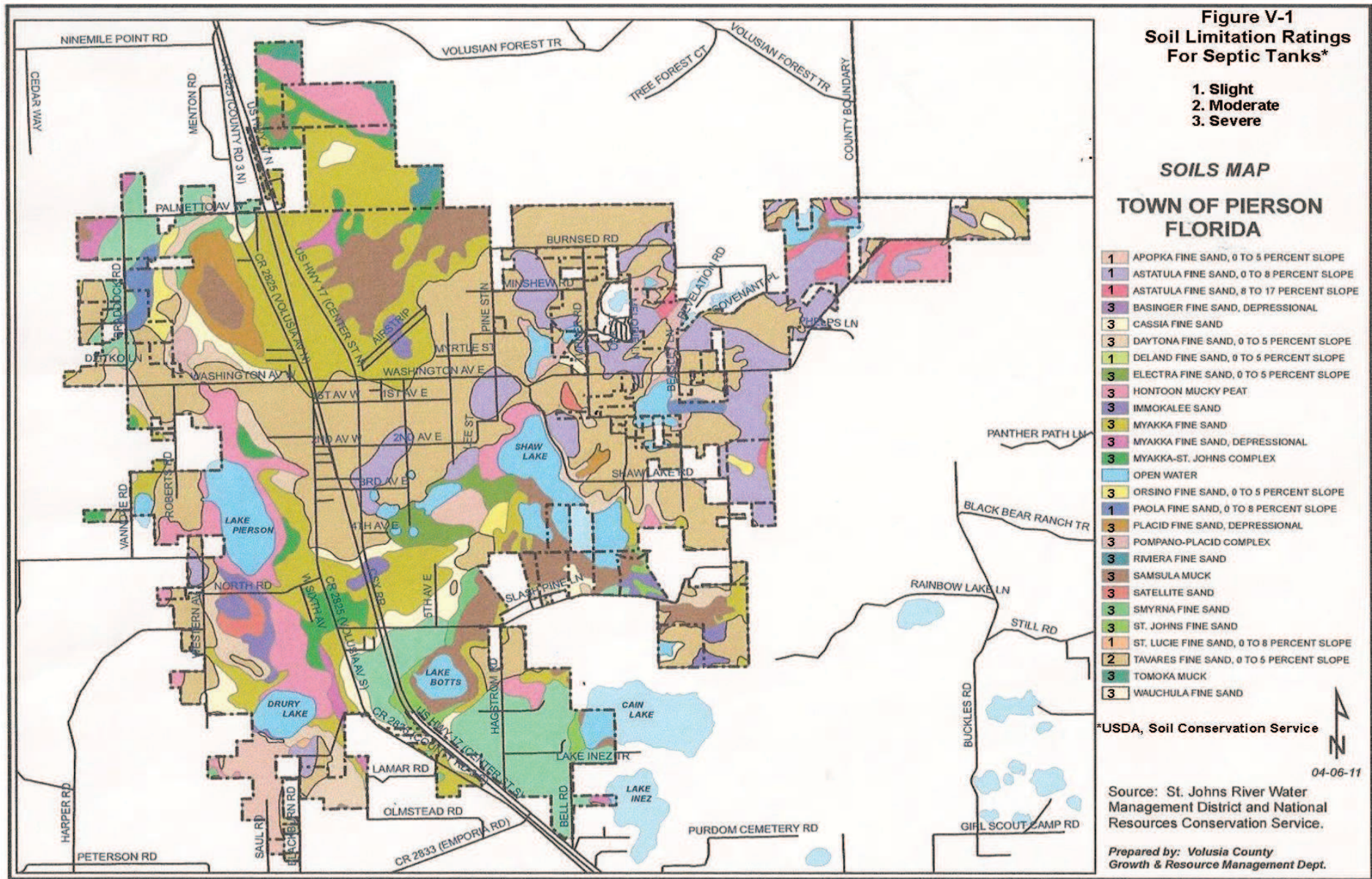
<sup>1</sup> Source: Volusia County Schools, Facilities Management

