



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
9/2/2020	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	8/19/2020	9/2/2020
		Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
File No.:				
19-311 20-196				
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
N/A	N/A	N/A	Green Building Code Amendments	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Vanessa Leroy, Director	Development Services	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Financial	<input type="checkbox"/> Organizational Capacity	<input checked="" type="checkbox"/> Infrastructure	<input checked="" type="checkbox"/> Development, Redevelopment and Economic Development	
Implementation Timeline				
Estimated Start Date: N/A Estimated End Date: N/A - Effective on Adoption				

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. (SECOND READING)

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 8, BUILDINGS, CONSTRUCTION AND CONDOMINIUMS, OF THE CODE OF ORDINANCES OF THE CITY OF HALLANDALE BEACH, FLORIDA, ARTICLE II, BUILDING CODE, SECTION 8-37, GREEN BUILDING PROGRAM, AND SECTION 8-39, EDUCATION AND TRAINING; CREATING SECTION 8-40, APPLICABILITY, ESTABLISHING A POINT RATING SYSTEM FOR CITY GREEN BUILDING PROGRAM CERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (SECOND READING)

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 currently 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).

City Administration proposes to amend Chapter 32 to require developments with 10 residential units and up or any nonresidential projects to obtain a green building certification based on the size and type of the development as further discussed below under Analysis. The Ordinance

amending Chapter 32 is attached as Exhibit 1 for City Commission consideration and approval on First Reading.

On May 24, 2020, the Planning and Zoning Board/Local Planning Agency (PZB/LPA) heard the Ordinance amending Chapter 32 and recommended approval by a vote of 5 to 0. The Board made suggestions on the criteria for review of trash chute exemptions and recommended bonding of green building requirements be included. The Board's comments have been incorporated into the Ordinance. Please refer to the Planning and Zoning Board Cover Memo dated May 24, 2020. (Exhibit 3) and draft Minutes of the Hearing (Exhibit 4).

In addition to the requirements in Chapter 32, 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 was not required; however, the Ordinance amending Chapter 8 was also presented to the Board for informational purposes. The Board supported the proposed Ordinance amending Chapter 8 as presented.

The City Commission approved First Reading of the subject Ordinances on August 19, 2020.

Analysis

Consistent with the implementation goals of the City's Sustainability Action Plan (SAP), the attached proposed Ordinances amend Chapter 32, the Zoning and Land Development Code (Exhibit 1) and Chapter 8, Buildings and Construction (Exhibit 2) as follows:

1. Requires all residential buildings higher than 3 stories in height 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 City's Green Building certification requirements will have 3 levels: Earth-Friendly/Enhanced/Exemplary. The level of certification these projects would be required to obtain is determined by the type and size of the project and subject to a rating system incorporated in Chapter 8, as detailed in the 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. The Green Building Coordinator is Alyssa Jones-Wood as designated by the City Manager.
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.
6. Requires the developer to post a bond for the Green Building requirements in the amount of 3% percent of the building permit construction cost value. The City would hold the bond for the time necessary for the green certification up to 24 months after issuance of the Certificate of Occupancy or Completion; whichever is less. shall release the full amount of the bond within thirty (30) days. If the developer is unable to provide proof of green certification within such time, the full amount of the Green Building Bond would be forfeited to the City and the monies allocated towards funding the City's Green Initiatives.

Why Action is Necessary

Pursuant to Article V, Division I, Section 5.01 of The City of Hallandale Beach City Charter, a City Ordinance is to be adopted to amend an existing Ordinance.

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:

Exhibit 1 – Ordinance amending Chapter 32, Zoning and Land Development Code

Staff recommends the City Commission approve the Ordinance on Second Reading.

Exhibit 2 – Ordinance amending Chapter 8, Buildings and Construction, Hallandale Beach Code of Ordinances

Staff recommends the City Commission approve the Ordinance on Second Reading.

Attachment(s):

Exhibit 1- Proposed Ordinance – Amendments to Chapter 32

Exhibit 2- Proposed Ordinance – Amendments to Chapter 8

Exhibit 3- Planning and Zoning Agenda Cover Memo for May 27, 2020

Exhibit 4- Draft Planning and Zoning Meeting Minutes for May 27, 2020