EXTERIOR DEMOLITION PERMIT PACKAGE

Any building application for exterior demolition shall be required to comply with Hallandale Beach Ordinance No 2009-009. This includes:

- The subject property for demolition shall be posted with a sign at least 2' x 4' in size, 7 days prior to the date of demolition. The sign shall be in the format of attachment 1.
- Any adjacent property owner shall be notified, via US Postal Service or in person, at least 72 hours in advance of demolition work. The letter shall be in the format of attachment 2.

The applicant shall execute the above requirement and submit to the development services department:

- Photographs of the posting of notice of demolition at the subject property and
- An affidavit of proof of the mailing to the adjacent property owners with a copy of the letter sent and a list of all the recipients.

If you have any questions regarding this ordinance contact the Planning and Zoning Division at (954)457-1378
ORDINANCE 2009-09

AN ORDINANCE BY THE CITY OF HALLANDALE BEACH, FLORIDA
AMENDING CHAPTER 32, ARTICLE IV, OF THE CITY OF
HALLANDALE BEACH CODE OF ORDINANCES, “THE ZONING AND
LAND DEVELOPMENT CODE” BY CREATING DIVISION 23,
“DEVELOPMENT SITE MAINTENANCE”, PROVIDING FOR
CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Hallandale Beach has noted a need to
adopt property maintenance codes in relation to development projects.

WHEREAS, construction activities at development sites can create visual blight and
other nuisances; and

WHEREAS, the City desires to remedy the problem by creating development site
maintenance standards; and

WHEREAS, on April 22, 2009 the Planning and Zoning Board held a public hearing and
has recommended approval to the City Commission of the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
OF THE CITY OF HALLANDALE BEACH, FLORIDA:

SECTION 1. Chapter 32, Article IV of the Zoning and Land Development Code of the
City of Hallandale Beach, Florida is hereby amended, more specifically, by creating Division 23,
“Development Site Maintenance” to read as follows:

“DIVISION 23. DEVELOPMENT SITE MAINTENANCE
Section 32-760. Pre-Construction
a) Accumulated construction debris shall be hauled away and disposed of in accordance
with all applicable laws, on a regular basis, but no less than one time per week. Any
debris temporarily stored on site must be stored and secured so as to prevent a safety
risk or danger. In addition to any applicable dumpster requirements set forth in the Land
Development Code, dumpsters shall be emptied or removed when full. Debris from
construction sites shall not be disposed of in dumpsters located at any other construction
site within the City without the prior approval of the City Manager.

b) Construction materials shall be stored, maintained, and secured so as to prevent safety
risk or danger. Construction materials shall not be stored in the right of way.
Section 32-761. Demolition

a) A Demolition and Construction Notice shall be posted with the name and phone number of the general contractor and the expected week of demolition or construction commencement. The sign shall be posted not less than 7 days in advance of such commencement.

b) At least 72 hours in advance of actual demolition, the applicant shall provide written notice of the exact date of demolition to adjacent residents on a form approved by the City Manager.

c) To the extent any existing structure is to be demolished and replaced with new construction, no permit for demolition shall be issued until a complete building permit application for construction is submitted to the Development Services Department.

d) Except for Minor Development projects containing less than 10 residential units or less than 4,000 square feet of nonresidential gross floor area, if construction does not commence within 180 days after demolition has occurred at the development site or within 180 days of site plan approval, should the development site be vacant, the development site shall be properly graded, sodded and fenced with a fence type consistent with the City of Hallandale Beach Design Guidelines, or other materials as approved by the City Manager, until such time as construction commences.

e) All mud, dirt or debris deposited on any street, alley, crosswalk, sidewalk or other public property as a result of construction shall be removed and broom cleaned to the extent possible at the end of each day that construction work has occurred. Debris shall be disposed of in accordance with all applicable laws.

f) Except while delivery or removal of materials to and from the development on site is occurring, to the extent any sidewalk, street or other public right-of-way shall be blocked, closed or otherwise rendered impassable, approval by the City Manager must be obtained and appropriate signage, cones and/or construction horses must be used to ensure public safety.

Section 32-762. Portable Toilets

Portable toilets shall be required at every construction site prior to the commencement of construction, unless an existing facility is available on site. Portable toilets shall be located to the extent possible at the rear of the site and out of plain view of any public right of way. Portable toilets shall be serviced no less than once a week.
Section 32-763. Construction Vehicles and Parking

a) Routes of access for ingress and egress to the development site, which will provide protection to pedestrians and minimize disruption of traffic and damage to the public rights-of-way, shall be followed.

b) The parking of construction personnel vehicles shall not occur in any manner so as to block access to or through any public alley, sidewalk, or street. The City may restrict construction-related parking in any particular location on a public right-of-way if the City determines that such parking has a significant adverse impact on neighboring property or traffic control. All uses of vehicles shall also comply with applicable regulations related to parking and time of operation of vehicles.

c) Oversized construction vehicles will be allowed only on those streets or rights-of-way designated by the City Manager.

Section 32-764. Trees and other Vegetation

All trees and other vegetation on the public right-of-way shall be protected from damage by means of appropriate fencing. Fencing around trees on the public right-of-way shall be placed so as to protect the critical root zone, which is that circular area under the tree as determined by a one-foot radius for each one-inch in diameter. All tree protection measures set forth in any approved Tree Protection Plan must also be followed.