## **ASSESSMENT OF FUTURE NEEDS**

In past years, the Town has considered development of a central sewage collection and treatment system. However, studies have not recommended one because of the relatively small population and the scattered, large-lot pattern of development. The nearest existing regional sewage treatment plant is located in Deland --approximately 18 miles from Pierson -- making it economically unfeasible to extend lines to Pierson. As noted in the Future Land Use Element, future residential development is expected to continue in accordance with the existing pattern. Given this pattern of residential development, septic tanks are believed to be the only economically feasible sewage treatment alternative for the Town through the next 20 years. Provided that septic tanks are properly maintained and inspected, septic tanks are expected to serve future as well as existing residential development without problems.

Due to the size of tanks and drainfields normally required to serve some types of commercial development, particularly restaurants and other high occupancy uses, the use of septic tanks in many instances, is not the most feasible alternative for wastewater treatment. For new commercial development and redevelopment the most feasible alternative may be small scale central sewer systems that generally would serve more than one use and occupy significantly less land area than is normally required for septic tanks/drainfields. Recent advances in wastewater treatment technology include compact, modular wastewater treatment systems that can be easily expanded to serve additional uses and can generate treated effluent that can be used for landscape irrigation. The use of small scale, modular systems would be very suitable for commercial development along the US Highway 17 corridor and would allow for the development of commercial uses like restaurants, supermarkets and hotels/motels. In addition, the combination of master stormwater management and small scale central sewer systems, both serving multiple commercial uses could result in an even more efficient use of land and encourage new commercial development in the Town and reduce the need to travel outside the Town to meet shopping needs.

Town of Pierson Comprehensive Plan  
 Chapter V Utilities Element Data Inventory and Analysis



## **SOLID WASTE SUB-ELEMENT**

### **REGULATORY CONSIDERATIONS**

In 1988 the State enacted a law that will dramatically alter solid waste management practices in Florida. Chapter 403, Part IV, known as the Solid Waste Management Act of 1988, aims to significantly reduce local governments' reliance on landfills for solid waste disposal.

The Act was implemented by the Department of Environmental Protection, FDEP, Rule 62-701. The Act was amended in 2010 by HB 7243. A key provision of the amended Act is the requirement that each county shall have a goal of recycling recyclable solid waste by 40 percent by December 31, 2012, 50 percent by December 31, 2014, 60 percent by December 31, 2016, 70 percent by December 31, 2018 and 75 percent by December 31, 2020. This goal is to be accomplished by the use of recycling and alternative waste processing systems.

While the primary responsibility for achieving this reduction goal falls on the counties, it cannot be achieved without the cooperation of the cities. Specific responsibilities placed on the Town of Pierson by this Act are:

- o Annually determine the full cost for solid waste management within the Town limits, and report such cost on an average user basis to every residential and non-residential user of solid waste management services.
- o Cooperate with counties in an effort to meet the waste stream reduction goal.

### **EXISTING CONDITIONS**

#### **Waste Collection**

Pierson does not provide any solid waste collection or disposal services. A private operator, WCA of Florida, LLC, has been granted an exclusive franchise by the Town for residential and commercial collections. Collections are mandatory within Pierson. Pickups are made at the curbside once per week. Billing is done by the private waste collection operator. Currently, there are approximately 390 collection accounts (pickups), including both commercial and residential.

#### **Waste Disposal**

Under Chapter 403, Florida Statutes, the County has the responsibility to provide for the operation of a solid waste disposal facility to meet the needs of all incorporated and unincorporated areas of the county. Currently, all solid wastes generated in Pierson are disposed of at Volusia County's Tomoka Landfill. The landfill is managed as a financially self-supporting operation with costs being offset by user fees.

