

GREEN INITIATIVES – In Theory and Practice

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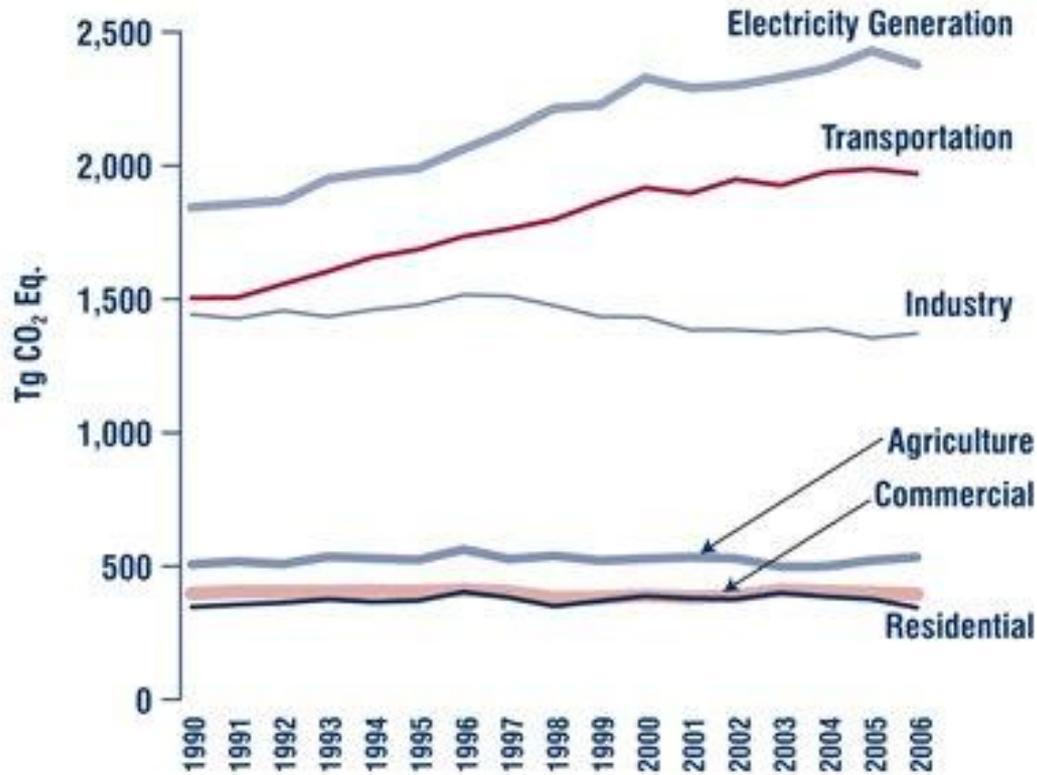


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Why Green?



Emissions Allocated to Economic Sectors



Note: Does not include U.S. territories.

Recent Florida GHG/Climate Change Legislation



- **2006**
 - SB 888 - "Florida Renewable Energy Technologies and Energy Efficiency Act"
- **2007**
 - Florida Signs Multistate Compact for National Climate Registry
 - Executive Orders:
 - EO 07-126: "Leadership by Example: Immediate Actions to Reduce Greenhouse"
 - EO 07-127: "Immediate Actions to Reduce Greenhouse Gas Emissions within Florida"
 - EO 07-128: "Florida Governor's Action Team on Energy and Climate Change"

The Initial Legal Framework Local Government Planning



What is the “Green” Goal?



- Local governments in best position to reduce vehicle miles traveled (shape land use, building construction, government operations, utilities and transportation policies).
- Each Local government must meet regulatory requirements and some choose to implement a “sustainability policy.”
- Local governments are affected by the community’s vision of “sustainability” and an assessment of what is feasible within the local government in terms of staffing and budgets.
- Local governments borrow from the models and other programs then tailor the policy to the community’s vision or goal.
- Many funding options exist for implementation of sustainable policies and practices.

Comprehensive Plan Requirements: HB 697



Section 163.3177(6)(a), F.S.:

- Link between land use and transportation is made: HB/697 amends “Growth Management Act” and requires Comprehensive Plan to include greenhouse gas reduction strategies in the following elements:
 - Conservation
 - Future Land Use
 - Housing
 - Transportation
- Local governments must comply with new requirements no later than due date of EAR based amendments
- Land development regulations must be consistent with Comp Plan (revisions within one year). Section 163.3202, F.S.
- Link to Green Codes.....

