



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Zoning Code Text Amendment – Green Building Standards
Public Hearing: Planning and Zoning Board
Date & Time: **February 10, 2016; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by adding Article 5, "Development Standards", Division 13 "Miscellaneous Construction Requirements", Section 5-1302, "Sustainability Standards", consideration to incorporate "green" building standards on certain new construction projects; providing for repealer provision, severability clause, codification, and providing for an effective date.

2. BACKGROUND INFORMATION

The Comprehensive Plan (CP) of the City of Coral Gables provides green goals and objectives towards becoming a sustainable and resilient community, which promotes the environmental and economic health of its residents, property owners, and visitors. The CP also establishes measurable steps to conserve energy and protect the quantity and quality of air, water, land and other natural resources. Specific guidance is provided in Green Policy GRN-1.3.3 (Exhibit A) which calls for the City to research and develop provisions within the City Zoning Code that will encourage development of buildings certified under the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system or equivalent.

The Sustainability Master Plan (SMP) provides additional direction by creating a baseline for City operations, benchmarks performance against peer cities and identifies sustainability best practices which are evaluated in terms of impact and return on investment. Best Management Practice E8 relates to High Performance New Construction, Major Renovation and O&M Standards (Exhibit B) and recommends the use of performance standards based on the LEED system, which has flexible criteria that is verified by a third party.

Through the approval of Resolution No. 2015-197, the City Commission reaffirmed its commitment to environmentally sustainable building practices by establishing a policy directive to incorporate LEED or equivalent building standards in both public and private sector projects (Exhibit C). This proposed Zoning Code text amendment has been drafted in response to that policy directive.

Accordingly, while LEED certification may not be mandated, it can be required as part of an incentive program. This ordinance requires LEED certification when requesting a right-of-way encroachment, change in land use, change of zoning, mixed use site plan review, or planned area development review, requiring review by the Planning and Zoning Board and approval by the City Commission. Additionally, the City may require LEED certified buildings in its proprietary capacity. Therefore, this ordinance requires LEED certified buildings for the City's own buildings or where the City has leased out its property, or in cases where a property owner seeks an encroachment agreement.

Existing Green Building Ordinances in South Florida

A survey of peer cities in South Florida identified a wide range of strategies for encouraging sustainable building development (Exhibit D). The attached matrix shows the requirements in effect in 18 cities and counties in the region. The Action Plans fall into four general categories:

- 1) Voluntary use of LEED or other rating system with recognition and rewards (e.g. Davie, Coral Springs, Wellington).
- 2) Adopt International Green Construction Code (IgCC) as an overlay on the Florida Building Code (e.g. Florida State-Owned Facilities, Boynton Beach) (Exhibit E).
- 3) Mandatory use of LEED or other rating system for all public buildings of a certain size to inspire private sector development (e.g. Miami Beach, Pembroke Pines).
- 4) Mandatory use of LEED or other rating system for all public and private buildings of a certain size (e.g. Hollywood, North Miami, Hallandale Beach).

In light of the CP, SMP and the Commission's directive for a measurable and verifiable green building standard, the goals and objectives established for Coral Gables are best achieved through a combination of strategies #1 and #4 listed above.

LEED Certified Buildings in Coral Gables

The USGBC database identifies 56 buildings within the City which have achieved LEED certification from 2009 thru 2015 (Exhibit F). In general, these projects were certified on a voluntary basis with little recognition or reward. The only exception would be projects constructed on the University of Miami campus which has a mandatory requirement for LEED Silver designs for all new buildings.

Certification Process

Sustainable building codes and rating systems are currently owned and maintained by independent third party organizations with green building experts on staff. To achieve compliance the designer of record submits an application, a fee and a checklist that indicates which green measures are incorporated in the design. Design phase submissions usually include final design drawings and specifications. Construction phase submissions include as-built drawings, shop drawings and commissioning documents. The construction phase review should be initiated within 18 months after the certificate of occupancy is issued. After all review comments are resolved, the certifying organization awards a certificate for the level of performance achieved. (e.g. basic, silver, gold, platinum). The developer, owner or contractor shall forward a copy of the final certification document to the Development Services Department to demonstrate compliance with the Green Building Ordinance.

Cost of LEED Certification

The cost of LEED certification has declined in recent years due to advances in energy efficient construction methods and materials, as well as smart building equipment and fixtures; and increases in sustainability training and the expertise of contract architects, engineers, and specialty consultants. Industry experts agree that over time, there will be no significant difference in average cost for green buildings as compared to non-green buildings. For now, the same sources believe that if LEED certification is pursued at the beginning of a project, owners can conservatively budget two (2%) percent of construction costs and \$150,000 in soft costs such as design and documentation through the Gold level of certification (Exhibit G).

Green Building Bond

The proposed Zoning Code text amendment provides for a Green Building Bond to be released after certification is achieved. The purpose of the Bond is to guarantee that the owner will follow through all the steps necessary to obtain certification in accordance with the City's sustainability goals. The value of the Bond is derived from the average cost of LEED certification as stated above but has been rounded up to three (3%) percent of the cost of construction with a minimum/maximum range of \$50k/\$500k. The time limit for achieving certification is 24 months or less, which should be sufficient to resolve comments and process the paperwork with the certifying authority following the Certificate of Completion. If the certification is not achieved within that time period, the Bond shall be forfeited and applied to other sustainable improvements in the City.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

Article 5 - Development Standards

Division 13. Miscellaneous Construction Requirements

Section 5-1302. Sustainability Standards.

