



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' x4' 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

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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.

42 **Section 32-761. Demolition**

- 43 a) A Demolition and Construction Notice shall be posted with the name and phone number
44 of the general contractor and the expected week of demolition or construction
45 commencement. The sign shall be posted not less than 7 days in advance of such
46 commencement.
- 47 b) At least 72 hours in advance of actual demolition, the applicant shall provide written
48 notice of the exact date of demolition to adjacent residents on a form approved by the
49 City Manager.
- 50 c) To the extent any existing structure is to be demolished and replaced with new
51 construction, no permit for demolition shall be issued until a complete building permit
52 application for construction is submitted to the Development Services Department.
- 53 d) Except for Minor Development projects containing less than 10 residential units or less
54 than 4,000 square feet of nonresidential gross floor area, if construction does not
55 commence within 180 days after demolition has occurred at the development site or
56 within 180 days of site plan approval, should the development site be vacant, the
57 development site shall be properly graded, sodded and fenced with a fence type
58 consistent with the City of Hallandale Beach Design Guidelines, or other materials as
59 approved by the City Manager, until such time as construction commences.
- 60 e) All mud, dirt or debris deposited on any street, alley, crosswalk, sidewalk or other public
61 property as a result of construction shall be removed and broom cleaned to the extent
62 possible at the end of each day that construction work has occurred. Debris shall be
63 disposed of in accordance with all applicable laws.
- 64 f) Except while delivery or removal of materials to and from the development on site is
65 occurring, to the extent any sidewalk, street or other public right-of-way shall be blocked,
66 closed or otherwise rendered impassable, approval by the City Manager must be
67 obtained and appropriate signage, cones and/or construction horses must be used to
68 ensure public safety.

69 **Section 32-762. Portable Toilets**

70 Portable toilets shall be required at every construction site prior to the commencement of
71 construction, unless an existing facility is available on site. Portable toilets shall be located to
72 the extent possible at the rear of the site and out of plain view of any public right of way.
73 Portable toilets shall be serviced no less than once a week.

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77 **Section 32-763. Construction Vehicles and Parking**

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

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

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

89 **Section 32-764. Trees and other Vegetation**

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

95 **Section 32-765. Airborne Particles**

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

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

99 **Section 32-766. Noise**

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

105 **Section 32-767. Waste and Stormwater Discharge**

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

108 b) Stormwater shall be managed during all phases of demolition and construction so as not
109 to impact adjacent properties and/or any public right-of-way and in accordance with any

110 approved Grading and Stormwater Management Plans submitted as part of the
111 permitting process.

112 **Section 32-768. Electricity**

113 On-site electricity is required for construction-related work as soon as it is practicable.

114 **Section 32-769. Nuisance Abatement**

115 a) Any construction project for which a permit is expired for more than 180 days and/or
116 any unfinished project which is found to visually impact the neighborhood will be
117 subject to nuisance abatement proceedings as defined in the City of Hallandale
118 Beach Code of Ordinances.

119 b) Existing Development Sites within the City shall be made to conform to the standards
120 of this Section within 90 days of its adoption.

121 **Section 32-770. Construction Debris**

122 a) No loading, unloading, or storage of demolition debris, spoil or construction materials
123 shall be permitted within any right-of-way, on any public property or within ten feet of
124 any right-of-way adjacent to public or private property, unless specifically approved
125 by the City Manager.

126 b) All construction waste and debris from new construction or major alteration or repair
127 shall be kept in an enclosed container and such waste or debris shall be removed
128 when full by owner or contractor. No person shall deposit or maintain any building
129 material or trash container, or dumpster, or container of any kind upon any street
130 right-of-way or alley in such a manner as to constitute a traffic hazard.

131 c) City Manager may revoke any permit granted under this division for the violation of
132 any City construction site maintenance regulations after two warnings.

133 **Section 32-771. Construction Fencing**

134 a) Unless otherwise approved by the City Manager, all development sites must be
135 secured from unauthorized access by an six (6) or eight (8) foot chain link fence with
136 a firmly affixed windscreen of 50% porosity, except for development sites approved
137 for a Major Development with 50,000 square feet or greater of improved space or 50
138 dwelling and/or hotel units or greater which shall be fenced with an opaque fence six
139 (6) or eight (8) foot in height and be constructed of wood or similar material.

140 b) The site and adjacent public rights-of-way, such as the parkway, tree wells, and
141 sidewalks, must be kept clear of graffiti, weeds, trash, equipment, and building
142 materials at all times.

- 143 c) Prior to beginning grading, demolition, or construction activity, at least one
144 weatherproof sign measuring 12 inches by 18 inches must be posted on each street
145 frontage of the project site at a location acceptable to the building inspector, showing
146 working hours, and the name and emergency contact phone number of the
147 contractor.
- 148 d) A "No Trespassing" sign shall be mounted on the fence in conspicuous locations
149 around the site until construction is completed and approved. Any gate in a perimeter
150 fence shall be adequately hinged to prevent entry, except to allow ingress and
151 egress to and from the site. Such gate must be locked at all times, other than
152 permitted hours of construction.

153 **Section 32-772. Signage**

- 154 a) It is unlawful for any person to post, stick, and tack or otherwise affix any poster,
155 sign, and advertisement, in or upon any street right-of-way unless authorized by this
156 section. Should a sign be posted in violation of this section, property owner shall be
157 responsible to remove the signage at their own expense.
- 158 b) Should the property owner seek to install an advertisement for the approved
159 development at the development site, the property owner shall do so in accordance
160 with the temporary sign provisions of this Code.

161 **Section 32-773. Dumpsters**

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

165 **Section 32-774. City Requirements**

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

168 **Section 32-775. Appeals**

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

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175 **SECTION 2.** That all ordinances or parts of ordinances inconsistent or in conflict with
176 the provisions of this Ordinance are hereby repealed.
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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.


MAYOR-COMMISSIONER

ATTEST:


CITY CLERK

	VOTE
	AYE / NAY
Mayor Cooper	✓ / 1
Vice-Mayor Julian	✓ / 1
Comm. London	Absent
Comm. Ross	✓ / 1
Comm. Sanders	✓ / 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

ATTACHMENT 2

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