DCA, “You’ve Been ORC’d!”



- Tampa, Hillsborough County, Plant City, among others: Objection! Amendments fail to comply with requirements of HB 697
- Ultimately, Department of Community Affairs finds amendments “in compliance”
- Rulemaking on 9J-5, F.A.C. to achieve some consistency and guidance for local governments

Transportation Planning: SB 360



- **Purpose –**

“The Legislature also finds that in urban centers transportation cannot be effectively managed and mobility cannot be improved solely through the expansion of roadway capacity, that the expansion of roadway capacity is not always physically or financially possible, and that a range of transportation alternatives are essential to satisfy mobility needs, reduce congestion, and achieve healthy, vibrant centers.”

- Section 163.3180, Florida Statutes

Transportation Planning: SB 360



- **Methods:**

- Designates “Dense Urban Land Areas”
- Statutorily creates “Transportation Concurrency Exemption Areas”
- Waives development of regional impact review
- Defers “financial feasibility” of capital improvements elements

Transportation Planning: SB 360



- **Controversy!**
 - Bill's sponsors say law preempts local government concurrency ordinances
 - Department of Community Affairs Secretary Pelham disagrees, along with many local governments
 - Constitutional challenge has been filed

Transportation Planning: SB 360



- **Future:**
 - All signs indicate remedial legislation will be introduced in next legislative session

Greener and Energy Conscious Florida Building Code



HB 7135: Creation of Energy Conservation and Sustainable Buildings Act



All county, municipal, school district, water management district, state university, community college, and Florida state court buildings shall be constructed to meet a nationally recognized high performance green building rating system.

Section 255.252 F.S.

HB 7123: Green Codes will be Required



- The Florida Building Commission is required by Florida law to update the Florida Building Code every three years
- 2007 Florida Legislature directed the Florida Building Commission to develop the model Green Building Ordinance
 - Targets for government’s operations
 - Building standards
 - Incentives (reduce fees, expedite permits, rebates)
 - New residential projects shall satisfy all of the requirements associated with one of the third party rating systems
- Overall purpose: help the local government become a more “sustainable community”

HB 697: More than Comp Plan Changes and HB 7135



- Legislature directs Florida Building Commission to include provisions in the 2010 edition of the Florida Energy Efficiency Code for Building Construction necessary to increase the energy performance.
- Establishes a schedule for increase in building energy efficient requirements. Increases in energy efficiency to be implemented in Fla. Building Code:
 - **20% 2010**
 - **30% 2013**
 - **40% 2016**
 - **50% 2019**
- This is more than LEED's baseline requirement.

Federal Weigh-In on Sustainability



- Federal bills proposing to set limits/standards on:
- Greenhouse Gas Reductions
 - Renewable Energy
 - Building Energy Efficiency Targets
- Why are the Feds important?
 - 9/30/09 Senate released climate change bill creating funding priorities for renewable project allowances from emission targets.

Examples of Local Government Response to Green Mandate



Examples of Programs



- Regional - Space Coast Climate Initiative
 - Brevard, UCF, municipalities, consulting groups, media representatives
- County
 - Pinellas County – Revised comprehensive plan based on HB 697 – has 2010 threshold for LEED in development and redevelopment projects.
- City
 - Gainesville - “One community’s strategy to reduce global warming”
 - Jacksonville – Ordinance 2009-211 established a sustainable building program for the City of Jacksonville, including a temporary sustainable building certification refund grant program.

Examples of Programs



- City of Tampa – created a City Green Officer, charged with:
 - developing green building and sustainability design practices;
 - administering community outreach for green building;
 - monitoring consumption, reducing GHG, promoting renewable energy;
 - developing incentives and infrastructure for walking, cycling, public and mass transit; and
 - reporting annually to City Council on City’s sustainability progress.

