

# MEMORANDUM

## Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-248

DATE: August 4, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Director of Development Services *RB*  
Jennifer Gomez, Assistant Director of Development Services *JG*

FROM: Karen Friedman, AICP, Principal Planner *KBF*

RE: Sustainable Development Standards Manual

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### BACKGROUND

Zoning Code Article 5, Part 8: Sustainable Development Standards, was first adopted by the City in 2012 in conjunction with the adopting of the revised Zoning Code. The purpose of this Part is to promote sustainable development practices as a means of addressing global climate change, protecting natural resources, and ensuring a high quality of life for future city residents.

As described in Administrative Memo 16-246, over the past year Staff from several divisions, including Planning and Zoning, Urban Forestry, Building Inspections, and Utilities formed a Sustainability Working Group. The outcome of the Sustainability Working Group is a proposed Sustainable Development Standards Manual and text amendments to the Zoning Code (the proposed text amendments are a separate item on tonight's agenda.).

The intent of the Sustainable Development Standards Manual is to supplement the information found in the Zoning Code. It provides additional information about the sustainable design options listed in the Zoning Code, including benefits and preferred locations within the City. Images of the sustainable design options are included and help convey the practicality and applicability of implementing the design options. The goal of the Manual is to assist property owners and developers in selecting and implementing the optimal sustainable design options for their projects. This manual will also help elected officials, staff members, and other stakeholders determine and prioritize sustainable design in City projects.

*It is not the intent of the Manual, however, to provide the wealth of scientific or other technical information about sustainability and best practices. It is also not the intent of the Manual to be an all-inclusive list of sustainable design methods. Applicants are encouraged to propose other sustainable design options, especially those that may relate better to their development.*

The Manual organization is based on the five sustainability goals of the City, as determined by the Sustainability Working Group:

1. Stormwater Management and Flood Protection
2. Renewable Energy and Energy Conservation
3. Water Conservation
4. Certified Green Development

## 5. Active Design

The Sustainability Working Group reviewed the following documents and plans in order to determine the City's sustainability goals: Strategic Plan, Complete Streets Manual, Parks Master Plan, Comprehensive Plan, Stormwater Master Plan, Broward County Climate Change Action Plan Report, and the Broward County Resiliency Report "Working Towards Resilient Coastal Communities: Pompano Beach (2014)".

The Manual provides an explanation as to the method for assigning points to the design options, including category prioritization and addressing multiple categories. Additional considerations, as listed in the Manual, are the impact on improving citywide sustainability, improving resiliency, improving public health, and if it is a place making mechanism. Also included is information on granting points to unlisted options.

Next, the Manual breaks down the five sustainability categories into 36 design options. Within each of the five categories basic information is provided including the goal and expected outcomes followed by the design options, including images and preferred locations.

The following section is the overall recommended list of preferred locations for the design options, based on certain project types or locations. This information is provided to assist property owners and developers in selecting design options. Below is the list of locations and project types:

- Residential Development
- Shopping Centers
- Office Buildings
- Institutional Uses
- Industrial and Warehouse Developments
- Oceanfront and Waterfront Development
- Transit Oriented Development

Finally, the Manual's Appendix includes specific requirements for certain design options, in order to be eligible to receive points. Also included in the Appendix are the preferred standards for LID, based on Orange County Florida. Applicants may also refer to industry accepted technical manuals or best management practices for LID.

The Manual also adopts several documents by reference. A copy of the documents are included.

Comments from the City's Redevelopment Agency are also included for your reference.

### **Staff's Request**

Staff is requesting the Board formally show its support of the proposed Sustainable Development Standards Manual.