



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**  
**RENEWABLE ENERGY (WIND) SUB-COMMITTEE**

**MONDAY, APRIL 18, 2011 AGENDA**

**2300 NORTH JOG ROAD**

**CONFERENCE ROOM VC-1E-58 – 1ST FLOOR (1:00 PM – 2:00 PM)**

**A. CALL TO ORDER**

1. Introductions
2. Additions, Substitutions and Deletions to Agenda
3. Motion to Adopt Agenda
4. Adoption of March 30, 2011 Minutes (**EXHIBIT A**)

**B. REVIEW OF PROPOSED ULDC AMENDMENTS (EXHIBIT B)**

**C. DISCUSSION**

**D. PUBLIC COMMENT**

**E. ADJOURN**

## EXHIBIT A

### RENEWABLE ENERGY (WIND) SUBCOMMITTEE A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

#### MINUTES OF THE MARCH 30, 2011 SUBCOMMITTEE MEETING

Prepared by Ann Deveaux, Zoning Technician

On Wednesday **March 30, 2011**, the Renewable Energy (Wind) Subcommittee met at the Vista Center, Room VC-1E-58, at 2300 North Jog Road, West Palm Beach, Florida.

2<sup>nd</sup> meeting of the Renewable Energy (Wind) Subcommittee for Amendment Round 2011-01.

#### A. CALL TO ORDER

Mr. Puzzitiello, LDRAB member called the meeting to order at 10:35 a.m.

##### 1. Introductions

**Subcommittee Members:** Joanne Davis\*, Rosa Durando, Raymond Puzzitiello, and Lori Vinikoor.

**Interested Parties:** Carlos Berrocal, George Gentile, Jamie Gentile, Dodi Glas, Cliff Hertz, Ryan Fair, Robin Saiz, Ralph Butts, Carl Jones, III, Mary Kendall, Don Mathis, Joseph Verdone, Juan Lopez, Eleanor Rizzo, and Debbie Evans.

**County Staff:** Rebecca Caldwell, William Cross, Ann DeVeaux, Joanne Koerner, Robert Kraus, Craig Pusey, and Bryce Van Horn.

##### 2. Additions, Substitutions and Deletions to Agenda

None

##### 3. Motion to Adopt Agenda

Motion to adopt the agenda by Ms. Vinikoor, seconded by Ms. Durando.

##### 4. Adoption of March 2, 2011 Minutes (Exhibit A)

Motion to adopt the minutes by Ms. Vinikoor, seconded by Ms. Durando.

#### B. Review of Proposed ULDC Amendments (Exhibit B)

Mr. Cross gave a brief outline of the proposed language that was revised based on feedback received from the March 2<sup>nd</sup> subcommittee meeting.

#### C. Discussion

Ms. Durando expressed concern that many birds may die if wind towers are allowed to be constructed in the proposed area as it was the conclusion of a study conducted for California. Mr. Kraus commented that the towers reviewed in the study referred by Ms. Durando involved older types of towers and they are not the same type of Wind Turbines being proposed for this area. Additionally, he asserted that the impact of the towers and the ratio of dead birds are potential issues and only assumptions can be made at this time. Ms. Durando posited that the County will be in a better position to determine the impact of the Wind Turbines when the data from a study performed in Florida is received. However, Mr. Saiz clarified that their studies indicate that wind power would be viable in the areas targeted, and that they would be subject to any operational limitations imposed by regulating environmental agencies.

Mr. Cross indicated that proposed language is separated primarily into three areas:

- Requirements for environmental permitting;
- Provisions to allow relocation of Wind Turbines on site; and,

## EXHIBIT A

- Clarification of proposed language related to decommissioning or abandonment of wind turbines.