Obstacles to Implementation: Transportation



Sustainable Transportation: In Theory



- Growth Management Legislation Goals
 - Transportation planning should support sustainable land use
 - Mixed use
 - Urban infill and redevelopment
 - Discourage urban sprawl
 - Include transit-oriented solutions

Sustainable Transportation: In Practice



- Issues in retrofitting Florida's existing landscape
 - What is congestion?
 - Concurrency – friend or foe?
 - Methodological issues – internal capture
 - Transit – critical mass and initial capital expenditures
 - The court of public opinion

Sustainable Transportation: Lessons Learned



- Palm Beach County
 - Proposed mixed use DRI project on 4,000-acre orange grove in the center of 40 square miles of 1-unit per 1.25-acres existing residential development
 - Project included several million square feet of needed non-residential development in traditional town to serve area
 - Transportation methodology did not recognize internal capture, project failed

Get Your Green \$\$ On: the Benefits



Florida Energy and Climate Commission



2008: HB 7135 created the Florida Energy & Climate Commission which is the primary organization for State energy and climate change programs and policies. Their role is to address:

- American Recovery and Reinvestment Act 2009
- **Grants, Solar Rebates & Incentives * Florida Green Governments Grant Act**
- Energy & Climate Change Policy

Federal \$\$ = State's Green



State's allocation of Energy Efficiency and Conservation Block Grant: \$30 Million, programs to include:

- Grants available to help local governments – including municipalities, counties, and school districts – develop and implement "green" government programs, identify and put into place cost-efficient solutions that reduce greenhouse gas emissions, improve quality of life, and strengthen the state's economy.
- Florida Residential Retrofit program is to quickly develop a program to retrofit Florida's pool of older homes to become more energy efficient and to lay the ground work for a long term market-based program that offers a whole-house approach for reducing energy use. Program incentives include 1) low-interest loans and 2) rebates.

Federal \$\$ = Local Governments' Green



- Energy Efficiency and Conservation Block Grant
 - Purpose is for local governments to:
 - Develop comprehensive energy conservation strategies;
 - Integrate GHG reduction strategies into comprehensive plans; and
 - Implement Land Development Codes consistent with green comprehensive plans.
 - Monies awarded based on a set formula (X population = X \$\$).
 - Round 2 of the Grant is being developed.

Federal \$\$ = Local Governments' Green



- Energy Efficiency and Conservation Block Grant
 - Local award winners include:
 - Cities – Bradenton (\$500k), Clearwater (\$1M), Dunedin (\$149k), Gainesville (\$1.2M), Lakeland (\$900k), Largo (\$700k), Orlando (\$2.6M), Pinellas Park (\$215k), Sarasota (\$500k), St. Petersburg (\$2.3M), and Tampa (\$3.7M)
 - Counties – Hillsborough (\$7.6M), Manatee (\$2.4M), Orange (\$7.5M), Pasco (\$4.2M), Pinellas (\$3.7M), Polk (\$4.4M), and Sarasota (\$2.5M)

Local Governments Spending \$\$ Green \$\$



- Energy Efficiency and Conservation Block Grant - How local governments are using those funds?
 - Hillsborough County (\$7.6M)
 - A solar photovoltaic system on the original County Courthouse
 - Energy Saving lighting retrofitting two County warehouses
 - Improvements to the County's wastewater sludge de-watering facility
 - Energy saving lightning retrofit for Orient Road jail
 - Construction of a new electric transmission line
 - A solar photovoltaic system on the Tax Collector building
 - Energy efficiency monitoring system for fleet vehicles
 - Energy saving lighting retrofits to County owned sports complexes
 - St. Petersburg (\$2.3M)
 - Mast Arm Installation (14 temp jobs)
 - Grand View Park Improvements
 - Sidewalk Improvements (8 jobs)
 - Planning and Administrative Costs

Other \$\$ Green \$\$



- Other Money
 - Grants for counties that educated their employees on how to reduce gasoline uses and drive more fuel efficiently.
 - Grants to counties that educate their employees on energy-efficiency within their homes.

\$\$ Green \$\$ For Businesses



2007, Florida Capital Formation Act, provided for the formation of the Florida Opportunity Fund

- Provides **seed capital** and **early stage venture equity capital** for emerging companies within Florida.
 - Focused on enterprises in life sciences, information technology, advanced manufacturing processes, aviation and aerospace, and homeland security and defense, as well as other strategic technologies.
 - Investments focused on devices, systems and software that generate, store, control, integrate, manage or facilitate the deployment of renewable energy to energy efficient products into the market.

