



Hallandale Beach

City Commission
Public Hearing

DEMOLITION SITE STANDARDS
CODE AMENDMENT

May 4, 2022



REQUEST

Amendments to Section 32-761 relative to Demolition sites maintenance requirements.



BACKGROUND

- February 23, 2022 – *The Planning and Zoning Board recommended approval of the ordinance by a vote of 4 to 0 with a recommendation to amend the ordinance to provide for time extensions by the City Manager for due cause.*



Current Situation

Current Code requires:

Major developments sites to be sodded and fenced if construction does not commence within 180 days after demolition.

➤ *Presently, there are no requirements to sod or fence other types of sites that have been demolished.*



Proposed Code Amendments

Amends Section 32-761 to:

1. Adds standards for demolition permits to include the submittal of a building permit application specifying the required improvements, including, grading sodding, fencing.
2. Adds a requirement for Minor development sites to be sodded and fenced if construction does not commence within 90 days of demolition. *(Major developments sites would continue to be required to be sodded and fenced if construction does not commence within 180 days of demolition).*
3. Includes sodding and fencing requirements for other sites types of demolition sites:
 - *demolition of historic structures, (must show compliance with Section 8-186);*
 - *demolitions not associated with new construction;*
 - *demolitions resulting from emergency demolition orders issued by the Building Official.*



RECOMMENDATIONS

Staff recommends the City Commission **APPROVE** the proposed Ordinance.



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