**Part 1** – A brief discussion ensued on the definitions and the different types of surveys. Highlights are:

- Meteorological (MET) Tower definition will be included in Art. 1.1.1, Definitions. Note: Ms. Vinikor questioned the lettering of the abbreviation for meteorological towers (MET) and suggested that the term be spelled out in some instances. Staff concurred.
- Specific Purpose Survey definition - Mr. Pusey requested addition of language to state that survey requirements will be determined by the County Engineer's office as the survey will be site specific and all the elements necessary to evaluate a survey will not be required if the property is not being purchased. The horizontal and vertical placement of the grids will be required to be shown on the survey for correct and adequate placement.
- Mr. Cross stated that the definition for Specific Purpose Survey may not need to be in the ULDC because as it seemed more related to requirements specified in the Technical Manual.

\* Joanne Davis arrives.

**Part 2** – Mr. Cross explained that the applicant was requesting that the Development Review Officer be granted the authority to relocate Wind Turbines or Meteorological Towers within the boundaries of a wind facility approval by the BCC.

- Ms. Glas raised the question of conflicts or inconsistencies when the Planning Division implements changes to the Future Land Use (FLU) Designation and Zoning does not enact a consistent zoning district. Mr. Cross explained that the focus of the amendment is centered on where the use is consistent now which is in the AP Zoning District. Staff is not considering land that has FLU designations such as Low Residential 1 (LR-1) at this time. If the zoning district is inconsistent with the land use of AP, then a rezoning will be required.

**Part 3** – Discussion ensued regarding environmental permitting documentation and lot size. The floor was open for discussion and comments. Highlights are:

- Letter of Engagement – Mr. Cross pointed out that the applicant had requested that the use of the term Letter of Engagement be used in lieu of the current requirement for a documentation from environmental permitting agencies. There could be similar documentation from various agencies with different titles that may serve the same purpose. Mr. Kraus stated that letters should address the uniqueness of each project and should not be standardized. Mr. Gentile interjected that the letter's title is general enough to encompass other agency documents as a receipt, but are titled differently.
- Ms. Durando stated she had concerns about areas with standing water or wetlands around towers; Mr. Cross commented that wetlands are under the jurisdiction of the Florida Department of Environmental Protection (FDEP) and that such was noted in the proposed amendments.
- Mr. Kraus – Inquired as to whether or not a Letter of Engagement would state that there are no fatal flaws as is required in the PAL letter required for excavation. Mr. Gentile stated that the US Fish and Wildlife Commission will not state this in the documentation. Mr. Saiz answer was that U.S. Fish and Wildlife Commission has authority to require a facility be removed if a letter of engagement is significant; however there are other alternatives to taking down a facility such as turning turning off turbines (locking the

## EXHIBIT A

blades) during certain periods, whether day or night, seasonal, or as needed to respond to wildlife activity or migration patterns;

- Ms. Caldwell questioned the impact of bird mortality due to the size of the blades versus the speed of blades rotation per minute; what is the speed necessary to produce electricity; and, what is the difference between the blades being proposed to the ones that are known to be “bird killers”. Mr. Gentile explained that the blades that are cited as being “bird killers” were multiple blades that spun faster, and lacked mechanisms to reduce the speed of the blade or lock it. He clarified that proposed is a three-blade facility with the aforementioned mechanisms located within the turbines which rotates slower than the ones normally seen. Mr. Saiz indicated that the blades rotate at a cut-on speed of 5-6 mph and cut-off speed of 55-60 mph when the wind is too high. Ms. Davis requested information on the speed of free-spinning blades. Mr. Saiz indicated that he would secure that information for the next meeting.
- Ms. Caldwell stated that legal access to lots get more importance than lot size for which Mr. Hertz interjected that the leased area will include access. Mr. Cross indicated that only parcels that meet the minimum lot size requirements in the ULDC and is a legal lot of record with legal access will be considered. Several concerns were cited with this limitation, and Mr. Cross indicated he would look further into the issue.
- Approval and number of towers that can be located in the AP district – Mr. Cross explained that the BCC determines and approves the number and location of towers. Moreover, legislation has being considered that would prohibit local jurisdictions from requiring the attainment of an environmental permit as part of the land use or zoning approval. Allowing for minor revisions to location of Wind Turbine placement could easily be accommodated prior to the issuance of a Certificate of Completion.
- Buffering – Staff did not agree with the removal of the buffering requirements for the facility but wished to retain language that is currently in the ULDC. Staff agrees that there should be standards specifically for the AP district. If located in farmland, there should be no problem; however, language has been added to state that the farm land must be actively cultivated for at least six months out of the year. The base of the tower must be screened with a six-foot high hedge if located within a quarter mile of the R-O-W.
- Decommissioning or Abandonment – Language is open-ended and will require revision when feedback is received. Mr. Gentile agreed to forward the language that is standard in the industry on decommissioning.
- Tower Placement – Provisions for Temporary and Permanent Towers were made specifically for the Glades Tier where parcels have an AP FLU designation and Zoning. Additional standards will apply to any Meteorological Towers placed within a quarter of a mile or less from aR-O-W.
- Parking – Wind Turbine facilities and Meteorological Towers are proposed to be exempt from parking requirements unless required by the Zoning Director. Mr. Cross indicated that other accessory uses, such as operational offices or any manned facilities would be required to comply with applicable parking standards.

