



COMMITTEE MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: December 11, 2017

SUBJECT: MEETING OF THE SUSTAINABILITY AND RESILIENCY COMMITTEE (SRC)
ON MONDAY, DECEMBER 11, 2017

A meeting of the Sustainability and Resiliency Committee was held on Monday, December 11, 2017 in the City Manager's Commission Chambers in attendance: Commissioner Micky Steinberg, Commissioner John Elizabeth Aleman, Commissioner Ricky Arriola, and Commissioner Mark Samuelian. Members of the administration and the public were also in attendance.

1. Discussion On Requiring Sustainability Standards Similar To LEED For Retrofits In City-Owned Properties

AFTER-ACTION

Elizabeth Wheaton, Environment and Sustainability Director introduced the item. She mentioned Environment and Sustainability and Property Management were working on a building energy assessment and determined multiple buildings are on one meter and there is a need to sub-meter to get a better idea of energy consumption within each building. Flavia Tonioli, Sustainability Manager, presented the item. She explained that Property Management requested a proposal from one of the city's rotational companies, Glavovic Studio, to assess the cost of retrofits to achieve LEED OM (Operations and Maintenance) for existing buildings. The three buildings assessed were the Art Deco Welcome Center, South Shore Community Center, and Fire Station 3. Ms. Tonioli added that the proposal was broken down into three phases: a feasibility study, a discovery period for all LEED credits, and recommendations for the credits including formal commissioning. The total for the three buildings is estimated to be \$212,500.00. She mentioned this did not include building modifications or permits and just provided a list of credits that should be pursued to reach LEED certification. Ms. Tonioli further explained that due to the high upfront costs and if the committee desires to move in that direction, staff could also explore other options such as going for a competitive bid or a multi-ESCO agreement which would not require an upfront cost. However, the city has a 13-year agreement with Ameresco which is going under audit and staff recommends waiting for this audit to be completed before moving forward with the multi-ESCO agreement with other companies. Ms. Tonioli mentioned the Commission could also look at short term wins, including sub-metering, as previously mentioned by Elizabeth, occupancy sensors, specialized window films, and LED lighting.

Commissioner Steinberg agreed with the recommendation on waiting for the audit to be completed. Susanne Torriente, Assistant City Manager, explained that staff can provide an update to the committee on the outcome of agreement within the next month. She added that staff is also working on a Climate Action Plan which will highlight targets and quick wins.

ACTION: Staff directed to provide update on the Ameresco audit at the January Sustainability and Resiliency Committee. By acclamation.

2. Discussion On Having Miami Beach Commit To Ensuring That All Government Buildings Will Be Powered By 100% Renewable Electricity

AFTER-ACTION

Item presented by Flavia Tonioli, Sustainability Manager. She presented three city facilities that presented an opportunity for solar panels: Miami Beach Botanical Gardens, Police Athletic League Center (PAL), and Art Deco Welcome Center. All buildings provide good opportunities in terms of roof size and number of panels to be installed to power current electrical demand. She explained installing panels in the PAL facility could power about 97% of the electrical consumption for that property, based on its average energy consumption. Ms. Tonioli explained staff is also looking into opportunities to retrofit and improve energy efficiency in these buildings which would reduce energy consumption and the amount of panels needed. This could also be another project for a multi-ESCO agreement for not just panels, but other projects.

Commissioner Arriola stated that these are all worthwhile goals but it needs to make economic sense. He added there isn't a compelling reason to come up with large sum of money to run the buildings on 100% renewable. This should be considered only in events in which the city is already planning to restore buildings. This is a goal that should wait for when the time is right.

Adrian Morales, Property Management Director, mentioned that property management is incorporating quick win actions into their management program to improve building efficiency.

Commissioner Samuelian agreed with Commissioner Arriola's comments and directions.

Commissioner Steinberg inquired about how the assessment was carried out to reach these three buildings. Mr. Morales responded they looked at their full facility list for buildings in good condition and do not need significant improvements which may hinder the benefits and ability of solar panel installation.

Commissioner Steinberg inquired on whether any of the properties are any slated for major renovations. Mr. Morales stated the Botanical Garden has its fixtures updated on an annual basis and the other two were not planned for renovation.