A. Purpose and applicability.

1. The City of Coral Gables wishes to promote and encourage development utilizing sustainable design and construction best practices. It recognizes the positive environmental impacts of energy efficient building designs, construction, operation and maintenance methods and materials. It also strives to combat the depletion of natural resources such as clean air, water and natural light.
2. The City of Coral Gables has established a Sustainability Master Plan (SMP) to serve as a strategic roadmap to guide efforts and decision making in order to make the City a more sustainable and resilient community. In addition, the Green Elements of the City's Comprehensive Plan (CP) establish goals for certified green building development. The sustainable design and construction standards contained in this section are derived from the SMP and CP conservation measures and management policies and shall also be in full compliance with the Florida Building Code currently in effect.

B. Green Building Incentive. In order to encourage private development that incorporates sustainable planning, design and construction best practices, the City has instituted a Green Rewards Program. Under this initiative, new buildings and major rehabilitation projects of all types and sizes are able to receive a cash rebate of a portion of City building permit fees. To be eligible, the development must achieve United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) certification under the latest applicable version of the LEED Green Building Rating System of the USGBC, or certified by the Florida Green Building Coalition, or under another nationally recognized certification program approved by the City Manager or his/her designee.

1. Rebate amounts are increased for higher levels of certification as listed below:
 - a. LEED Certified (or equivalent): Three (3%) percent rebate of City building permit fees.
 - b. LEED Silver (or equivalent): Five (5%) percent rebate of City building permit fees.
 - c. LEED Gold (or equivalent): Ten (10%) percent rebate of City building permit fees.
 - d. LEED Platinum (or equivalent): Fifteen (15%) percent rebate of City building permit fees.

2. In order to qualify for a Green Reward, the project applicant must produce evidence of final certification by an authorizing agency (e.g. USGBC, FGBC) within eighteen (18) months after the issuance of the Certificate of Occupancy or Completion.

C. Green Building Requirement. All new private construction that involves a right-of-way encroachment, change in land use, change of zoning, mixed use site plan review, or planned area development review, which requires review by the Planning and Zoning Board and approval by the City Commission, is required to achieve no less than LEED Silver certification under the latest applicable version of the LEED Green Building Rating System of the USGBC, or certified by the Florida Green Building Coalition, or under another nationally recognized certification program approved by the City Manager or his/her designee.

1. The requirement for LEED Silver certification may be waived by the City Manager or his/her designee if the developer/owner/contractor demonstrates that compliance with the requirement would create an unreasonable burden on the development project, would have a negative impact on a historic structure, or would defeat the intent of the certification. In addition, the developer/owner/contractor must demonstrate that it has reasonably maximized the number of green building measures included in the proposed development.
2. Projects subject to the Green Building Requirement shall not be eligible to receive a rebate of City building permit fees under the Green Rewards Program as described in Section 5-1302.B above.

D. Green Building Bond.

1. Prior to the issuance of a Building Permit for a project that is subject to the requirement of this section, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value. In all cases, the minimum and maximum bond amount required shall be as prescribed via separate Resolution adopted by the City Commission.
2. The City will hold the Green Building Bond for the time necessary for the green certification to be issued or twenty-four (24) months after issuance of the Certificate of Occupancy; whichever is less. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
3. If the developer/owner/contractor is unable to provide proof of green certification within twenty-four (24) months after issuance of the Certificate of Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are satisfied for the proposed Zoning Code text amendments.

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendments are consistent with the Comprehensive Plan. Staff finds that the proposed text amendments are consistent with the Comprehensive Plan overall, particularly with the following Goals, Objectives and Policies:

- Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.
- Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.
- Objective FLU-2.1. The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City's Comprehensive Plan, and are consistent and compatible with County, State, and Federal plans and regulations.
- Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

- Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.
- Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City’s Zoning Code that ensure high quality design of buildings and spaces.
- Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.
- Objective GRN-1.3. Enhance public health and welfare by promoting the environmental and economic health of the City through the design, construction, maintenance, operation and deconstruction of buildings and other site development by incorporating green building practices.
- Policy GRN-1.3.3. By 2011, the City will research and develop provisions within Zoning Code that will encourage development of LEED (or similar) certified buildings.

4. REVIEW TIMELINE

The proposal has undergone the following official City reviews:

Type of Review	Date	Result of Review
Sustainability Advisory Board	11.04.15	Resolution 2015-1 endorses adoption of Green Building Ordinance
Chamber of Commerce S.E.E. Green Committee	12.15.15	Text Amendment presented and comments requested
Board of Architects	12.17.15	Text Amendment presented and comments requested
City Attorney	01.25.16	Text Amendment presented and comments requested
Planning and Zoning Board	02.10.16	TBD
City Commission (1 st reading – Zoning Code text amendment)	TBD	TBD
City Commission (2 nd reading – Zoning Code text amendment)	TBD	TBD

5 . PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Posted agenda on City web page/City Hall	01.29.16
Legal advertisement	01.29.16
Posted Staff report on City web page	02.05.16

6 . STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

7. ATTACHMENTS

- A. Comprehensive Plan, Green Policy GRN-1.3.3.
- B. Sustainability Master Plan, Best Management Practice E8, *High Performance New Construction, Major Renovation and O&M Standards*.
- C. Resolution No. 2015-197.
- D. Existing Green Building Ordinances in South Florida and Options 1-3.
- E. ICC Fact Sheet, *First International Green Construction Code (IgCC) Adoptions*.
- F. LEED Certified Projects in Coral Gables.
- G. ZDNet.com Article, *LEED certification: what it costs*.
- H. 01.29.16 Legal notice published.

Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
 Director of Planning and Zoning
 City of Coral Gables, Florida

Policy GRN-1.2.2. The City shall continue to educate and encourage the purchase of recycled materials over non-recycled materials whenever the opportunity arises and is financially feasible.

Buildings and Site Design

Objective GRN-1.3. Enhance public health and welfare by promoting the environmental and economic health of the City through the design, construction, maintenance, operation and deconstruction of buildings and other site development by incorporating green building practices.

Policy GRN-1.3.1. The City will establish a policy to conserve energy at all City owned buildings and facilities, by any means possible, including turning off computers and lights when not needed. The City will also conserve water at all City owned buildings and facilities by replacing and renovating old water toilets and fixtures with new low flow options.

Policy GRN-1.3.2. All new development proposals shall include designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-of-way to encourage walkability.

Policy GRN-1.3.3. By 2011, the City will research and develop provisions within Zoning Code that will encourage development of LEED (or similar) certified buildings including but not limited to the examination of the following:

- Heat Island reduction via the following:
 - Reduction in building heat gain through the use of green roofs that will encourage planting trees and plants on roof top gardens.
 - White roofs (white reflective roofing).
 - Increased open space.
- Use of local materials, certified sustainable wood products and/or highly recycled content products.
- Energy efficient equipment/fixtures.
- Water saving fixtures.
- Solar and wind energy provisions.
- Waste management and recycling.
- Rainwater harvesting.
- Pervious paver alternatives.
- Building orientation overhangs.
- “Dark skies” lighting strategies.

Policy GRN-1.3.4. By 2011, in addition to required standards, the City shall examine incentives/bonuses to further encourage higher standards of levels of green building LEED (or similar) certified buildings compliance for public and private buildings which may include one or more of the following:

- Administrative site plan review.
- Expedited site plan review.
- Reduced site plan fees.
- Expedited building permit review.
- Reduced building fees.
- Reduced impact fees.
- Marketing of green building on construction sites, City web site with the use of a logo on advertising.
- City awards.

E7. Building Utility Tracking and Benchmarking: The city maintains detailed utility billing records going back ten years or more. However, this data has not been clearly attributed to facilities and infrastructure, nor has it systematically been paired with key attributes of these facilities and infrastructure or external variables that influence utility expenditure (e.g. occupancy, floor area, weather, etc.). Integrating electric (as well as natural gas, water, sewer and other commodity billings) into a unified, automated, modular database system can result in energy savings (ranging from less than 1% to 10%). Such systems can also aid with measurement and verification of results from energy efficiency investments. Increasingly, such systems are available as hosted, web-based enterprises. ENERGY STAR® Portfolio Manager is one such system that is free-of-charge. Customized systems may be scaled from existing building automation systems allowing direct control of facility systems in addition to utility tracking and benchmarking. In recent years, Charlotte County, Miami-Dade County, Orange County and the Cities of Jacksonville and Tampa have procured systems for tracking and monitoring utility usage and expenditures.

E8. High Performance New Construction, Major Renovation and O&M Standards: Boulder, Chapel Hill and Palo Alto have all established minimum energy and sustainability performance standards for new construction, major renovation and/or operations and maintenance of municipal buildings. Standards are based on the LEED system, which establishes flexible performance criteria that are verified by a third party. Other third party standards are used widely, including the ENERGY STAR® standard for energy efficient buildings. In many cases, municipalities have established thresholds of performance within LEED, ENERGY STAR® or their equivalent, in order to attain specific energy-savings goals. Third party standards also exist for non-building infrastructure. Miami-Dade County has developed a Sustainable Capital Improvement Guide that establishes high performance new construction and major renovation standards for its buildings and also identifies recommendations for similar standards in its parks, public works and transit operations, among others.

E9. Energy Efficiency Investment Revolving Fund: Measures designed to save or generate energy can be highly cost effective. However, they require sustained investment over several years in order to fully realize benefits. Revolving funds are a method of providing on-going access to capital. Revolving funds are initially "seeded" with capital, which is then disbursed to recipients. Repayments go back into the fund and are disbursed to new recipients. Mechanisms such as fees, interest rates, or other charges are used to cover the administrative costs of operating the fund. As an internal mechanism, revolving funds provide an attractive alternative to the regular appropriations process for planned projects, projects with a long payback period or to cover gaps in project financing. Seed capital may be sourced from appropriations, grants, or avoided costs from previous energy projects.

The City of Orlando established an internal revolving fund using \$1 million received from the federal Energy Efficiency and Conservation Block Grant (EECBG). It has since expanded its fund via a \$17.5 million bond issue. Recipients of funds must return 100 percent of verified energy cost savings during the payback period of the project, plus one additional year. Instead of tracking and returning savings over the life of the project, a fund established by Alameda County, California assesses an internal utility surcharge

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2015-197

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, EXPRESSING SUPPORT FOR SUSTAINABLE CONSTRUCTION, DEVELOPMENT, AND DESIGN STANDARDS AND DIRECTING STAFF TO PREPARE AN ORDINANCE FOR THE CITY COMMISSION'S CONSIDERATION INCORPORATING SAID STANDARDS INTO APPLICABLE CITY AND ZONING CODES, AS APPROPRIATE; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of Coral Gables' City Commission wishes to promote and encourage development utilizing sustainable design and building practices; and