### D. Public Comment

Debbie Evans of the Sierra Club expressed concerns and requested that Zoning examine and consider:

- An ongoing study on bat fatalities;
- How Turbines interact with wildlife;
- How will everyone’s environmental concerns be met for future use of the lands that are flyways and ensure that Everglades restoration is not inhibited, or farmers from planting certain crops; and,

## EXHIBIT A

- Maximizing the energy output of the turbines from a generational standpoint and limiting the output of the loss of energy output by the towers.

### **E. Topics for Next Meeting**

The proposed amendment language will be revised and brought to the next subcommittee meeting for review. Prior to the next meeting on April 18<sup>th</sup>, a meeting will be scheduled with Ms. Caldwell, from the Building Division and Mr. Mark and Mr. Pusey from the Survey Division along with Zoning Staff to discussed issues to be considered in the Zoning Technical Manual and the associated administrative processes that affect agency requirements in the ULDC.

### **F. Adjourn**

The meeting adjourned at 11:52 a.m.

EXHIBIT B

RENEWABLE ENERGY (WIND)  
SUMMARY OF AMENDMENTS  
(Updated 04-8-11)

1  
2 Part 1. ULDC, Art. 1.I, Definitions and Acronyms (pages 34, 54, 72, 96, 105 and 112 of 114), is  
3 hereby amended as follows:  
4

**Reason for amendments:** [Zoning] Respond to Board of County Commissioners (BCC) direction to review request of Gentile, Holloway, O’Mahoney and Associates, on behalf of the Wind Capital Group, to accommodate large scale wind farm projects in the Glades Tier of Palm Beach County. Additional definitions to acknowledge the need for Meteorological Towers for data collection and operation of wind farms, and inclusion of Specific Purpose Survey as provided for by Florida Administrative Code.

5 CHAPTER I DEFINITIONS & ACRONYMS

6 ....

7 Section 2 Definitions

8 ....

9 E. Terms defined herein or referenced in this Article shall have the following meanings:

10 ....

11 12. **Electric Power Facilities** - Any electric generating facility that uses any process or fuel and  
12 includes any associated facility that directly supports the operation of the electrical power  
13 facility. [Ord. 2006-004] [2009-040] [Ord. 2010-005]

14 ....

15 M. Terms defined herein or referenced in this Article shall have the following meanings:

16 ....

17 35. Meteorological Tower – A tower erected to measure atmospheric weather conditions.  
18 [Renumber Accordingly]

19 R. Terms defined herein or referenced in this Article shall have the following meanings:

20 ....

21 23. **Renewable Energy Facility, Wind** – A facility that uses one or more wind turbines,  
22 Meteorological Towers or other systems with a principal use of producing electrical or  
23 mechanical power from the wind. [Ord. 2010-005]

24 [Renumber Accordingly]

25 S. Terms defined herein or referenced in this Article shall have the following meanings:

26 ....

27 71. Specific Purpose Survey – A survey performed for a purpose other than the purposes  
28 detailed in paragraphs 5J-17.050 (10)(a)-(i) or (k), F.A.C.

29 [Renumber Accordingly]

30 T. Terms defined herein or referenced in this Article shall have the following meanings:

31 ....