The landfill was constructed as a "high-rise" landfill to insure being above the ground water table as required by Chapter 17-7, Florida Administrative Code. Within the landfill there are two separate major disposal facilities, a Class I facility that is used for disposing of household wastes and a Class III facility that is used for the disposal of construction and demolition

debris. The average daily tonnage at the Class I facility is 754 tons and at the Class III facility, 209 tons.<sup>2</sup> Table V-1 is the most recent “Annual Remaining Capacity and Site Life Report” for the Tomoka Farms Road Solid Waste Management Facility. With the proposed Phase 2 expansion, the Class I portion of the facility has an estimated closure date of October, 2022. It is not known at this point how recent statutory amendments to increase recycling requirements will reduce tonnage to the site and increase its useable life. The Solid Waste Management Division’s recently completed ten year master plan identifies an additional cell that will provide capacity until 2048.

**TABLE V-1**  
**TOMOKA LANDFILL**  
**REMAINING CAPACITY AND SITE LIFE**  
**AS OF April 7, 2010<sup>1</sup>**

	<b>Remaining Disposal Capacity<sup>2</sup> (Cubic Yards)</b>	<b>Closure Date<sup>3</sup></b>
<b>North Cell Class I Landfill</b>		
With Phase 1 Expansion	2,911,473	November, 2015
With Phase 2 Expansion <sup>4</sup>	6,825,411	October, 2022
<b>Class III Landfill</b>	4,659,316	February, 2032

Notes:

<sup>1</sup> Source: Annual Remaining Capacity and Site Life Report, Tomoka Farms Road Solid Waste Management Facility, HDR Engineering, Inc., October 11, 2010. (The following notes to above table appear as notes 1, 2 and 3 in report)

<sup>2</sup> Disposal capacity is based on topographic survey flown on April 7, 2010 and as-built conditions. This above capacity does not include volume for final cap.

<sup>3</sup> Closure date is based on average per capita utilization rates from past 6 years and population projections from the Volusia County Planning Department.

<sup>4</sup> The North Cell Phase 2 Expansion is permitted by FDEP for construction but it has not yet been constructed and certified by FDEP for disposal.

**Hazardous Wastes**

The Town has not conducted an assessment of hazardous waste generation in Pierson. Little is known about the types and quantities of hazardous wastes generated and the disposition of such wastes. However, typically residences are known to generate quantities of paints, cleaning solvents, pesticides and herbicides, and used oil and engine coolants. Residents can dispose of their household hazardous wastes at either the landfill or at the County’s transfer station in Deland and their used oil at the County’s Fire Station in Pierson. If not properly disposed of, serious environmental degradation may result. Commercial generators of hazardous wastes are regulated by FDEP.

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<sup>2</sup> Volusia County Solid Waste Division, May, 2011



## **Recycling**

The Town is promoting recycling of solid wastes through participation with Volusia County in a county-wide program. Pierson has contributed its share of state recycling grant monies to the County. In exchange, the County has provided oil collection "igloos" at the County fire station and collection bins for newspaper, glass, plastics and aluminum. Also, the County has provided brochures and other educational materials for distribution throughout Pierson.

## **NEEDS ASSESSMENT**

Table V-2, shows year 2010 projected solid waste contributions from Pierson. The 2010 US census count for Pierson was used to establish a base year per capita rate since it was significantly lower than the population projections from the SJRWMD, 1,736 versus 2,868. This increased the pounds per capita rate from 1.1 to 1.8. Projected average daily tonnages and cubic yards for the years 2015 and 2025 are calculated as the product of the projected resident population and the average pounds per-capita.

As indicated in Table V-2, collection services, whether provided by the Town or private operators, will have to have the capability to handle a daily increase of nearly 1.3 tons or 4.3 cubic yards of solid waste by 2015. The increase is projected to be more than 2.6 tons or 8.6 cubic yards by the year 2025.

