

a. Applicability

PZ22-12000042
02/01/2023

All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.

1. Multifamily residential development shall achieve at least ten points.
2. Nonresidential and mixed-use development in the Transit-Oriented (TO) district shall achieve at least 18 points.
3. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

B. Sustainable Development Options

Table 155.5802, Sustainable Development Options and Points, sets forth a range of sustainable site and building design features and the number of points achieved by incorporating each design feature (or specified levels of the design feature).

TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS			
Green Design Feature	Feature Description		Points
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Green Design Feature	Feature Description		Points
Brownfield site redevelopment	Redevelopment of a brownfield site within a designated brownfield area		6
Efficient Cooling	All air conditioners are Energy Star qualified.		2
Efficient Water Heating	At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters.		2
Reuse Water	Water used for dish, shower, sink, and/or laundry purposes is reused for landscape or golf course irrigation.		2
Green Building	The principal building meets or exceeds LEED certification for new construction. For sites with more than one principal building, points may be awarded for each.	LEED Certified	2
		LEED Silver	4
		LEED Gold	6
		LEED Platinum	8
Green Roof	At least 50 percent of the total surface area of the principal building's roof is a green roof constructed in accordance with the Building Code and ASTM green building standards.		4
Herb or Vegetable Garden	At least one-fourth acre on the site consists of an edible herb or vegetable garden (which may be open to the public).		2
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads.	150 mph load minimum	4
		200 mph load minimum	8
Infill or Mixed Use Development	The development constitutes infill development and/or mixed-use development.		4
Landscaped and Tree-Lined Street Median	Ingress and egress lanes of all non-service drives are separated by a landscaped median at least 5 feet wide and containing trees spaced no more than 40 feet apart.		2
Nature Path or Trail	Public pedestrian and/or bicycle access to natural elements is provided by a bike or pedestrian path or trail that is at least one-fourth mile long per every 150,000 square feet of building floor area and does not intrude on or unduly harm existing natural features.		1
Overhangs	Overhangs are present on all south windows for energy efficiency purposes.		2
Parking Structure	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage.		2
Parking Structure, Green	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage and at least 50 percent of the total surface area of the top of the parking structure is a green roof.		4
Permeable Parking Surfaces	Permeable surfacing materials are used for some or all of surface parking areas.	25 percent minimum	2
		59 percent minimum	4
Permeable Sidewalk Surfaces	Permeable or natural surfacing materials are used for all sidewalks.		2
Permeable Path or Trail Surfaces	Permeable or natural surfacing materials are used for all bike and pedestrian paths and trails.		1
Rain Gardens [Bioretention System]	The development includes rain gardens where each has an area of at least 100 square feet, is sized to hold stormwater runoff from between 5 and 10 percent of the impervious area draining to it, and consists of native plants planted in a sand/soil matrix soil bed with a mulch cover layer.	1 rain garden	1
		2 rain gardens	2
		3 rain gardens	3
		4 or more rain gardens	4
Rain Water Reuse	At least 75 percent of rain water from the roofs of structures is captured and recycled for landscape or golf course irrigation.		2

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Skylights	The primary building is constructed with skylights that provide at least 10 percent of the light necessary for daily use on the story on which the skylights are located.	1	
Solar Panels	A portion of the energy used by the primary building is generated using solar panels located onsite.	15 percent minimum	4
		30 percent minimum	8
		45 percent minimum	12
Sustainable Landscape	The development achieves the Sustainable Sites certification for site and landscaping design	One Star	2
		Two Stars	4
		Three Stars	6
		Four Stars	8
White Roof	All roof surfaces are painted white.	2	
Wind Turbines	A portion of the energy used by the primary building is generated using wind turbines located onsite.	15 percent minimum	4
		30 percent minimum	8
		45 percent minimum	12
Other	The development includes other green features that conserve energy, promote a healthy landscape, support public health and safety, or increase sustainability —points to be awarded at the discretion of the Development Services Director.	Up to 6	

C. Documentation Required

Applicants shall provide documentation of techniques that will be used to satisfy the above requirement, as necessary, at the time of application submittal. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.

(Ord. 2012-64, passed 9-11-12; Am. Ord. [2014-16](#), passed 1-28-14)

155.5803. BONUSES FOR SUSTAINABLE DEVELOPMENT FEATURES

A. Applicability

1. New development in the Multiple-Family (RM-), Business (B-), Industrial (I-1, I-IX, OIP, M-2), and Transit Oriented (TO) districts that provide sustainable features in accordance with the provisions of this section shall be eligible for the bonuses listed in Table 155.5803.A below.