WHEREAS, the City of Coral Gables wishes to encourage and reward individuals and companies engaged in environmentally sound practices; and

WHEREAS, the City of Coral Gables, recognizes the positive environmental impacts of energy efficient buildings and energy efficient building components; and

WHEREAS, the City of Coral Gables, strives to combat the depletion of natural resources and negative environmental impacts, such as air and water pollution, associated with typical development and construction practices; and

WHEREAS, the United States Green Building Council, through a nationally collaborative process, created the Leadership in Energy and Environmental Design (LEED) standards, which identifies a range of action that define energy efficient buildings and establishes certification processes for new and existing buildings; and

WHEREAS, LEED certified buildings create an estimated energy savings of fifty percent (50%), carbon water use savings of forty percent (40%), and waste cost savings of seventy percent (70%) as compared to traditional buildings; and

WHEREAS, the City wishes to incorporate the use of LEED standards, or other similar environmentally sustainable practices, into City operations under both the City's regulatory and proprietary authority, relating to projects in both the private and public sectors;

NOW, THEREFORE, BE IT RESOLVED BY COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. The City Commission does hereby establish a policy directive for the City to establish sustainability requirements for both private and public sector projects, and incorporate LEED, or other similar environmentally sustainable practices, in the exercise of its regulatory and proprietary authority, and requests that an ordinance be drafted for the Commission’s consideration incorporating this directive.

SECTION 3. City Staff is hereby directed, within 60 days of the adoption of tis Resolution, to prepare an ordinance for the City Commission’s consideration, consistent with the City’s established procedures, amending the City’s Zoning and City Codes, as applicable, to implement this policy directive.

SECTION 4. SEVERABILITY. If any action, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon adoption hereof.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF AUGUST, A.D., 2015.
(Moved: Quesada / Seconded: Keon)
(Yeas: Slesnick, Keon, Lago, Quesada, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item F-6)

APPROVED:



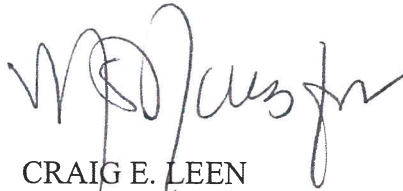
JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



CRAIG E. LEEN
CITY ATTORNEY

Existing Green Building Ordinances in South Florida

	Requirement for Public Buildings	Requirement for Private Buildings	Green Building Standard	Incentive Provided	Bond Requirement
Miami Dade County Sec. 9-71 5.8.07	Where practical		Not limited to LEED		
Miami Miami 21 Sec. 3.13		+50K sf in T5, T6 CI CS zones	LEED Silver or equivalent	Other zoning districts, priority permitting	2% cons. 50K-100K sf 3% 100K - 200K sf 4% +200K sf
Miami Beach Sec. 100-1 4.22.09	Yes	Voluntary	LEED Silver	1. Priority Permitting/Inspection 2. Refund 1% cons. cost pending budget approval 3. City publicity	1% cons. value
Doral Sec. 63-1 12.3.14		+25K sf comm. all residential	Nationally recognized program FGBC Green Home or EPA Energy Star, etc	1. \$300 per home 2. \$1,000 per non residential 3. \$2,500 per devt. project 4. Reduced permit, impact fees 5. Expedited permitting	
North Miami Sec. 5-805 4.28.09	LEED Silver Also required for CRA projects	Yes, LEED certified	LEED or other nationally recognized program	1. Fast tracking 2. Reduced permit fee 5%, pending budget 3. City recognition	
Miami Gardens Sec. 34-534 10.5.11		Voluntary	Not limited to LEED	Incentive Credit Table	2% cons. <100Ksf 3% 100K - 200K sf 4% +200K sf
Homestead Sec. 30-461 7.20.09		R2, RTH, R3, RCH, RTND zones	LEED Silver	1 DU per acre	
Pompano Beach Sec. 155.5801 9.11.12		MF min. 10 points Non-res. In TOD 18 Non-res. 12	Codified Point System	Reduced parking and landscaping	

	Requirement for Public Buildings	Requirement for Private Buildings	Green Building Standard	Incentive Provided		Bond Requirement
				Increased height	Performance standards as approved by ord.	
Ft. Lauderdale Sec. 47-13.52 1.21.15		NWRAC-MU zone Innovation Devt. zone	LEED or other nationally recognized program	Increased height	Performance standards as approved by ord.	
Hollywood Sec. 151.158 5.6.15		>20,000 sf; can be waived if unreasonable burden	LEED or other program by CM			Lesser of 1% cons. value or \$200K
Pembroke Pines Sec. 159.01 10.15.08	LEED Silver	No	LEED or other nationally recognized program	Expedited permitting City recognition		
Davie Sec. 12-438.26 12.5.12	No	No	LEED	Height, setback waivers Waive permit fees		
Coral Springs Sec. 250650 8.18.09			LEED Silver	Reduced setback and landscaping		
Hallandale Beach Sec. 32-787 11.4.09	Yes Also required for CRA projects	Yes >50K sf Yes >50 DUs	Recognized program			
Miramar Sec. 715 2.4.15		Transit Oriented Corridor Dis.	LEED or decided by CD Director			
West Palm Beach Sec. 94-215 11.10.14		Currie Mixed Use	LEED or equivalent	1-4 stories based on LEED level		
Jupiter Sec. 27-1675.27 1.5.10 (Sunset 5 yrs)			FGBC or USGBC	Zoning regulation waivers		5% cons. value
Wellington Sec. 5.1.17 2.14.12				Expedited permitting for LEED Silver. Additional density for LEED ND.		