## **SUMMARY AND RECOMMENDATIONS**

The amendment to the Solid Waste Management Act does not require the Town to annually report all recycled materials to the county until it reaches a population of 2,500 and a per capita taxable value greater than \$48,000. This may occur within the next five years depending on actual versus projected population numbers.

Pierson will continue to participate in the planning and development of the County's recycling program and encourage residents to recycle by utilizing the existing collection location via public communication methods.

Unless other more feasible alternatives become available in future years, the Town will continue to utilize its existing method of solid waste collection. The Town will continue to be involved in and support efforts by the County to reduce solid waste flows and expansion of the landfill as necessary to accommodate growth.

**TABLE V-2  
PROJECTED SOLID WASTE CONTRIBUTION: 2010, 2015 AND 2025  
Town of Pierson, Florida**

	<b>2010</b>	<b>2015</b>	<b>2025</b>
Population	1,736 <sup>1</sup>	3,245 <sup>2</sup>	4,693 <sup>2</sup>
Average Daily Solid Waste <sup>3</sup>			
Contribution (Tons)	1.6 <sup>4</sup>	2.9	4.2
(Cubic Yards) <sup>5</sup>	5.3	9.6	13.9
Average Per Capita Daily Solid Waste Contribution (Pounds)	1.8	1.8	1.8

Notes:

<sup>1</sup> US Census 2010, SJRWMD projected population for 2010 was 2,868.

<sup>2</sup> Per SJRWMD projections, February 10, 2010.

<sup>3</sup> Residential and Commercial

<sup>4</sup> 2010 data is actual acquired by phone survey by Volusia County Solid Waste Division and 2015 and 2025 projections are based on the 2010 per capita multiplied by the population projection.

<sup>5</sup> Computation based on 3.3 cubic yards per ton per Solid Waste Management Division.

## DRAINAGE SUB-ELEMENT

### REGULATORY CONSIDERATIONS

#### Federal

Section 208 of the Federal Water Pollution Control Act (PL 92-500) is the directing federal law with respect to water pollution abatement. In implementing the Act, the EPA identified pollutants carried in stormwater run-off as a major source of water contamination. To achieve the pollution abatement goals of the act, EPA provided assistance to state and local governments to develop Area-wide Water Quality Management Plans, or '208 Plans' as they are commonly known. These 208 Plans studied a broad range of potential water pollution sources, including stormwater, and focused on identifying pollutant sources and abatement needs as well as development of regulatory programs to ensure implementation. At present, there are no federal regulations for stormwater management concerning the quantity of stormwater run-off.

The FDEP has adopted a Stormwater Rule (Chapter 17-25, F.A.C.) to fulfill part of the state's responsibilities under Section 208 of the Federal Water Pollution Control Act. The rule's basic objective is to achieve 80 to 95 percent removal of stormwater pollutants before discharge to receiving waters. This rule requires treatment of the first inch of run-off for sites less than 100

acres in size and the first one-half inch of run-off for sites 100 acres or greater in size.

Treatment is generally accomplished through retention or through detention with filtration. Retention requires the diversion of the required volume of run-off to an impoundment area with no subsequent direct discharge to surface waters. Pollutant removal by settling and by percolation of the stormwater through the soil is almost total. Detention facilities are typically within the line of flow of the drainage system. Stormwater from a site passes through the detention facility and is filtered prior to discharge to remove pollutants.

Implementation of the stormwater rule is achieved through a permitting process. FDERP has delegated permitting responsibility to the regional water management districts. Exemptions to the permit requirements are provided for: 1) facilities serving individual sites for single-family, duplex, triplex or quadraplex units; 2) facilities serving dwelling unit sites which are less than ten acres in total land area, have less than two acres of impervious area, and which comply with local stormwater management regulations or discharge to a permitted regional facility; and, 3) facilities for agricultural or silvacultural lands which have approved management plans.