TABLE 155.5803.A: SUSTAINABILITY BONUSES

Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.5803.A: SUSTAINABILITY BONUSES		
Type of Bonus ¹	Minimum Number of Sustainability Features Provided	
	From Schedule A	From Schedule B
TABLE 155.5803.A: SUSTAINABILITY BONUSES		
Type of Bonus ¹	Minimum Number of Sustainability Features Provided	
	From Schedule A	From Schedule B
Reduction in the amount of landscaping material required for site landscaping and perimeter buffers by up to 10 percent	1	3
Modification in the minimum or maximum number of off-street parking spaces by up to 5 percent	1	2
Reduction in the amount of landscaping material required for site landscaping and perimeter buffers of 15 percent	2	3
Modification to the minimum or maximum number of off-street parking spaces by between 5 and 15 percent	2	2
NOTES:		
1. In case of conflict between the type of bonus and the minimum required residential compatibility standards, the standards in Section 155.5604, Residential Compatibility Standards, control.		

2. Development may include a sufficient number of sustainable development features to take advantage of more than one type of bonus, but in no instance shall the amount of an incentive be increased or decreased (as appropriate) beyond the maximum listed in this subsection.

3. Features provided to satisfy a development's compliance with the requirement in Section 155.5802, Sustainable Development Point Requirement, shall not be counted towards obtaining a bonus in accordance with this subsection.

B. Conflict with Compatibility Standards

Where bonuses in this section conflict with the residential compatibility standards in Section 155.5604, the compatibility standards control.

C. Procedure

1. Applicants seeking to use the sustainability incentives in the section shall include a written request to do so with the development application.

2. Review of any request for a bonus in accordance with this section, shall occur during review of an application for approval of a PD master plan (Section 155.2405), Site Plan (Section 155.2407) or Certificate of Zoning Compliance (Section 155.2413), as appropriate.

3. The bonus granted shall be based on the number of sustainable development features provided, in accordance with Table 155.5803.A, Sustainability Bonuses, and Section 155.5803.D, Menu of Sustainable Development Features.

D. Menu of Sustainable Development Features

Table 155.5803.D below lists sustainable development features that an applicant may offer and provide as part of a proposed development to qualify for the sustainability bonuses set forth in Table 155.5803.A, Sustainability Bonuses.

PZ22-12000042 TABLE 155.5803.D: MENU OF SUSTAINABLE DEVELOPMENT FEATURES

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Note: This table is best viewed in PDF, click [HERE](#)

TABLE 155.5803.D: MENU OF SUSTAINABLE DEVELOPMENT FEATURES	
Schedule A	Schedule B
TABLE 155.5803.D: MENU OF SUSTAINABLE DEVELOPMENT FEATURES	
Schedule A	Schedule B
Energy	
Generation of a minimum of 20 percent of the electricity needed by the development from alternative energy sources (solar, wind, geothermal, or biomass) within five years	Building design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices
Proof of purchase of carbon offsets in an amount equivalent to 15 percent of construction costs within five years	
Recycling/Waste Reduction	
Use of recycled materials for 50 percent of streets, off-street parking, sidewalks, and curbs, and as 25 percent of building materials	Provision of at least one enclosed recycling drop-off station per building that is suitable for storage and collection of recyclables generated on-site
Site Configuration	
Inclusion of a parking structure	Provision of a community garden controlled by a property-owners association and with at least 50 square feet per dwelling unit
Provision for mixed-use structures with active retail or personal service uses on ground floors, and residential uses on upper floors	Use of paving materials in driveways and parking lots that have solar reflectance index (SRI) score of at least 29 (SRI is a measure of pavement's ability to reject solar heat)
	Configuration of new buildings with one axis 1.5 times longer than the other, and the long axis oriented in an east-west configuration for solar access
Resource Conservation	
Site and landscaping design that attains a minimum Sustainable Sites certification of Two Stars	Preservation of 25 percent of the site's existing tree canopy associated with trees 10" or greater in DBH
Use of only native vegetation for required landscaping	
Use of Low Impact Development (LID) techniques instead of retention or detention ponds for stormwater management	
Doubling of the minimum open space set-aside amount	
Remediation of site contamination on a documented "brownfield" site (by means of a Phase II Environmental Site Assessment)	
Transportation	
Provision of a network of multipurpose trails with at least one connection to a public greenway or sidewalk system for every acre of land	
Provision of on-site transit facilities (e.g., designated park-and-ride parking spaces, bus shelters, water-taxi stops, or similar features)	
Building Configuration	
Building design that attains a minimum LEED certification of Silver	Building design that attains a minimum LEED certification of bronze
Building design where 25 percent of the residential units are consistent with Universal Design practices as set forth in the <i>Universal Design and Visitability Manual</i> published by the Florida Housing Finance Corporation	Building design where 10 percent of the residential units are consistent with Universal Design practices
Inclusion of green roofs on at least 30 percent of the roof area within the development	Building design where at least 75 percent of the development's gross floor area is in buildings complying as Energy Star buildings

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	Inclusion of shade features (e.g., awnings, louvers, shutters, overhangs, etc.) to shade all windows and doors on the southern building façade
Water Conservation	
Inclusion of a recycled or grey water system for landscaping irrigation	Use of Florida-friendly landscaping techniques with no turf or lawn
Hazard Resiliency	
	Redevelopment of existing buildings that fail to comply with city flood prevention standards, so as to achieve full compliance with those standards

E. Documentation Required

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(Ord. 2012-64, passed 9-11-12)

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