Green Building Option 1

Incentive Driven, Aspirational, Voluntary Approach (Davie, Coral Springs, Wellington)

1. Adopt a policy to do a cost-benefit analysis for all newly proposed public buildings to have a level of LEED certification or equivalent. Based on that analysis, a decision will be made by the Commission on whether to proceed for a certification based on budgetary or other considerations. (By Resolution or Ordinance)
2. Provide incentives for private buildings to have LEED certification or equivalent such as a certain percentage of permit fee rebate, public city recognition, etc. (By Resolution or Ordinance)

Green Building Option 2

Set Public Example to Inspire Private Sector (Miami Beach, Pembroke Pines)

1. Require all civic buildings to have a minimum LEED certification or equivalent. (Change to City Code by Ordinance, or policy directive by Resolution)
2. Provide incentives for private buildings to have LEED certification or equivalent such as percentage of permit fee rebate, public city recognition, etc. (By Resolution or Ordinance)
3. Require LEED certification or equivalent if a private project is seeking certain considerations such as zoning waivers, land use and zoning changes for increased densities, vacation of right-of-way, etc. (Change to the Zoning Code by Ordinance)

Green Building Option 3

Mandatory for all Public Buildings and Private Buildings of a Certain Size

(Hollywood, North Miami, Hallandale Beach)

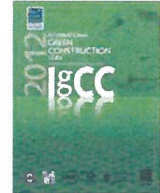
1. Require all new public buildings to be LEED Silver or equivalent. (Change to City Code by Ordinance)
2. Require all renovation exceeding interior space exceeding 20,000 sf to be LEED certified or equivalent for the renovation. (Change to City Code by Ordinance)
3. Require all new private buildings exceeding 20,000 sf to be LEED certified or equivalent. (Change to City Code by Ordinance)
4. Or to require all buildings within the Downtown and a Mixed-Use District exceeding 20,000 sf to be LEED certified or equivalent. (Change to Zoning Code by Ordinance)



ICC FACT SHEET

First International Green Construction Code (IgCC) Adoptions

- *Florida* has adopted the IgCC as an option for the retrofitting and new construction of all state-owned facilities. Previously, Florida law did not recognize any kind of green construction code, only voluntary rating systems. The legislation specifically allows the IgCC to be used by the Department of Management Services and encourages state agencies to adopt the IgCC as a model green building code that will apply to buildings financed by the state, including county, municipal, school districts, water management districts, state universities, community colleges and state court buildings. When economically feasible, the legislation recommends retrofitting existing state-owned buildings in order to maximize building efficiency. The legislation notes that Florida lawmakers expect the IgCC to serve as a model for private sector adoption of sustainable building measures.



- The *North Carolina* Building Code Council adopted the Rainwater Collection and Distribution Systems section of the IgCC Public Version 1.0 with amendments, which is expected to enhance the North Carolina Plumbing Code Appendix on Rainwater. The state's plumbing code is based on the International Plumbing Code with North Carolina amendments and already in use throughout the state.
- The 2011 *Oregon* Commercial Reach Code features energy-related provisions of the IgCC Public Version 2.0 with amendments. The IgCC was flexible enough to adapt to Oregon's needs and integrate with the existing I-Codes that the state currently uses. The State of Oregon Building Codes Division developed the optional "reach code" that includes construction methods and technology to increase energy efficiency. Builders across the state can now use this optional code to develop high-performance new construction projects as well as retrofits. The Commercial Reach Code also incorporates components of the *2012 International Energy Conservation Code* (IECC).
- *Richland, Wash.*, adopted the IgCC as a non-mandatory document for commercial buildings.
- In *Keene, N.H.*, the IgCC is an "Allowable Green Building System" in the city's Sustainable Energy Efficient Development zone, a voluntary urban incentive-based area that promotes green building and redevelopment in its downtown.
- The *Fort Collins, Colo.*, City Council voted to approve significant extractions from the IgCC and ICC 700, the National Green Building Standard, as part of green building code amendments to the city's building codes, effective in January 2012.
- The state of *Rhode Island* Green Buildings Act identifies the IgCC as an equivalent standard in compliance with requirements that any publically funded facility be designed and constructed as a green building. It includes ANSI/ASHRAE/USGBC/IES Standard 189.1 as a jurisdictional compliance option.
- The *Maryland* State Assembly adopted the IgCC as a non-mandatory document for local jurisdictions to apply to all commercial buildings and residential properties more than three-stories high.