### **Local**

Volusia County is authorized by county charter to enact minimum environmental standards which are applicable within municipalities. Pursuant to this authority, the County has adopted minimum standards for management of stormwater. Pierson adopted stormwater management regulations, Article VII of the Land Development Regulations, which meet the County's minimum standards. These regulations require that the discharge hydrograph resulting from the development or redevelopment of a site shall not exceed by more than 10%, in terms of peak flow and total volume, the hydrograph produced by conditions existing before development or redevelopment for a 25 year frequency storm. Additionally, the ordinance requires that the first inch of rainfall for each storm shall be retained on-site.

In order to meet the basic requirements of the ordinance, developers subject to its provisions must rely largely upon on-site retention structures. If the ground is not already saturated, such measures will promote ground water aquifer recharge.

## **EXISTING CONDITIONS**

### **Natural Drainage Characteristics**

Pierson lies on the Crescent City Ridge, one of the karst ridges created by action of waves and wind during a period when sea level was much higher than it is today. This ridge has been altered by erosion and collapse of solution caverns in the underlying limestone. As a result, the local relief is greater than in any of the other physiographic regions of the county. Numerous small lakes dot the landscape forming natural drainage retention areas. However, due to the high permeability of soils on this ridge, little or no run-off occurs. Most of the rain percolates rapidly down through the sandy soil. Water that is not lost through evapotranspiration soon reaches the water table, where it recharges the aquifer or accumulates in lakes. There are no natural drainageways of any significance.

## **Man-made Drainage Improvements**

Man-made drainage improvements in Pierson include only two small-area storm sewer systems which direct stormwater from the roadways through inlets and sewers into adjacent swales or retention basins. One of these systems was constructed by the Florida Department of Transportation to drain Highway 17. The other drains County Road 3 and a few of the local streets in the vicinity of the Town Hall.

## **NEEDS ASSESSMENT**

No documented evidence of flooding problems has been uncovered. Due to the high permeability of soils and the resulting rapid percolation, not even the heaviest rainfalls of memory have caused lasting flooding. Only very localized, shallow flooding of short duration has been observed. These occurrences are so minor that no corrective measures are required. Moreover, it is expected that continued enforcement of the Town's stormwater management and conservation regulations, in conjunction with the Town's low density development pattern, will ensure that no significant flooding problems will develop.

Direct discharge of stormwater into lakes, if untreated, can adversely affect the quality of the lakes as a result of accumulation of sediments, pesticides, fertilizers and other pollutants. The Town needs to ensure that natural drainage patterns in the vicinity of these lakes will be maintained, and that stormwater discharge will be treated to remove these pollutants.

## **POTABLE WATER SUB-ELEMENT**

### **REGULATORY CONSIDERATIONS**

#### **Federal**

The federal government has established quality standards for the protection of water for public use, including operating standards and quality controls for public water systems. These regulations are provided in the Safe Drinking Water Act (PL 93-523). This law directed the Environmental Protection Agency (EPA) to establish minimum drinking water standards. The EPA standards are divided into "primary" (those required for public health) and "secondary" (recommended for aesthetic quality) categories.

#### **State**

In accordance with federal requirements, the Florida Legislature has adopted the Florida Safe Drinking Water Act, Sections 403.850-403.864, F.S. The FDERP is the state agency responsible for implementing this act. In this regard, FDERP has promulgated rules classifying and regulating public water systems under Chapter 17-22 of the FAC. The primary and secondary standards of the Federal Safe Drinking Water Act are mandatory in Florida.

The St. Johns River Water Management District (SJRWMD) is responsible for managing water supplies to meet existing and future demands. Allocation of limited water resources is

achieved through a permitting process applicable to large volume users. The SJRWMD rules pertinent to Pierson are contained in Chapter 40C-2, FAC.