32 74. **Turbine, Wind** – A rotary engine assembly with attached blades utilized in the process to  
33 convert wind into energy. [Ord. 2010-005]

34 ....

35 Section 3 Abbreviations and Acronyms

36	....	....
37	<b>MDA</b>	Minimum Descent Altitude
38	<b>MET</b>	<u>Meteorological Tower</u>
39	<b>MF</b>	Multi-family Dwelling [Ord. 2006-004]
40	....	....

41  
42 This space intentionally left blank.  
43

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

RENEWABLE ENERGY (WIND)  
SUMMARY OF AMENDMENTS  
(Updated 04-8-11)

1  
2 Part 2. ULDC, Art. 2.D.1.g.1, Amendments to BCC/ZC Approvals (pages 36-37 of 80), is hereby  
3 amended as follows:  
4

**Reason for amendments:** [Zoning] See also Part 1 above – Grant the DRO authority to amend BCC approvals of Renewable Energy Facilities (Wind) located in the Glades Tier on parcels with an Agricultural Production (AP) Future Land Use (FLU) designation and Zoning district, to include the relocation or addition of Wind Turbines or Meteorological Towers. Representatives of the Wind Capital Group indicate that the need to increase or decrease the number of Turbines or Towers, as well as relocate – is necessary to accommodate possible environmental permitting conditions, maximize efficiency, or address other site related factors.

5 CHAPTER D ADMINISTRATIVE PROCESS

6 Section 1 Development Review Officer

7 G. Administrative Review

8 1. Amendments to BCC/ZC Approvals

- 9 ....  
10 I. Modification of Renewable Energy Facility (Wind) located on parcels with an AP FLU  
11 designation and Zoning district, as follows:  
12 1) Relocation of Turbines or Meteorological Towers; and,  
13 2) Addition of Turbines not to exceed ten percent of the original number of Turbines  
14 approved by the BCC, and the addition of Meteorological Towers necessary for the  
15 operation of the approved Wind Facility.  
16

17  
18 Part 3. ULDC, Art. 4.B.1.A.106.2, Renewable Energy Facility (Wind) (page 79-81 of 166), is  
19 hereby amended as follows:  
20

**Reason for amendments:** [Zoning] See also Part 1 above – 1) Clarify that a Renewable Energy Facility (Wind) may be comprised of a single commercial Wind Turbine, or multiple Turbines and Meteorological (MET) Towers; 2) Add additional images of more current Wind Turbines and Wind Farm Facilities; 3) Clarify and environmental permitting requirements; 4) Allow for nonconforming legal lots of record to be included within larger Renewable Wind Energy Facilities; 5) Incorporate request to allow for exemptions from setback requirements from internal property lines, which may or may not be owned by different property owners; 6) Acknowledge that Turbines or MET Towers located on farmlands may have vegetative cover that would be equal to or greater than any required landscaping materials, noting also that such would be inconsistent with the use of farmlands; 7) Incorporate recommendation to provide for decommissioning provisions; 8) Allow for minor deviations in Wind Turbine placement at time of construction, provided that final location is surveyed and amended on Final Site Plan prior to issuance of Certificate of Completion; and, 9) Establish expedited approval processes for temporary MET Towers located on farmlands for the purposes of gathering wind data for possible future Wind Farm Facilities.

21 CHAPTER B SUPPLEMENTARY USE STANDARDS

22 Section 1 Uses

23 A. Definitions and Supplementary Standards for Specific Uses

24 106-2.Renewable Energy Facility, Wind

25 A facility that uses one or more wind turbines, Meteorological (MET) Towers or other systems  
26 with a principal use of producing electric or mechanical power from the wind. [Ord. 2010-  
27 005]  
28

29  
30  
31  
32  
33 This space intentionally left blank.  
34

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

RENEWABLE ENERGY (WIND)  
SUMMARY OF AMENDMENTS  
(Updated 04-8-11)

1

Figure: 4.B.1.A – Typical Renewable Wind Turbines Structure



[Ord. 2010-005] [2011-...]

2

Figure 4.B.1.A – Typical Renewable Wind Energy Facility



[Ord. 2011-...]

