

City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Primary Application Type:	Land Development Regulation Amendment	Hearing Date:	May 27, 2020		
Additional Applications:	N/A	Public Hearing:	YES X	NO	
General Title:	Green Building Code Amendment	Quasi-Judicial:	YES	NO X	
Applicant:	City of Hallandale Beach	Workshop:	YES	NO X	
Application #	LDC# 20- 170	Advertisement Type Required:	DISPLAY x	REGULAR	N/A
Staff Recommendation:		Approve X	Approve with Conditions	Reject	
Request:			Strategic Plan Priority Area:		
Code amendment to the existing regulations relative to Green Building requirements.			<input checked="" type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
Sponsor Name:	Vanessa Leroy, Development Services Director	Prepared By:	Christy Dominguez, Principal Planner		

SHORT TITLE

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE V, DEVELOPMENT REVIEW PROCEDURES, SECTION 32-787, ESTABLISHING REQUIREMENTS FOR TRASH CHUTES IN RESIDENTIAL BUILDINGS; AMENDING SECTION 32-787, GREEN BUILDING PROGRAM REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY

Background

On May 16, 2018, the City Commission adopted Resolution #2018-024 adopting the City of Hallandale Beach Sustainability Action Plan (SAP) and authorizing the City Manager to proceed with implementation of the Plan. The primary objective of the SAP is to provide tangible and measurable advances in sustainability for the City. The City's systematic approach to

sustainability is supported by a commitment to protect and enhance the environment, improve community quality of life and generate positive returns on investment.

The implementation process of the SAP includes enhancing the City's Green Building Program by revising the existing Green Building code requirements for new public, commercial and multifamily buildings.

Current Situation

Section 32-787, Chapter 32, of the Hallandale Beach Zoning and Land Development Code, presently requires green building certification of projects as follows:

1. New commercial building or major renovation projects greater than 50,000 gross square feet.
2. Major projects of 50 units or 50,000 square feet or greater.
3. Commercial, residential or mixed-use projects requiring the allocation of flexibility or reserve units.
4. New city owned and operated building construction project.
5. New major or minor development project requesting financial assistance from the community redevelopment agency.

The above projects are required to obtain a green building certification by a recognized environmental agency accepted by the City's Development Services Department such as, LEED and Florida Green Building Coalition (FGBC).

In addition to the above requirements, the City presently has a Green Building Program pursuant to Section 8-39, Chapter 8, Buildings and Construction, of the Hallandale Beach Code of Ordinances. The existing program, however, is limited to providing for public education and training on green building practices. City Administration proposes to also revise the City program to require City green building certification of projects smaller than those requiring certification by nationally recognized agencies. Expansion of the City's Green Building Program and proposed prerequisites are not amendments to Chapter 32, the Zoning and Land Development Code, thus, Planning and Zoning Board action is not required, however, the proposed Ordinance amending Chapter 8 is attached for informational purposes as Exhibit 2. No action by the Board is required. The related Ordinance amending Chapter 8 will be presented directly to the City Commission with the subject Ordinance (Exhibit 1) amending Chapter 32.

Analysis

Consistent with the implementation goals of the City's Sustainability Action Plan (SAP), the attached proposed Ordinance (Exhibit 1) amends Section 32-787 as follows:

1. Requires all residential buildings 4 stories in height or higher to include both a trash and a recycling chute to be kept separate from garbage/trash chute and must be connected to an enclosed CBS room within the building. The City Manager would be authorized to provide relief of this section under special circumstances.

2. Requires City Green Building certification of projects with 10 to 99 residential units or hotel rooms, or nonresidential projects 49,999 square feet or less. The required City program certification level (3 levels are proposed: Earth-Friendly/Enhanced/Exemplary) of these projects would be prescribed by the type and size of the project and subject to a rating system to be incorporated in Chapter 8, Buildings and Construction, of the Hallandale Beach Code of Ordinances as detailed in the related Ordinance (Exhibit 2).
3. New city-owned and operated building construction projects, or projects which have 100 or more residential units or hotel rooms, or nonresidential projects with 50,000 square feet or more in area shall be required to obtain a green building certification of LEED- Gold, Florida Green Building Coalition- Gold, Green Gloves- 3 Gloves, or Living Future- Building Challenge Certification or above, or from a recognized environmental agency accepted by the city's development services director, or achieve Net Zero carbon.
4. Review of green building applicability would commence during the site plan development review process. The information specified in Chapter 8 as to Green Building prerequisites and worksheet of site and building design options must be submitted with the development review application for review by the City's Green Building Coordinator.
5. Substantial renovation to any type or size building that includes the addition of floor area equal to 50 percent or more of the existing floor area; or the addition of new floors that exceeds more than 50% of the assessed value of the existing building would be subject to the certification requirements specified in the chart in subsection 32-787(k). Any increase in floor area shall be aggregated over a three-year period.

Why Action is Necessary

Pursuant Section 2-231(f)(1) of the City of Hallandale Beach Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

Cost Benefit

The proposed code amendments will build upon and expand the City's current green building practices to ensure sustainable and environmental sensitive design and construction practices to reduce the negative impacts of development on human health and the environment.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Board/Local Planning Agency recommend the City Commission approve the attached Ordinance.

ATTACHMENT(S)

Exhibit 1- Proposed Ordinance – Amendments to Chapter 32
Exhibit 2-Proposed Ordinance – Amendments to Chapter 8