In 2005, the Florida Legislature passed Senate Bills 360 and 444 which are intended to improve the coordination of water supply planning and land use planning through the strengthening of the statutory linkage between the regional water supply plans prepared by the respective water management districts and the comprehensive plans prepared by the local governments. As a result of this legislation, all local governments subject to a regional water supply plan must revise their comprehensive plans within eighteen months after the approval of the regional water supply plan. Pierson lies within the St. John's River Water Management District (SJRWMD). The 2005 District Water Supply Plan was approved by the SJRWMD Governing Board on February 7, 2006. The Town prepared its Water Supply Facilities Work Plan, WSFWP, in 2010 in conformance with Section 163.3184(3)(a) FS and Rule 9J-11.006(1)(a)3 FAC.<sup>3</sup> The plan, amendment, was reviewed by the WMD, found in compliance by FDCA and received a Consistency Certification from the VGMC. As stated in the amendment, the WSFWP has been incorporated in this Sub-Element's Data, Inventory and Analysis and Goals, Objectives and Policies.

### **Local**

The Town has enacted regulations requiring connection to the Town's potable water distribution system when reasonably available.

## **UTILITY SERVICE AREA**

### **A. Service Area Description**

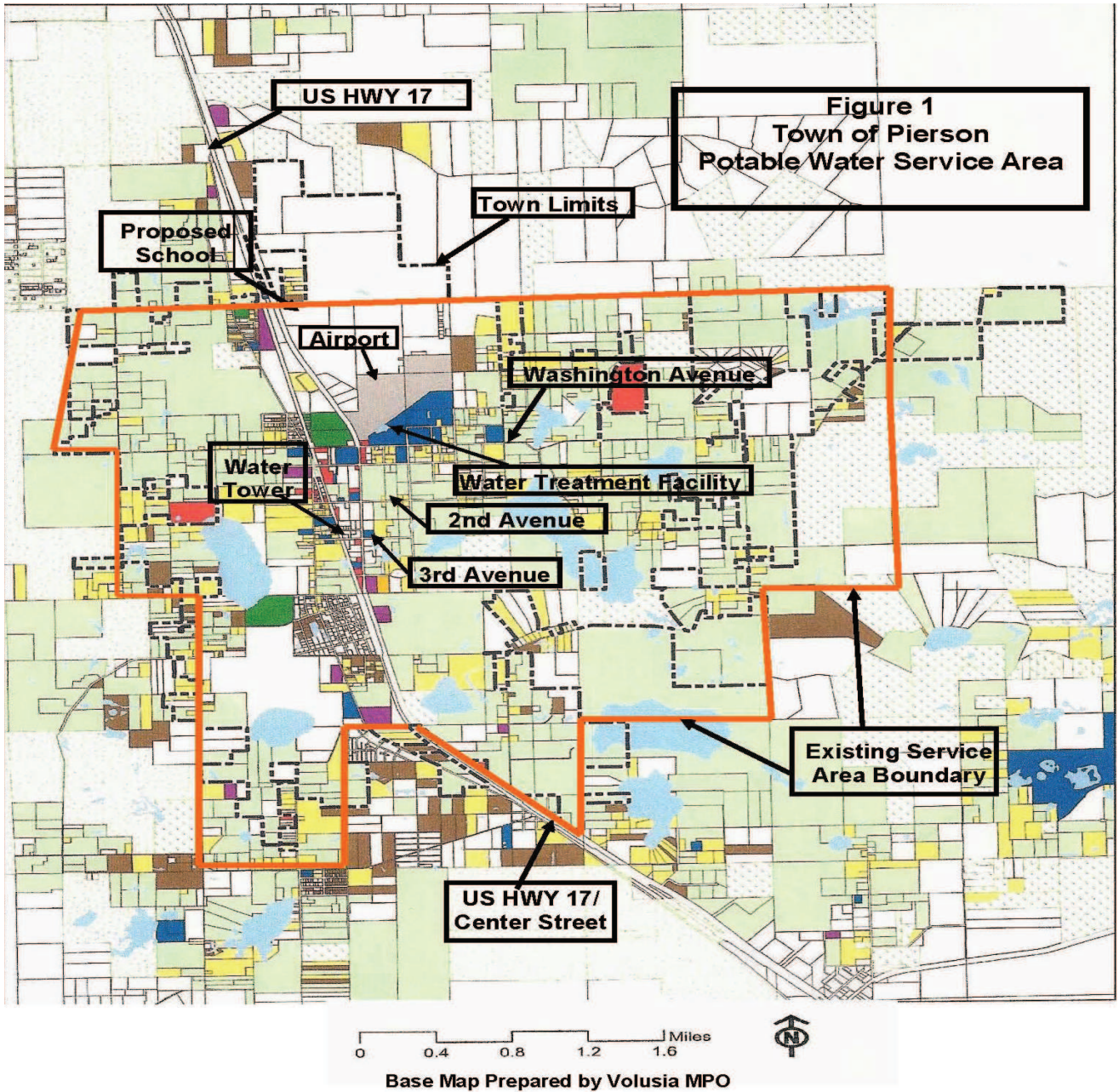
#### **(1) Description of Service Area**