LEED Certified Projects in Coral Gables	Path	Certification date	City	State	Country	Rating system	Version	Certification level
RTKL New Miami Office	http://www.usgbc.org/projects/rtkl-new-miami-office	25-Sep-15	Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2009	Gold
University of Miami - Gables Hall	http://www.usgbc.org/projects/university-miami-gables-hall		Coral Gables	Florida [FL]	United States [us]	New Construction	v2009	
University of Miami - Merrick Hall	http://www.usgbc.org/projects/university-miami-merrick-hall		Coral Gables	Florida [FL]	United States [us]	New Construction	v2009	
Gables Station	http://www.usgbc.org/projects/gables-station		Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2009	
355 Alhambra Re-certification	http://www.usgbc.org/projects/355-alhambra-re-certification	15-May-15	Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009	Silver
2555 Ponce de Leon	http://www.usgbc.org/projects/2555-ponce-de-leon		Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009	
2525 Ponce de Leon	http://www.usgbc.org/projects/2525-ponce-de-leon-1		Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009	
Alhambra Plaza - Recertification	http://www.usgbc.org/projects/alhambra-plaza-recertification		Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009	
Columbus Center - Recertification	http://www.usgbc.org/projects/columbus-center-recertification		Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009	
Douglas Entrance - Recertification	http://www.usgbc.org/projects/douglas-entrance-recertification		Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009	
WFA 396 Alhambra - 8th Floor	http://www.usgbc.org/projects/wfa-396-alhambra-8th-floor	29-Jan-15	Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2009	Gold
University of Miami - Schwartz Center	http://www.usgbc.org/projects/university-miami-schwartz-center	15-Jan-15	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009	Gold
CBNA FL- Alhambra	http://www.usgbc.org/projects/cbna-fl-alhambra	30-Jul-14	Coral Gables	Florida [FL]	United States [us]	Retail - Commercial Interiors	v1.0 pilot	Platinum
Toppel Career Center	http://www.usgbc.org/projects/toppel-career-center	15-Jul-14	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009	Silver
Cox Neuroscience and Health Annex	http://www.usgbc.org/projects/cox-neuroscience-and-health-annex	1-Jul-14	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009	Silver
Doctors Hospital - Enabling Project	http://www.usgbc.org/projects/doctors-hospital-enabling-project	13-Jan-14	Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2009	Silver
The Building on Ponce	http://www.usgbc.org/projects/building-ponce	11-Nov-13	Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2009	Certified
1444 Mantua Ave	http://www.usgbc.org/projects/1444-mantua-ave		Coral Gables	Florida [FL]	United States [us]	Homes	v2008	
Jude Residence	http://www.usgbc.org/projects/jude-residence		Coral Gables	Florida [FL]	United States [us]	Homes	v2008	
313 Sarto	http://www.usgbc.org/projects/313-sarto		Coral Gables	Florida [FL]	United States [us]	Homes	v2008	
Northern Trust Coral Gables	http://www.usgbc.org/projects/northern-trust-coral-gables	23-Jul-13	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009	Silver
396 Alhambra Legacy Building	http://www.usgbc.org/projects/396-alhambra-legacy-building	11-Jul-13	Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2.0	Gold
Diageo Miami Office	http://www.usgbc.org/projects/diageo-miami-office		Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2009	

210 Valencia	http://www.usgbc.org/projects/210-valencia-center	Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2009
UM Alumni Center	http://www.usgbc.org/projects/um-alumni-center	22-Aug-12 Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2 Gold
Doctors Hospital - Patient Room Upgrades	http://www.usgbc.org/projects/doctors-hospital-patient-room-upgrades	Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2009
Doctors Hospital Emergency Department	http://www.usgbc.org/projects/doctors-hospital-emergency-department	Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2009
Kirksey Miami	http://www.usgbc.org/projects/kirksey-miami	21-Aug-09 Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2.0 Silver
Gables Waterway	http://www.usgbc.org/projects/gables-waterway	Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2
SB Architects Office	http://www.usgbc.org/projects/sb-architects-office	Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2.0
4000 Ponce	http://www.usgbc.org/projects/4000-ponce	Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009
Bacardi U.S.A., Inc. Headquarters	http://www.usgbc.org/projects/bacardi-usa-inc-headquarters	7-Jan-11 Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2.0 Gold
Sunset Office Building	http://www.usgbc.org/projects/sunset-office-building-0	Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2.0
Columbus Center	http://www.usgbc.org/projects/columbus-center	9-Apr-10 Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2008 Gold
UHealth Gables	http://www.usgbc.org/projects/uhealth-gables	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009
2555 Ponce	http://www.usgbc.org/projects/2555-ponce	21-Oct-10 Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009 Silver
Patricia Frost Music Studio South Wing	http://www.usgbc.org/projects/patricia-frost-music-studio-south-wing	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009
Patricia Frost Music Studio North Wing	http://www.usgbc.org/projects/patricia-frost-music-studio-north-wing	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009
LEXMARK OFFICE	http://www.usgbc.org/projects/lexmark-office	CORAL GABLES	Florida [FL]	United States [us]	Commercial Interiors	v2.0
Perkins+Will Miami Office	http://www.usgbc.org/projects/perkinswill-miami-office	23-Sep-09 Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2.0 Gold
Multi-Purpose and Practice Facility	http://www.usgbc.org/projects/multi-purpose-and-practice-facility	1-Oct-09 Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2 Gold
Bank United Center	http://www.usgbc.org/projects/bank-united-center	Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2.0
Miguel B Fernandez Family Building	http://www.usgbc.org/projects/miguel-b-fernandez-family-building	Coral Gables	Florida [FL]	United States [us]	New Construction	v2009
2525 Ponce de Leon	http://www.usgbc.org/projects/2525-ponce-de-leon-0	29-Nov-10 Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2009 Gold
Hines Ponce-Bird Office Building	http://www.usgbc.org/projects/hines-ponce-bird-office-building	Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2.0
OBMI Corporate Offices	http://www.usgbc.org/projects/obmi-corporate-offices	Coral Gables	Florida [FL]	United States [us]	Commercial Interiors	v2.0