Section 32-765. Airborne Particles

a) Airborne particulates shall be controlled at the construction site at all times during work.

b) When determined by the City to be appropriate and practicable, the applicant shall cause a gravel mat to be installed at the construction site.

Section 32-766. Noise

The making of, continuing, or causing to be made or continued any excessive and unnecessary loud and raucous sound or noise or any unnecessary sound or noise which because of its volume, duration or character annoys, disturbs, injures or endangers the comfort, health, or safety of reasonable persons of ordinary sensibilities shall not be allowed and shall comply with all other Hallandale Beach Code of Ordinances.

Section 32-767. Waste and Stormwater Discharge

a) No person shall undertake any work from which the discharge of any wastewater will be cause or associated, without prior approval of the City Manager.

b) Stormwater shall be managed during all phases of demolition and construction so as not to impact adjacent properties and/or any public right-of-way and in accordance with any
approved Grading and Stormwater Management Plans submitted as part of the
permitting process.

Section 32-768. Electricity
On-site electricity is required for construction-related work as soon as it is practicable.

Section 32-769. Nuisance Abatement
a) Any construction project for which a permit is expired for more than 180 days and/or
any unfinished project which is found to visually impact the neighborhood will be
subject to nuisance abatement proceedings as defined in the City of Hallandale
Beach Code of Ordinances.
b) Existing Development Sites within the City shall be made to conform to the standards
of this Section within 90 days of its adoption.

Section 32-770. Construction Debris
a) No loading, unloading, or storage of demolition debris, spoil or construction materials
shall be permitted within any right-of-way, on any public property or within ten feet of
any right-of-way adjacent to public or private property, unless specifically approved
by the City Manager.
b) All construction waste and debris from new construction or major alteration or repair
shall be kept in an enclosed container and such waste or debris shall be removed
when full by owner or contractor. No person shall deposit or maintain any building
material or trash container, or dumpster, or container of any kind upon any street
right-of-way or alley in such a manner as to constitute a traffic hazard.
c) City Manager may revoke any permit granted under this division for the violation of
any City construction site maintenance regulations after two warnings.

Section 32-771. Construction Fencing
a) Unless otherwise approved by the City Manager, all development sites must be
secured from unauthorized access by an six (6) or eight (8) foot chain link fence with
a firmly affixed windscreen of 50% porosity, except for development sites approved
for a Major Development with 50,000 square feet or greater of improved space or 50
dwelling and/or hotel units or greater which shall be fenced with an opaque fence six
(6) or eight (8) foot in height and be constructed of wood or similar material.
b) The site and adjacent public rights-of-way, such as the parkway, tree wells, and
sidewalks, must be kept clear of graffiti, weeds, trash, equipment, and building
materials at all times.
c) Prior to beginning grading, demolition, or construction activity, at least one weatherproof sign measuring 12 inches by 18 inches must be posted on each street frontage of the project site at a location acceptable to the building inspector, showing working hours, and the name and emergency contact phone number of the contractor.

d) A "No Trespassing" sign shall be mounted on the fence in conspicuous locations around the site until construction is completed and approved. Any gate in a perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from the site. Such gate must be locked at all times, other than permitted hours of construction.

Section 32-772. Signage

a) It is unlawful for any person to post, stick, and tack or otherwise affix any poster, sign, and advertisement, in or upon any street right-of-way unless authorized by this section. Should a sign be posted in violation of this section, property owner shall be responsible to remove the signage at their own expense.

b) Should the property owner seek to install an advertisement for the approved development at the development site, the property owner shall do so in accordance with the temporary sign provisions of this Code.

Section 32-773. Dumpsters

All dumpsters placed on City streets must have prior approval from the City Manager and a Building Permit. The City Manager may revoke any permit granted under this division for the violation of any City construction site maintenance regulations after two warnings.

Section 32-774. City Requirements

All other applicable requirements of the City of Hallandale Beach Code of Ordinances shall be adhered to.

Section 32-775. Appeals

Any person aggrieved by any decision of the Development Services Department in the enforcement of the Division may appeal to the City Manager by filing within ten (10) working days after the date of the decision. The City Manager may affirm, reverse or modify the decision if found not to be injurious to the area involved or otherwise detrimental to the public welfare."

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.
SECTION 3. If any section, part of section, paragraph, clause, phrase, or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 4. This Ordinance shall become effective upon the date of its adoption.

PASSED ON FIRST READING on June 3, 2009.

ADOPTED ON SECOND READING on June 17, 2009.

ATTEST:

CITY CLERK

VOTE
AYE / NAY

Mayor Cooper  
Vice-Mayor Julian  ✓
Comm. London  Absent
Comm. Ross  ✓
Comm. Sanders  ✓
ATTACHMENT 1

DEMOLITION NOTICE

THIS PROPERTY HAS BEEN ISSUED BUILDING PERMIT #___________ FOR DEMOLITION. DEMOLITION WORK IS SCHEDULED FOR ________, ________, ___, ___.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CONTACT THE CONTRACTOR:

____________________  ____________________
NAME                  PHONE NUMBER

OR

CITY OF HALLANDALE BEACH
BUILDING DIVISION AT (954) 457-1382
Please be advised the property located at ________________________________
Hallandale Beach, FL 33009 has been issued Building Permit # ____________ for
demolition.

The demolition work is scheduled to take place on __________, __________ __, ____.

If you have any questions regarding this notice, please contact the contractor:

_____________________________  ______________________________
Name                              Phone Number