

Proposed Land use requirements for sustainable practices
based on review of

1. Doral City codes
2. Bonita Springs
3. Daytona Beach
4. Florida Green Building Coalition

1. Upgrading of tree preservation ordinances
2. Encourage the use of trees rather than palms on center islands and along sidewalks.
3. Encourage the use of root barriers for street trees to reduce potential damage to utilities
4. Encourage tree coverage to shade a minimum of 40% of public and private parking lots at maturity
5. Encourage the golf course to incorporate sustainable practices
6. Encourage the planting of any tree with caliper of 3"
7. Encourage homeowners to re-landscape in accordance to Florida Friendly Program

1. Encourage green roofs, "cool roofs" and rain gardens on commercial property and as a percentage of the open space requirement
2. Reduce the stormwater impact fee for home and commercial developments that utilize green roofs and rain gardens
3. Encourage a well maintained grass swales over curb and gutter when practical
4. Encourage the use of permeable materials and porous paving surfaces according to provided standards for driveways, parking areas, walkway and kit use areas.

1. Require a percentage of homes in new subdivisions and new commercial building with solar to be oriented to increase solar exposure
2. Require shading for south and west facing buildings
3. Encourage new developments to include breezeways and courtyards for natural ventilation
4. Encourage natural lighting when possible especially skylights
5. Encourage developers of new subdivisions and commercial building to provide a 40% minimum percentage of solar power

6. Require all developments over 50,000 sq. feet provide a **percentage** of solar power

1. All new city construction should receive LEED silver or FGBC certification
2. All traffic lights with energy efficient LED
3. Recommend applying solar panels to street lights

1. Create a sustainable point system to qualify for permit of 40% reduction for the use of various sustainable requirements under LEED or FGBC certification. Raise by 15% building permit fees for new home development and commercial buildings that do not comply with sustainable requirements.

2. Create a height and density bonuses for mixed use areas for all construction national standards for green or sustainable building

3. Mandate green building certification for private building over 50,000 square feet

4. Mandate LEED silver or FGBC certification for city owned civic and office buildings over 20,000 square feet.

5. Add solar energy systems as permitted in all zoning districts

6. Allow modest encroachments into setback areas for placement of solar products.

7. Limit minor permits fee for solar panels, instant hot water heaters, to \$15.00

1. Plan public open spaces to be linked to greenways/bikeways

2. Require installation of bike racks in downtown mixed use districts

3. Require large sidewalks for park benches, planters, trees trash receptacles within mixed use areas

4. Require new sidewalks and walkways to be shaded.

1. Encourage builders and home renovators as well as homeowners to install water conservation plumbing such as single family and multi-family fixture retro fit kit, shower head exchange along with other incentive by SFWMD such as leak detection and rain sensor shutoff retrofit program.

2. Encourage developers to provide incentives to energy star appliances
3. Encourage the level of debris from demolition meet the recycle rate of 505 for LEED certification by disassembling by pieces
4. Increase the size and number of recycling dumpsters on public lots
5. Provide recycle bins in city parks
- 6.. Seek input with commercial and industrial areas on expanded recycling options

Mandatory or Voluntary

Incentives to reduce permit fees for green building

Incentives to increase permit fees for non green building

1. New residential projects shall satisfy national model green building code such as : FGBC Green Home, or USGBC Home s or Energy Star Certified
2. All remodeling of existing homes shall satisfy nation model green building code such as: LEED for Home, FGBC Green Home or Energy Star Certified
3. New commercial or institutional buildings shall satisfy national model green building: code such as: FGBC Green Commercial standard or USGBC LEED
4. All remodeling for commercial or institutional buildings shall satisfy national model green building code such as: FGBC Green Commercial standard or USGBC LEED rating system

To offset any initial negative financial impact in complying with the requirements the

following incentives are provided

- a. expedited track development review including no cost site plan review
- b. coordinated program of recognition through council meeting, web site and city electronic message including a one site plaque recognition of sustainable building
- c. permit rebates on certification
 1. \$300. per unit for new residential or remodeling/retrofitting
 2. \$300 per unit for new affordable housing or retrofitting/remodeling

3. \$1,000 per new commercial or retrofitting/remodeling