The Town of Pierson is a small, rural community located in northwest Volusia County. Geographically, it is situated separate and apart from other communities. US Highway 17 links the Town to the unincorporated communities of Barberville and Seville, located about 5 miles to the south and 4 miles to the north, respectively. Deland, the County Seat, is located about 16 miles to the south. The Town is approximately 6,694 acres or 10 square miles in area. As shown on Figure V-2, the service area for the Town of Pierson's central water system is generally the Town's corporate limits with some unincorporated land included and some incorporated land excluded. The Town is the sole provider of potable water to its service area. The Town does not have any agreements with other potable water suppliers to provide water to the Town. Per the County's Comprehensive Plan, when municipalities include unincorporated lands within their potable water service area, an interlocal agreement with the County is required.

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<sup>3</sup> Exhibit V-A, Town of Pierson Water Supply Facilities Work Plan, FY 2010-FY2020

**Figure V-2**  
**Town of Pierson Potable Water Service Area**  
**(Formerly Figure 1)**



## (2) Current Flow/Population Served/Per Capita Usage

According to the Town's most recent data, the total average daily water demand for all users (residential, commercial, industrial and water system) in the first six months of 2009 was 146,888 gallons. Using BEBR's the April 1, 2009 estimated population of 2,651, per capita consumption would equate to approximately 55.4 gallons per day. The data supporting the Town's most recent Consumptive Use Permit, CUP, application, submitted September, 2007 and approved in November, 2008, predicted the Town's 2009 population at 3,216, an average daily withdrawal of 170,800 gallons and a per capita consumption of 53.1 gallons per day. Obviously, the 2007 population projections did not take into account the subsequent recession. Regardless, whether the per capita consumption is 53 or 55 gallons per day, the per capita consumption rate for all users is very low. For Level of Service, LOS, purposes, Policy 44.1.1 was amended to reduce the level of service to 56 gallons per day per capita.

## **EXISTING AND ALTERNATIVE WATER SOURCES, AWS**

The Town of Pierson originally installed its domestic potable water system in 1990, at which time the Town had a population of 1,147. The potable water system served 500 of the Town's then 544 households. The main reason the Town decided to construct the system was to eliminate the community's reliance on private potable water supply wells. These relatively shallow wells were adversely affected by lowered groundwater tables during freeze periods when local ferneries would pump large volumes of water for freeze protection from the surficial aquifer. Initial funding for the construction of the system was provided by a grant from the Farmers Home Administration and revenue bonds issued by the Town.

