





**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: August 14, 2012

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, Principal Planner, LEED Green Associate 

SUBJECT: **TX-26-12:** The applicant, City of Dania Beach is requesting to amend the city's Unified Land Development Code, known as OneCode, by added language so that web based applications for rooftop photovoltaic (PV) installations that utilize the Go SOLAR permitting process shall be consistent with the other participating entities (SECOND READING).

TEXT AMENDMENT

To allow web based applications for rooftop photovoltaic (PV) installations that utilize the Go SOLAR permitting process, consistent with the other participating entities.

On July 27, 2011, the City of Dania Beach provided a letter of commitment to Broward County for participation in the SunShot Initiative: Rooftop Solar Challenge Grant Program. Since that time, the County was awarded the grant in the approximately amount of \$650,000 from the Department of Energy and renamed the program Go SOLAR. The goal of this grant is to reduce the installation cost of solar energy systems. Currently, Dania Beach is one of only fourteen municipalities participating in the grant.

The grant was awarded with the primary goal of creating a standardized, web based permitting solution for rooftop PV installations, whereby applicants can apply online for a permit to install a PV system and immediately be issued a permit application complete with pre-approved design plans.

One of the components of this system includes zoning regulations. Each of the participating municipalities has been asked to adopt standardized zoning regulations ensuring consistency with the pre-approved design plans as part of the web based permitting. The recommended amendments to the Dania Beach zoning code would modify our existing regulations for PV installations to enable the City's participation in the Go SOLAR program.

CITY COMMISSION PREVIOUS ACTION

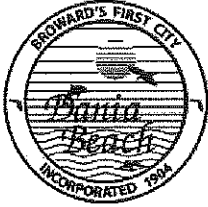
On July 24, 2012 the City Commission approved this item on first reading.

PLANNING AND ZONING BOARD

On June 20, 2012 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the text amendment.

STAFF RECOMMENDATION

Approve.



City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance

Date Rec'd: 5/22/12

Petition No.: TX-26-12

Other: Zoning Text Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: City Wide

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) City of Dania Beach

Address of Applicant: 100 W. Dania Beach Blvd

Business Telephone: 924-6805 Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: N/A

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text Amendment to Add standard language for the GO Solar
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Program Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Cal Donoff, Asst. City Manager
(Owner / Agent signature*)

BEFORE ME THIS 23 DAY OF May, 2012

By:

Donna H. Kirby
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Donna H. Kirby
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.



Environmental Protection and Growth Management Department
115 S. Andrews Avenue, Room 329B, Fort Lauderdale, Florida 33301
954-357-6612 • FAX 954-357-8655

May 11, 2012

Mr. Robert Baldwin
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33064

RE: Go SOLAR! Broward Rooftop Solar Challenge

Dear Mr. Baldwin:

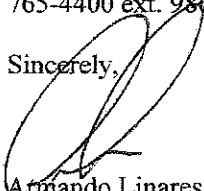
As you know, last November, the U.S. Department of Energy awarded the Go SOLAR! Broward Rooftop Solar Challenge Grant to the County and 14 participating cities. The purpose of this grant is to develop one web-based application for customers in the 14 cities and the unincorporated area that will streamline the plan review, permitting and inspections of rooftop solar systems. A team of city, county and solar industry representatives has been participating on one of four committees with the goal to develop consensus on a number of issues so that the project can "go live" in August 2012.

Since March 7, 2012, Planning and Zoning Committee members have been reviewing various city zoning codes to develop a model ordinance providing for rooftop photovoltaic solar systems as accessory equipment in all zoning categories. A draft model ordinance was emailed to city planning/zoning staff on May 1st. A second draft, incorporating changes suggested by city staff, is attached for your reference. For the Go SOLAR! Broward Rooftop Solar Challenge to be successful, all 14 city partners need to adopt this model ordinance into their respective zoning codes before the web-based permitting solution goes live in August. The Board of County Commissioners directed the County Attorney to draft an ordinance amending its Zoning Code to incorporate the model ordinance on May 8, 2012.

Attached is an electronic version of the Go Solar pamphlet explaining this initiative. If you or your staff have any additional concerns regarding adoption of this model ordinance, please contact me as soon as possible, so that we can discuss. If you are comfortable with the ordinance as proposed, please let me know when you plan to schedule for Board consideration and if you would like someone from County staff to attend the meeting.

Thank you for participating with Broward County in this exciting opportunity. If you have any questions or concerns, please call me at (954) 357-6612. Staff may also call Jeff Day, Zoning Official, at (954) 765-4400 ext. 9868 or email to gday@broward.org.

Sincerely,



Armando Linares, Deputy Director

Attachments (2)
ec: Planning/Zoning Official