Coral Gables Museum	http://www.usgbc.org/projects/coral-gables-museum	14-Nov-12	Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2	Certified
Douglas Entrance - Transwestern	http://www.usgbc.org/projects/douglas-entrance-transwestern	21-Jul-09	Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2008	Silver
University of Miami Student Activities	http://www.usgbc.org/projects/university-miami-student-activities		Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2	
396 Alhambra	http://www.usgbc.org/projects/396-alhambra	10-Nov-12	Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2.0	Gold
Paul / Swanee Dimare Science Village	http://www.usgbc.org/projects/paul-swanee-dimare-science-village		Coral Gables	Florida [FL]	United States [us]	New Construction	v2009	
Ponce De Leon Towers	http://www.usgbc.org/projects/ponce-de-leon-towers		Coral Gables	Florida [FL]	United States [us]	Core and Shell	v2.0	
355 Alhambra	http://www.usgbc.org/projects/355-alhambra	17-Feb-10	Coral Gables	Florida [FL]	United States [us]	Existing Buildings	v2008	Gold
Silva Architects/Fraga Engineers Offices	http://www.usgbc.org/projects/silva-architects/fraga-engineers-offices	27-Aug-09	Coral Gables	Florida [FL]	United States [us]	Commercial Interiorz	v2.0	Gold
Gables 4585 Ponce	http://www.usgbc.org/projects/gables-4585-ponce		Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2	
Fairchild Trop Bot Grdn Sci Vill Pav	http://www.usgbc.org/projects/fairchild-trop-bot-grdn-sci-vill-pav		Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2	
Fairchild Trop Bot Grdn Sci Vill Cafe	http://www.usgbc.org/projects/fairchild-trop-bot-grdn-sci-vill-cafe		Coral Gables	Florida [FL]	United States [us]	New Construction	v2.2	

ZDNet    

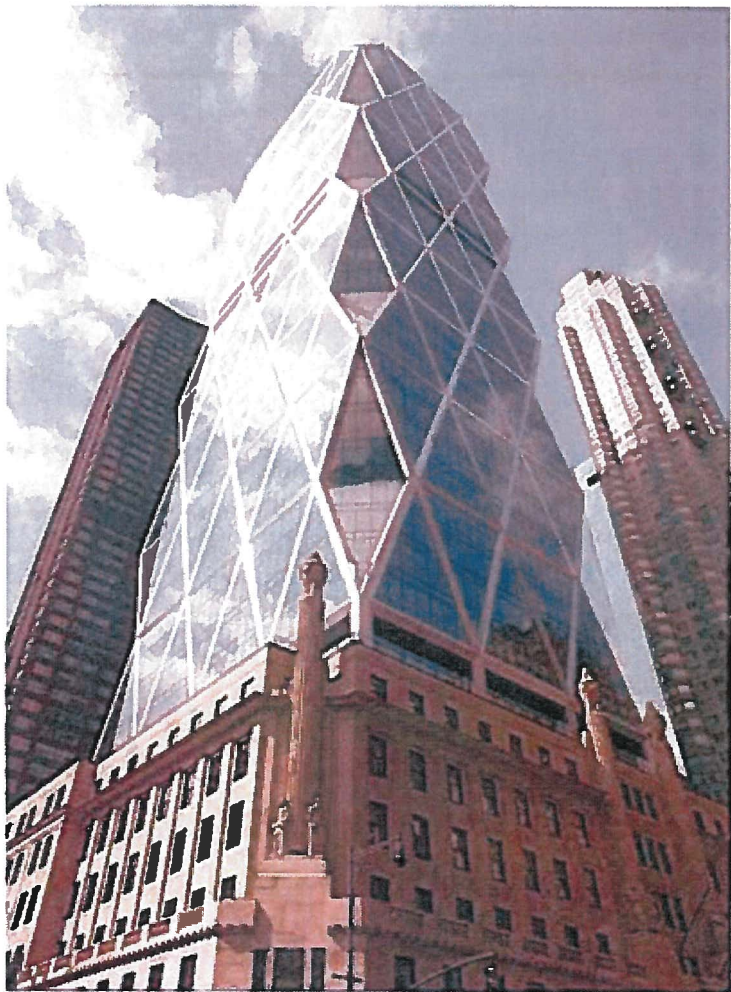
MUST READ [DELL BUYS EMC FOR \\$67 BILLION. WILL BIGGER BE BETTER?](#)

LEED certification: what it costs

How much does it really cost to earn LEED certification for commercial construction? A new report estimates the costs of green building.



By [Andrew Nusca](#) | June 8, 2010 -- 11:34 GMT (04:34 PDT) | Topic [Innovation](#)



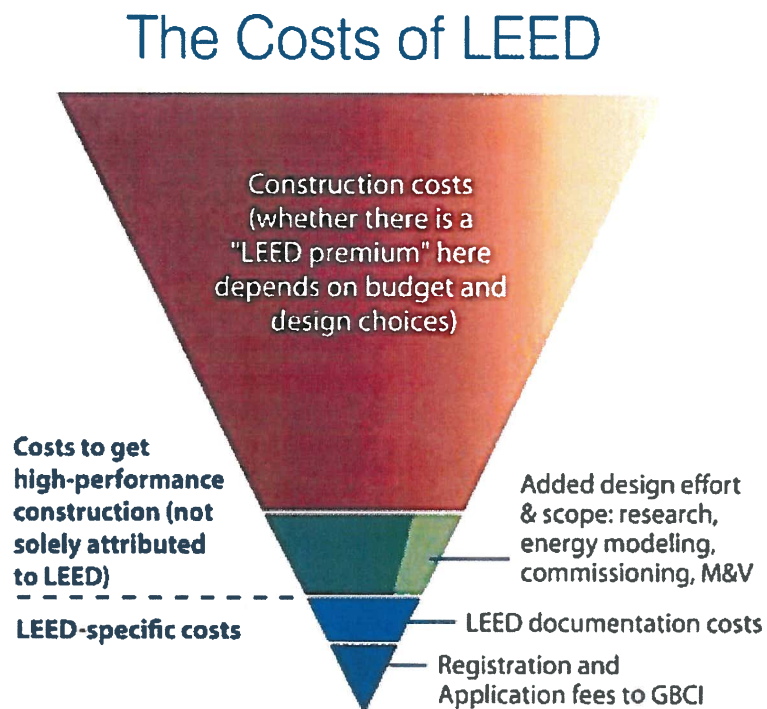
http://ibnet.com/blogs/heard_tower_tall_leed_gold_lg.jpg How much does it really cost to earn LEED certification for commercial construction?

In a new report (<http://www.buildinggreen.com/Cost/>), the folks at **BuildingGreen.com** (<http://www.buildinggreen.com/auth/article.cfm/2010/5/1/The-Cost-of-LEED-Certification/>) outline what building green really costs, and where individual costs come from.

Here's what you need to know, in order from least to most expensive:

- **Registration and certification fees** run roughly \$0.03 to \$0.05 per square foot.
- **Documentation costs**, such as for an outside consultant or the time of a current staff member.
- **Compliance costs**, such as for design, commissioning, modeling or extra research. This varies depending on whether you're modifying an existing design for LEED certification or starting from scratch. Commissioning runs from \$0.50 to \$1 per square foot.
- **Construction costs**, which are the largest share but also offer the most leeway. Cited examples include demand-controlled ventilation (additional \$1/cfm), bike racks (\$5 per person) and occupancy sensors (\$25 each).

BuildingGreen isn't the only outlet with a study on LEED costs.



(<http://ibnet.com/blogs/buildinggreen-costs-of-leed-pyramid.jpg>) A 2004 **U.S. General Services Administration** study (<http://www.fypower.org/pdf/gsaleed.pdf>) using federal facilities pegged the price as low as \$0.35/gsf for design and \$0.41/gsf for consultation to be LEED certified, and as high as \$0.69/gsf for design and \$0.58/gsf for documentation to meet LEED Gold.

A 2003 **KEMA** study (<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=77>) pegged the price at up to 2.5 percent to be LEED certified, up to 3.3 percent for LEED Silver, up to 5.0 percent for LEED Gold and up to 8.5 percent for LEED Platinum.

A July 2007 **U.S. Green Building Council** study (.pdf) (<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=77>) that focused only on construction costs stated simply, "there is no significant difference in average costs for green buildings as compared to non-green buildings."

So what's the answer? **Jim Nicolow** at trade publication *FacilitiesNet* offers the quick 'n' dirty assessment (<http://www.facilitiesnet.com/green/article/Measuring-The-Cost-To-Become-LEED-Certified--10057>):

If LEED certification is pursued at the beginning of the project, teams can conservatively budget 2 percent for construction costs and \$150,000 in soft costs for Certified through Gold level certification on most projects.

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

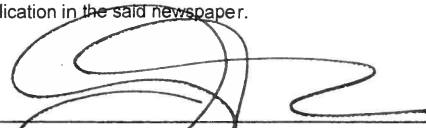
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES, FLORIDA - LOCAL PLANNING
AGENCY / PLANNING AND ZONING BOARD - FEB. 10, 2016**

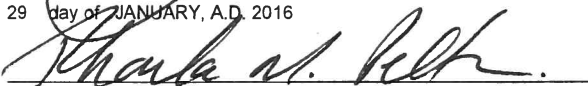
in the XXXX Court,
was published in said newspaper in the issues of

01/29/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this
29 day of JANUARY, A.D. 2016



(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

CITY PUBLIC HEARING DATES / TIMES LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD WEDNESDAY, FEBRUARY 10, 2016, 6:00 - 9:00 P. M.

LOCATION CITY COMMISSION CHAMBERS, CITY HALL, 405 BILTMORE WAY, CORAL GABLES, FLORIDA, 3313 4

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 through 3 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Residential Multi-Family Medium Density" Land Use Classifications to provide a maximum 100 units/acre density and a maximum 120' height for towers for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review) (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)

3. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (This item was continued from the January 13, 2016 Planning and Zoning Board meeting)
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for repealer provision, severability clause, codification, and providing for an effective date. (This item was continued from the October 14, 2015 Planning and Zoning Board meeting)
5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-206, "Giralda Restaurant Row Overlay" to allow for modified requirements with form-based development standards that modify and supplement the existing Commercial District standards and criteria for the 100 block of Giralda Avenue, legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L, to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Division 2, "General Development Review Procedures," Section 3-206, "Building, site determination"; and, Article 8, "Definitions," amending the requirements for applications for a building site separation and creating a definition for voluntary demolition; providing for repealer provision, severability clause, codification, and providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 2, "Decision Making and Administrative Bodies"; Article 3, "Development Review"; Article 4, "Zoning Districts"; Article 5, "Development Standards"; and, Article 8, "Definitions" to address tie vote, Transfer of Development Rights, garage facades, restaurant walk-up windows, parking and bay windows; providing for repealer provision, severability clause, codification, and providing for an effective date.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by adding Article 5, "Development Standards", Division 13 "Miscellaneous Construction Requirements", Section 5-1302, "Sustainability Standards", to incorporate "green" building standards on certain new construction projects in excess of 20,000 square feet; providing for repealer provision, severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286 .0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

1/29

16-85/0000074459M