

**DRAFT**  
**PLANNING AND ZONING BOARD MEETING MINUTES**  
**THURSDAY, SEPTEMBER 27, 2012**  
**CITY COMMISSION CHAMBERS,**  
**HALLANDALE BEACH, FLORIDA**

\* \* \*

**Rooftop Photovoltaic Solar Systems**

An Ordinance Of The Mayor and City Commission of The City of Hallandale Beach, Florida Amending Chapter 32, of The City of Hallandale Beach, Florida Code of Ordinances, Known as The City of Hallandale Beach Zoning and Land Development Code, Article IV, Development Standards by Amending Section 32-8 "Definitions" and by Creating Section 32-244 Entitled "Rooftop Photovoltaic Solar Systems"; Providing for Definitions; Providing for Permitted Uses; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing for an Effective Date.

Ms. Dominguez: stated this is a Staff initiated ordinance in collaboration with Broward County to simplify the permitting process for Rooftop Solar Panels.

Ms. Dominguez: added current City's Zoning and Land Development Code does not specifically address solar panels. She stated staff considers solar panels as mechanical equipment and permit their installations as well as other similar solar systems, such as hot water collectors mounted on rooftops.

Ms. Dominguez: further stated in order to ensure classification and pursue the County's initiative, a Code Amendment to clarify the language in the Code to specifically allow rooftop solar panels.

Ms. Dominguez: stated Building Division's staff is here to give the details or answer any questions from the Board.

Mr. Cooper: open the public hearing.

Chris Swain, Chief Electrical Inspector: stated the Building Division is proud to introduce the new technology of solar photovoltaic system and make it clear in our code the permitting process. He added it is beneficial for the environment as far as green energy.

Mr. Swain: approached the dais and handed out pictures to the Board examples of rooftop solar systems.

Ms. Steinberg: asked what were the advantages of having this system?

Mr. Swain: clarified the more electrical generated from solar power the more your electric company will reduce your cost of utility bills. He added it also reduce the soft cost which is permitting cost. Broward County will process the permits faster instead of going through the city's plan review process.

Mr. Swain: further added that Broward County received a grant over \$ 600,000.00 the system.

Mr. Cooper: remarks that in the proposed ordinance the process is allowed in only for one-story residences or will it also be allowed in condominiums?

Mr. Swain: confirmed

Mr. Cooper: asked if system can be placed on the ground?

Mr. Swain: stated the program for sun shot is only for rooftop systems.

MOTION: MR. GRACHOW MOTIONED TO APPROVE

MS. STEINBERG SECONDED THE MOTION.

MOTION CARRIED BY ROLL CALL VOTE (4-0) FOR APPROVAL.