

**EXHIBIT "1"**

**ORDINANCE NO. 2020-XX**

**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.**

**WHEREAS**, the City Commission has determined that it is in the best interest of the citizenry and general public to promote green building practices within the City.

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF  
HALLANDALE BEACH, FLORIDA:**

**SECTION 1.** Chapter 32, Zoning and Land Development Code, Article V, Development Review Procedures, is hereby amended to read as:

**CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE**

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**ARTICLE V. DEVELOPMENT REVIEW PROCEDURES**

**Sec. 32-781. Purpose and intent.**

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**Sec. 32-787. - Site plan review standards.**

(a) *Utilization.* The standards specified in this section shall be utilized in the review and evaluation of required site plans.

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(g) *Community services.*

(1) All proposed development shall be designed and located in such a manner as to ensure the adequate provision of necessary community services.

(2) An efficient internal solid waste collection system, including the provision of an adequate number of local receptacles in locations that afford maximum use and collection convenience, shall be provided. All residential buildings greater than 3 stories in height must include both a trash and a recycling chute. The designated chute for recyclables only shall be kept separate from the bulk (garbage/trash) chute and shall be designed with designated solid waste chutes that connect to an enclosed CBS room within the principal building. The

city manager is authorized to waive compliance from this requirement. An application may be filed for consideration by the city manager which demonstrates:

1. Special conditions exist peculiar to the land, structure or building involved.
2. That the relief requested is the minimum necessary to permit servicing the building.

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(j) *Energy conservation.* All proposed development shall be designed in such a manner as to promote maximum efficiency in the use of energy resource. The following should be taken into consideration by the applicant wherever feasible:

- (1) Energy-saving site planning considerations, such as solar and prevailing wind relationships and the use of vegetation;
- (2) Energy-saving structural considerations, such as window sun screens, automatic thermostats, and extra insulation; and
- (3) The partial or full use of alternate energy sources.

(k) *Green Building Program.* In addition to section 32-787(j)(1), ~~the following projects~~ new development projects or substantial renovations as described in section 32-787(2) shall be required to meet the green building certification levels prescribed below based on building size and type. Projects with 10 to 99 residential units or hotel rooms or nonresidential projects sized at 49,999 square feet or less shall achieve the prescribed minimum Green Building Program Certification Level within the City's Green Building Program outlined in Chapter 8 of the Hallandale Beach Code of Ordinances. Any new city owned and operated building construction project, 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, from a recognized environmental agency accepted by the city's development services director, or achieve Net Zero carbon as outlined in chapter 8, (as outlined in chapter 8, as amended from time to time, of the City Code) :

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

(1) The information specified in Table 8-40(a) required green building prerequisites and Table 8-40 (b), the sustainability worksheet, in chapter 8 shall be submitted with the application for development review through the development services department based on the project type and size as specified below under certification requirements.

(2) Certification Requirements:

	Project Type/Size	City Program Certification Level
(1)	10-19 Residential Units	Earth-Friendly
(2)	20--49 Residential Units	Enhanced
(3)	50 to 99 Residential Units or hotel rooms	Exemplary
	100 Residential Units or hotel rooms and above, or new city buildings	Requires certification from independent Green Building Certifying agency including: LEED- Gold, FGBC Gold, Green Gloves- 3 Gloves, or Living Future- Building Challenge Certification, or above.
(4)	Nonresidential Project 0 -3,999 sq. ft	Earth-Friendly
(5)	Nonresidential Project 4,000 – 19,999 sq. ft	Enhanced
(6)	Nonresidential Project 20,000 – 49,999 sq. ft	Exemplary
(7)	Nonresidential Project 50,000 sq. ft and above, or new city buildings	Requires certification from independent Green Building Certifying agency including: LEED-Gold, FGBC-Gold, Green Gloves-3 Gloves, or Living Future-Building Challenge Certification, or above.

(b) Substantial Renovation for the purposes of this section shall include any renovation, rehabilitation, restoration, or repair work to any type or size building identified in item (k) above that includes the addition of floor area equal to fifty percent (50 %) or more of the existing floor area; or the addition of new floors that exceeds more than fifty percent (50%) of the assessed value of the existing building. For the purpose of calculation, the increase in floor area shall be aggregated over a three (3) year period.

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**SECTION 2. Conflict.** All ordinances or portions of the Code of Ordinances of the City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict.

**SECTION 3. Severability.** Should any provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**SECTION 4. Codification.** It is the intention of the Mayor and City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention the words "ordinance" or "section" may be changed to other appropriate words.

**SECTION 5. Effective Date.** This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1<sup>st</sup> reading on June \_\_\_\_, 2020.

PASSED AND ADOPTED on 2<sup>nd</sup> reading on July \_\_\_\_, 2020.

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SPONSORED BY: CITY ADMINISTRATION

JOY COOPER  
MAYOR

ATTEST:

\_\_\_\_\_  
JENORGEN GUILLEN, CMC  
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY  
AND FORM

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY

