



**GREEN DEVELOPMENT SUBCOMMITTEE  
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

**MINUTES OF THE SEPTEMBER 8, 2010 SUBCOMMITTEE MEETING**

**Prepared by Ann DeVeaux, Zoning Technician**

On Wednesday **September 8, 2010**, the Green Development Subcommittee met at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida.

Second meeting of the Green Development Subcommittee for Amendment Round 2010-02.

**A. CALL TO ORDER**

Mrs. Cantor called the meeting to order at 2:00 p.m.

**1. Roll Call**

**Subcommittee Members:** Jim Knight, Jose Jaramillo

**Industry:** Jonathan Burgess

**County Staff:** Maryann Kwok, Monica Cantor, Ann DeVeaux, Jan Wiegand, Carol Glasser, Tim Sanford, Joanne Koerner, Rebecca Caldwell

**2. Amendments to the Agenda**

None

**3. Motion to Adopt Agenda**

Jim Knight made the motion to adopt the agenda. Jose Jaramillo seconded.

**4. Adoption of August 11<sup>th</sup> Meeting Minutes (Exhibit A)**

Jim Knight made the motion to adopt the minutes. Jose Jaramillo seconded.

**B. Green Development Topics**

Ms. Cantor gave a brief overview of the topics on the agenda. As was determined in the last meeting, the focus of this meeting was to review green building standards to determine if they compliment or conflict with the ULDC, and if changes to the ULDC may be needed. Zoning staff reviewed Florida Green Building Coalition's Green Development Designation Standards, National Green Building Standards, Leadership in Energy and Environmental Design (LEED) for Neighborhood Development Rating System, and LEED Green Building Rating System for New Construction and Major Renovations.

**1. LEED for Neighborhood Development Rating System**

Mr. Burgess gave a PowerPoint presentation of the LEED for Neighborhood Development Rating System. He highlighted the key principles and explained some of the benefits of the program. Mr. Burgess considers the program an appropriate tool for Zoning to utilize as it includes elements such as: site location, layout, connectivity, and amenities.

**2. Identify Code Conflict with Green Development Programs**

Ms. Kwok gave an overview of the process and methodology used for the review of the green building programs. An expected outcome of the meetings will be to make a recommendation to:

- amend the ULDC;
- add a new section in the ULDC for green development; or,
- leave the ULDC unchanged.

Zoning staff presented their findings of the three green building programs that were analyzed. Staff determined that there were no apparent conflicts with the ULDC, but rather the programs were complimentary of it. Some of the green building standards analyzed are currently incorporated in the ULDC while some not included are:

- Neighborhood food center;
- Community vegetable garden;
- Enclosed bicycle storage;
- Live/work space; and,
- Increase density in developed areas (Planning Division issue)

While the ULDC currently addresses pedestrian oriented developments, mixed use, street trees, promotion of infill to discourage urban sprawl, protection of the ecosystem, preservation of natural resources, green utilities, , and, outdoor lighting for dark skies, further green building analysis can be performed and recommendations made in the areas of:

- transportation;
- parking of hybrid vehicles; and,
- street lights.

Ms. Caldwell stated that building orientation is very important and that most green code standards are geared towards cooler climates. She further pointed out that if poor orientation is placed on a building, any attempt later to make up for it by installing an air conditioner and heating system, would be counter-productive. Ms. Cantor pointed out that with form based projects, building orientation presents a challenge, as most form-based projects are on the base-building line. Ms. Caldwell explained that the certification program would work well in infill redevelopment areas, rather than in subdivisions that are being developed. She stated that green development should be viewed as a seed to be started first in a few places to realize success.

The National Green Building Standards are primarily used for new residential and site development projects and most elements of site development are seen at the building permit level. In the other hand, FGBC Standards are flexible to apply to all building types while LEED Green Building Rating System for New Construction and Major Renovations standards are for commercial or institutional buildings and high-rise residential buildings. LEED for Neighborhood Development uses principles of smart growth, green building and urbanism for neighborhood design.

### **3. Examples of Green Development Ordinances in PBC**

Ms. Cantor summarized several green initiatives and ordinances employed by municipalities such as the City of Boynton, City of Delray and City of West Palm Beach.

### **4. Subcommittee Topics for Discussion and Tasks**

List of LEED for Neighborhood Development credits that stipulate the intent and requirements applicable to Zoning were distributed to the subcommittee for further review and discussion. An interim meeting will be scheduled with Zoning Staff and other departments/agencies such as ERM, Traffic Engineering, Land Development, Palm Tran, Building Division, and, a representative from the Green Task Force. These agencies will be given an update on the issues that the subcommittee is working on; find out related issues they may be working on, and, determine if the ULDC will require amendments as a result of findings related to typical green building standards. The mentioned agencies will be invited to the next subcommittee meeting to compile information for the PBC Green Task Report.

**5. General Discussion Related to Landscape (Bioswales)**

Ms. Cantor related that bio-swale is currently being addressed by the Landscape Subcommittee and may be included in the upcoming amendments for Article 7, Landscaping.

**C. Next Meeting Topics**

The following list will be topics for further discussion at the next meeting to be scheduled at a later date:

Building Orientation:

- Arcade,
- Heat gain, and
- Conflicts with Article 5.C.

Non-conforming Structure:

- Restrictions on expansion, and
- Green improvements.

Signs

Parking

**D. Adjourn**

The meeting adjourned at 3:40 p.m.