Susanne Torriente, Assistant City Manager/Chief Resiliency Officer stated the Property Management Department and Sustainability Division needed additional time to solidify what actions are feasible. She explained there is a utility management tool which staff is working on incorporating that will help provide insight on where energy costs are highest.

Members of the public addressed the committee.

Commissioner Steinberg stated that as staff continues their building analysis to consider incorporating solar options. Ms. Torriente stated she could provide an update on the Climate Action Plan that would provide information tailored to Miami Beach.

Commissioner Samuelian stated he would like to see one location that warrants solar power installation.

Ms. Torriente mentioned the committee last month agreed to install a solar demonstration at the North Beach Yard. Commissioner Steinberg suggested focusing on a city owned buildings. Ms. Torriente stated she would discuss with Property Management Department and Sustainability Division to identify opportunities. Commissioner Steinberg suggested bringing that conversation back in January.

ACTION: Continued to January Sustainability and Resiliency Committee meeting.

3. Discussion On Alternatives To Plastic Ware In Beach Concessions

ACTION: Item to be sponsored by Commissioner Steinberg. Deferred to January Sustainability and Resiliency Committee meeting.

4. Resiliency Strategy

AFTER-ACTION

Susanne Torriente, Assistant City Manager/Chief Resiliency Officer, presented the item. A draft Resiliency workplan was provided to the committee members. She explained the resiliency team will have an event in January 2018 to work on the development of the strategy. She added that a group of the 100 Resilient Cities members were in Santiago, Chile, to assist with the creation of a comprehensive plan that they previously didn't have which serves as a testament to how other cities can benefit on what Miami Beach is doing. She also highlighted:

- South Florida Regional Climate Change Compact Summit will be hosted by Miami Beach in 2018
- Resiliency Communications Group will meet again in 2018 to review the ongoing flood communications as outlined by the National Flood Insurance Program (NFIP)
- City of Miami just passed their bond program and is hoping to access City of Miami Beach's G.O Bond.
- The resiliency team will share Miami Beach's RFQ on the Business Case Analysis of the Resiliency Stormwater Program with Sydney, Australia.

Members of the public addressed the committee.

ACTION: No further action taken.

5. Discussion To Consider An Amendment To The City Code To Allow Greater Usage Of Artificial Turf In Residential Districts

AFTER-ACTION

Commissioner Aleman introduced the item. She explained artificial grass should be allowed in rear yards under the condition it would provide permeability equal or additional to that of natural grass while also leveraging plant derived materials.

Item presented by Tom Mooney, Planning Director. He stated an ordinance was drafted based on the direction from the last Sustainability and Resiliency meeting. Mr. Mooney explained the current code does not specifically prohibit the use of artificial grass. However, the code defines grass as a natural growing plant material; therefore, it cannot be used as a substitute under the current code for required landscaping for setback areas. Instead, it is allowable as an encroachment similar to how pavers and other walkways are used for areas outside the setback that could otherwise be paved.

He explained the draft ordinance would amend Chapter 126 of Land Development Regulations for private property landscaping. It also revises the current definitions on what constitutes real and artificial grass. Mr. Mooney added staff proposes a number of benchmarks for where artificial turf will be permitted within the setbacks of rear yards. It would not be allowed on the side or front yards due to visibility and because natural grass plays an important role in drainage. The regulations outline that within the areas permitted, you could substitute artificial turf under the conditions presented. He explained another condition not included in the draft was the recommendation that artificial grass systems utilize organic plant derived components to the maximum extent feasible including cork, coconut husk, and risk husks. Rubber and other synthetic materials should be minimized. Mr. Mooney mentioned staff recommended sending the draft to the city commission for transmittal to the planning board, if the If the committee was in favor of the draft amendment language.

Mr. Mooney explained artificial turf would be allowed as long as it is as permeable as natural grass. Artificial grass would be installed as a system that's permeability is equal or greater to natural grass.

Commissioner Aleman added that utilizing artificial grass removes the need for fertilizer.

Members of the public addressed the committee.

MOTION: Motion to refer draft ordinance to commission consent agenda for referral to the Planning Board as amended by staff with the inclusion of "organic plant derived *infill* components..." and the addition of sand to the list of acceptable materials.

Motion made by Commissioner Aleman, seconded by Commissioner Arriola.