
Housing Element Goals, Objectives and Policies

Goal: Provide decent, safe and sanitary housing in suitable locations at affordable costs to meet the needs of the Town's existing and future residents. [9J-5.010 (3) (a)]

Objective 1 – Development of new dwelling units: The Town of Surfside shall provide for adequate and affordable housing for existing and future residents, households with special housing needs, and very low, low, and moderate income households through the short term and long term planning timeframes.

Policy 1.1 – The Town shall provide information and assistance to the private sector to maintain a housing production capacity sufficient to meet the identified demands.

Policy 1.2 – The Town Code shall provide processes in an effort to provide more efficient mechanisms for reviewing proposed housing developments.

Policy 1.3 – The Town Code shall maintain appropriate regulations which enable Town officials to work with the private sector to renovate buildings as needed.

Objective 2 – Creation of affordable housing: In general, create affordable housing for all current and anticipated future residents. In particular, facilitate development of as much new affordable housing as the market economics and available subsidies can generate. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 1]

Policy 2.1 – The Town manager or designee shall monitor the housing and related activities of the Miami-Dade County Housing Within Reach Taskforce, Miami-Dade Housing Agency (MDHA), the South Florida Regional Planning Council and nearby local jurisdictions. The Town Manager shall inform the Town Commission of these activities and shall recommend, as appropriate, Town actions that could help encourage the provision of adequate sites for the distribution of very low income, low income and moderate income families in nearby communities with land values that can reasonably accommodate such housing. Among the actions that may be considered are specific agreements with other local governments concerning the provision of affordable housing as referenced in Rule 9J-5.010 (3) (c) (10). F.A.C. [9J-5.010 (3) (c) 1]

Policy 2.2 – The Town shall maintain and improve where appropriate land development code provisions which are consistent with the Future Land Use Map including the land uses and the densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under the heading “Future Land Use Category Descriptions.” The map and the descriptions are incorporated by reference into this Policy 1.1. [9J-5.010 (3) (c) 1]

Policy 2.3 – The Town shall periodically review: 1) its own development permitting procedures; 2) best current practice employed by other jurisdictions; and 3) best current practice reported in relevant professional literature. The purpose of the review shall be to determine if there are appropriate procedural and substantive changes which could facilitate more expeditious development application processing. [9J-5.010 (3) (c) 2]

Policy 2.4 – Manufactured housing shall not be prohibited in any area designated by this plan for residential use. Mobile homes shall not be permitted in the Town unless they meet the same standards as manufactured homes. [9J-5.010 (3) (b) 3 and 9J-5.010 (3) (c) 5]

Policy 2.5 – Housing for very low income, low income and moderate income households shall not be prohibited per se in any area designated by this plan for residential use. [9J-5.010 (3) (c) 5]

Objective 3 – Preservation of affordable housing: In general, preserve affordable housing for all current and anticipated future residents. In particular, preserve the existing housing stock in sound condition. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 1]

Policy 3.1 – The Town shall maintain as part of its own land development code the County minimum housing standards code or an appropriate modification thereof. [9J-5.010 (3) (c) 3]

Policy 3.2 – The Town shall from time to time informally evaluate alternate strategies to guide enforcement of the County minimum housing standards code so as to achieve maximum effectiveness. It is recognized by this policy that systematic and ad hoc inspections might be most appropriate at different times and in different sub areas of the Town. [9J-5.010 (3) (c) 4]

Policy 3.3 – Through land development code regulations including minimum unit sizes, maximum building heights, and setback standards, the Town shall help assure the continuation of stable residential neighborhoods. [9J-5.010 (3) (c) 3]

Objective 4 – Eliminate substandard housing; structurally and aesthetically improve housing; conserve, rehabilitate and demolish housing: In general, eliminate substandard housing conditions [9J-5.010 (3) (b) 2], structurally and aesthetically improve housing [9J-5.010 (3) (b) 2], conserve, rehabilitate and demolish housing [9J-5.010 (3) (b) 5]. In particular, encourage private property owners to maintain and improve their properties so as to protect property values and ensure safe and sanitary housing. This objective shall be made measurable by its implementing policies and by the existence of no substandard housing units in the Town. [9J-5.010 (3) (b) 2 and 9J-5.010 (3) (b) 5]

Policy 4.1 – Require owners of substandard structures to promptly renovate or remove such structures.

Policy 4.2 – The Town shall assist owners of substandard historic housing to obtain financial assistance for renovation from Miami-Dade County, State of Florida or Federal sources.

Policy 4.3 – The Town shall work with Miami-Dade County officials to maintain an effective housing code enforcement program.

Policy 4.4 – Following the 2010 Census, the Town’s Building Department shall maintain an accurate inventory of the housing units within the Town via the utility billing process.

Objective 5 – Provision of adequate sites for very low, low and moderate income households: In general, provide adequate sites for very low, low and moderate income households. In particular, facilitate development of as much new affordable housing as the market economics and available subsidies can generate. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 3]

Policy 5.1 – Monitor the actions of the Miami-Dade County Office of Community and Economic Development relative to the development of very low, low and moderate income housing facilities to serve County residents. The purpose of such monitoring shall be to identify activities to which the Town of Surfside may make a specific contribution.

Policy 5.2 – Assist the Miami-Dade County Office of Community and Economic Development identify housing units which may be eligible for participation in the Miami-Dade Housing Finance Authority’s Multi-Family Rental Program.

Objective 6 – Adequate sites for group homes: Accommodate community residential homes and foster care facilities in residential areas. This objective shall be made measurable by its implementing policies. [9J-5.010 (3) (b) 4]

Policy 6.1 – Notify the Florida Department of Children and Family Services of applications to construct Community Residential Facilities.

Policy 6.2 – The Town shall maintain and improve land development code regulations which permit Children and Family Services licensed group homes, including foster care facilities. Such regulations shall permit community residential homes and foster care facilities in residential areas and areas with residential character and shall otherwise be designed to meet State law in general and Chapter 419, F.S., in particular. Prior to enactment of such regulations, the Town shall interpret and enforce applicable existing regulations in a manner which is fully consistent with State law and administrative code requirements pertaining to group homes. [9J-5.010 (3) (c) 6]

Objective 7 – Housing coordination and implementation: The Town Manager shall be responsible for achieving housing policy implementation. [9J-5.010 (3) (b) 7]

Policy 7.1 – The Town shall maintain formal communications with appropriate public and private and non-profit housing agencies to assure that adequate information on Town housing policies flows to housing providers. This list shall include the Miami-Dade Housing Agency, Housing Finance Authority of Miami-Dade County, the Miami-Dade Affordable Housing Foundation, the Board of Realtors and the Home Builders Association. [9J-5.010 (3) (c)]

Policy 7.2 – The Town shall fully cooperate with any developer using County Surtax funds, the Housing Finance Authority of Miami-Dade County or other subsidy mechanisms. [9J-5.010 (3) (c) 7]

Objective 8 – Greenhouse Gas Reduction. The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 8.1 – The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services by December 2011.

Policy 8.2 – The Town shall educate Surfside residents on home energy reduction strategies.

Policy 8.3 – The Town shall not prohibit the appropriate placement of photovoltaic panels. The Town shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

Policy 8.4 – The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.