The existing water production system consists of two (2)-10" wells located on the corner of the T.D. Taylor Middle-High School property. The Town has an easement for the wells from the Volusia County School Board. Both wells draw from the Floridan Aquifer some 200 feet below the ground surface. Submersible turbine pumps produce 200 gallons of water per minute (gpm) from each well. With 24-hour pumping, daily production capacity is 288,000 for each well (576,000 for both). However, under normal operating conditions the pumps will not be running continuously. The realistic capacity might be figured with the two pumps alternating with a combined running time of 24 hours per day. This is actually a more acceptable procedure from a hydrological perspective since it allows the water level in each well time to recover between pumping. A generator located at the well site provides emergency power for the pumps.

The Town in its prior Consumptive Use Permit was authorized to construct an additional 12-inch diameter well on a parcel located north of Echo Street and east of the CSX Railroad right-of-way. The Town drilled a test well at the approved site and determined that there were water quality problems at that site. A second test well was drilled north of Washington Street and no significant water quality problems were identified. The Town recognizes that if a new well is to be drilled at this alternative location, the current CUP will have to be modified. The timing of drilling the new well and making it operational is subject to the availability of funds. The Town, utilizing a consultant has prepared a Water Facility Upgrade report that once finalized will be submitted to the U.S. Department of Agriculture in support of a grant application to fund water system improvements. The report provides three alternative solutions for water distribution system improvements necessary for providing adequate fire flows to the proposed regional public school as shown on Figure V-2. All three

alternatives include construction of the new well.<sup>4</sup>

The quality of raw water from existing wells is good, requiring only chlorination, which is provided by a chlorination unit located at the well site. Water storage facilities consist of a small (2,500 gallon) hydro-pneumatic tank located at the well site and a 250,000 gallon elevated storage tank located west of the intersection of 3<sup>rd</sup> Avenue and US Hwy 17. Refer to Figure 1 for well and elevated storage tower locations. The 250,000 gallon elevated water storage tank was installed to provide storage for system capacity, to maintain a constant pressure on the town water system, and to provide domestic water during extended periods of power loss.

The 4<sup>th</sup> Addendum to the St. Johns River Water Management District's Water Supply Plan 2005 identified the Coquina Coast Desalinization Plant as an AWS option for the Town. Due to financial limitations, it is not practical for the Town to participate in a large regional project such as Coquina Coast. The Town will explore other options for developing AWS, such as utilizing stormwater as an AWS. To meet the requirements of Section 163.3177(6)(c), F.S., the Town provided this same response to the District prior to this water supply planning comprehensive plan amendment being transmitted for review. Even though the Town's current CUP is adequate to meet projected demand for potable water, the Town recognizes that the aquifer is a limited resource and all communities, big or small, must do their part to conserve this valuable resource.

## **WATER AND RECLAIMED WATER SYSTEMS**

The Town does not have a central wastewater collection and treatment system and is not projected to have a system within the time frame of this current Plan. Also, there is not in close proximity a wastewater system operated by others that could provide reclaimed water to the Town. The Town is committed to using lower quality sources of water for nonpotable needs when such sources are available and financially feasible, see new Policy 44.3.11. The District has required fern growing operations to install retention ponds as an alternative source of irrigation water as a condition to issuance of their irrigation CUP's.

## **WATER USE, CUP STATUS, CAPITAL NEEDS & WATER SOURCE PROTECTION**

### **A. Historic Water Use & Demand Projections**

According to the Town's prior Comprehensive Plan, in 1990, the average daily water demand was about 113,000 gallons, with the middle-high school and the elementary school combined accounting for 33,000 gallons. Based on the Town's 1990 population of 1,147, total demand would equate to an average per capita daily demand for all users of 98.5 gallons. As stated above, according to the Town's most recent data, the total average daily water demand in the first six months of 2009 was 146,888 gallons or approximately 55.3 gallons per day per capita, based on the 2009 population estimate of 2,651. This discrepancy in average per capita

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<sup>4</sup> Water Facility Upgrade, Preliminary Engineering Report, Altran Solutions, December 10, 2009