



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Primary Application Type:	Land Development Regulation Amendment	Hearing Date:	February 24, 2021		
Additional Applications:	N/A	Public Hearing:	YES	NO	
			X		
General Title:	Landscaping Code Amendment	Quasi-Judicial:	YES	NO	
				X	
Applicant:	City of Hallandale Beach	Workshop:	YES	NO	
				X	
Application #	LDC #21-188	Advertisement Type Required:	DISPLAY	REGULAR	N/A
			X		
Staff Recommendation:		Approve	Approve with Conditions		Reject
		X			
Request:			Strategic Plan Priority Area:		
Code amendment to the existing regulations relative to landscaping requirements.			<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Quality <input checked="" type="checkbox"/> Vibrant Appeal		
Sponsor Name:	Vanessa Leroy, Director, Development Services	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; AMENDING ARTICLE IV, DEVELOPMENT STANDARDS; DIVISION 8, LANDSCAPING; AMENDING SECTION 32-381, PURPOSE AND INTENT OF THE DIVISION; AMENDING SECTION 32-383 RELATIVE TO LANDSCAPING WITHIN NONCONFORMING EXISTING DEVELOPMENT; AMENDING SECTION 32-384, LANDSCAPING REQUIREMENTS, RELATIVE TO TREE REQUIREMENTS AND INTERIOR LANDSCAPING; AMENDING SECTION 32-385, GENERAL REQUIREMENTS, RELATIVE TO IRRIGATION AND PLANT MATERIALS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary

Summary

The attached proposed ordinance amends Chapter 32, Division 8, the landscaping provisions of the Hallandale Beach Code of Ordinances, to incorporate landscaping resiliency standards for the City of Hallandale Beach into the City's existing landscape regulations as envisioned by the Hallandale Beach Sustainability Action Plan (SAP) adopted in 2018.

Staff has drafted the proposed amendments to the City's landscape regulations to incorporate water conservation measures, promote the use of native species, and measures to increase the City's tree canopy coverage. The proposed amendments also promote sustainable landscaping that reduce greenhouse gas emissions and urban heat island effect. It also promotes a more "walkable" community, and overall, improve the aesthetics of the City.

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 SAP included a project to incentivizing or require Low Impact Development Standards (LID) strategies in the City's code. The City's Green Initiatives Coordinator, Alyssa Jones-Wood, assisted in formulating the proposed changes by auditing our current code for any unforeseen obstacles to low impact development. The proposed code amendments are mostly formulated from the audit and review of other cities' regulations in South Florida.

The implementation process of the SAP included enhancing the City's landscaping ordinance by including Low Impact Development (LID) strategies- a type of smart growth that simultaneously conserves green space and promotes stormwater management techniques favoring soft engineering, such as bio-swales, permeable pavement, rain barrels, rain gardens and other rainwater harvest techniques to manage rainfall on site.

Current Situation

Chapter 32, of the Hallandale Beach Zoning and Land Development Code, Section 32-381 through Section 32-385 sets forth the City's landscaping requirements. The ordinance was last revised in 2014 to require more native species requirements and a reduction in sod requirements. Current reviews of the City's existing regulations have determined that revisions are needed in order to promote opportunities to maximize green space and promote natural storm water management through the use of native plants and permeable materials, where feasible.

Analysis

Consistent with the implementation goals of the City's Sustainability Action Plan (SAP), the attached proposed Ordinance (Exhibit 1) amends Section 32-381 through 32-385 summarized below:

1. Amends the Purpose and Intent section to:
 - a. set a goal of promoting sustainable landscape that reduce greenhouse gas emissions to 45% by 2030 and 100% by 2055. This goal is consistent with Resolution 2019-021 passed by the City Commission in March 2019 to strive to reduce emissions by the stated timeframes.
 - b. promote Low Impact Development landscaping and Green infrastructure.
 - c. To increase the City's tree canopy in coordination with Broward County goals.
2. Increases the minimum number of trees required for single family homes from 3 to 4 trees.
3. Requires nonconforming existing development which must provide additional parking spaces to meet current requirements to require such additional parking spaces shall be pervious paving material.
4. Reduces the landscaping area requirements for single family homes from the present requirement of 50% to 40% of the site.
5. Increases the credit for fulfilling landscape area requirements for the use of pervious pavement in multi-family and commercial development from 10% to 15%.
6. Provides for landscape area credit of 50% for all ground level or depressed low-impact development such as bioswales, rain gardens, and constructed wetlands.
7. Increases the amount of required Florida native trees from the present requirement of 50% to 80%.
8. Requires canopy tree and/or groupings of palm plantings to provide shade associated with multifamily residential, commercial and industrial land uses shall be interspersed throughout impervious surfaces, rather than restricted to only to a portion of the impervious surfaces serving the development.
9. Requires 80% of trees within terminal and interior islands shall be shade trees instead of the present requirement of 50%.
10. Rain barrels and other conservation methods are already allowed by the present code and irrigation is not required where there is established native vegetation.

For further water conservation, the proposed ordinance expands the irrigation provisions to require different types of irrigation types (i.e. rotors, drip irrigation, sprays) be installed in different zones with no mixing of irrigation types on the same irrigation zone.

11. Promotes the use of canopy trees by increasing the percentage of trees planted for credit from the present requirement of 50% to 75%, thereby limiting credit for palm trees to 25% of the required trees.
12. Allows the use of fruit trees that reach a mature canopy spread of greater than 10 feet to be planted for tree credits on single family lots.
13. Increases the percentage of the required landscaped area that may consist of non-living pervious groundcovers such as rocks, pebbles, mulch, wood chips, or similar natural materials from the present limitation of 20% to 50%.
14. Reduces the allowable use of irrigated turf grass as follows:
 - a. Single family and duplex dwellings - from the present maximum of 80% to 50%.
 - b. Multifamily dwellings and other developments (except for athletic and recreational spaces) – from 70% to 50%.
15. Increases the amount of required Florida native hedge plants from the present requirement of 30% to 80%.

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 amendment will promote community resilience and climate adaptation strategies in the City of Hallandale Beach to ensure sustainable and environmental sensitive landscaping design and construction practices to reduce the negative impacts of development on human health and the environment while improving the aesthetics of the City.

Embracing native species and groundcover options other than grass will also help the City achieve the Broward County goal for the City to become a National Wildlife Federation as many native shrubs provide food, cover, or places to raise young for wildlife.

Further, focusing on increasing the City's tree canopy and advancing on water conservation now will help reduce the impacts of climate change and may lower utility costs of some households in the future.

Staff Recommendations:

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

Attachment(s):

Exhibit 1- Proposed Ordinance