3  
4  
5  
6  
7

This space intentionally left blank.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT B

RENEWABLE ENERGY (WIND)  
SUMMARY OF AMENDMENTS  
(Updated 04-8-11)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66

- a. **Environmental Permitting Pre-Submittal Requirements**  
Concurrent with Prior to submitting an application for DRO certification for Public Hearing, or Final DRO approval if a Public Hearing is not required zoning approval, the applicant shall provide a letter of engagement, or other similar documentation, from all applicable environmental permitting agencies, including but not limited to: the Florida Fish and Wildlife Conservation Commission, or US Fish and Wildlife Service, Florida Department of Environmental Protection, or other applicable regulatory agency. Letters of engagement, or similar documentation, shall indicate indicating that the proposed facility is under review for complies with their applicable permitting or siting requirements for endangered, threatened or species of special concern, migratory birds or bats, natural ecosystem or wetlands, or other local wildlife bat and bird migration patterns. The documentation shall be submitted to the Zoning Division, with the Zoning application, and reviewed by ERM. **[Ord. 2010-005]**
- b. **Minimum Lot Size**  
Lots shall comply with the minimum lot dimension requirements pursuant to Table 3.D.1.A, Property Development Regulations, or the applicable PDD requirements. Nonconforming legal lots of record may be included within the boundaries of a Renewable Energy Facility (Wind) if the overall site meets the minimum standards for the district. **[Ord. 2010-005]**
- c. **Minimum Setback Requirements**  
Accessory electric poles, distribution and transmission lines shall be exempt from the minimum setback requirements indicated below. **[Ord. 2010-005]**
  - 1) **All Lots**  
Facilities shall comply with the minimum setback requirements of the applicable zoning Zoning district. **[Ord. 2010-005]**
  - 2) **Additional Setback**  
*One additional foot of setback shall be required in addition to the minimum setback indicated above for each one foot of height, or fraction thereof, over 35 feet.* **[Ord. 2010-005]**
  - 3) **Lots Adjacent to Existing Residential Uses**  
Facilities located on lots adjacent to existing residential uses, Zoning districts or FLU designations, shall be setback a minimum of 110 percent of the height of the structure. The height shall be measured from finished grade to the top of the turbine blade. The setback shall be measured from the residential property line. **[Ord. 2010-005]**
  - 3) **Additional Setback**  
~~One additional foot of setback shall be required in addition to the minimum setback indicated above for each one foot of height, or fraction thereof, over 35 feet.~~ **[Ord. 2010-005]**
  - 4) **AP District Exemptions**  
Wind Turbines, MET Towers or accessory structures on parcels with an AP FLU designation and Zoning district, may be exempt from Minimum Setback Requirements for lot lines located within the boundaries of a Renewable Energy Facility (Wind) approval, subject to the following:
    - a) The owner or operator of the Renewable Energy Facility obtains a waiver from participating property owner(s) for the parcel where the structure is located, and any other affected parcels, in a form approved by the County Attorney, to waive setback requirements for property lines;
    - b) The written waiver shall notify applicable property owner(s) of required setbacks, describe how a Wind Turbine, MET tower, or accessory structures are not in compliance, and state that consent is granted to waive the setback as required by this ordinance;
    - c) No habitable structures are located within the setback area of the structure; and,
    - d) Any such waiver shall be signed by the applicant, the participating land owner(s) and recorded.
- d. **Perimeter Buffers and Interior Tree Requirements**
  - 1) A Type I incompatibility buffer shall be required when the subject site is adjacent to or visible from any street or parcels with a conservation (when open to the public), commercial, public and civic, or residential use. In addition, a Type II incompatibility buffer shall be required around the perimeter of all ground mounted equipment or accessory buildings. Palms may be substituted for 50 percent of the required canopy trees. These buffers may be modified pursuant to Article 7.B.3, Alternative Landscape Plan. **[Ord. 2010-005]**
  - 2) Wind Turbines or MET Towers located on parcels with an AP FLU designation and Zoning district shall be exempt from the landscaping requirements above, as follows:

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

RENEWABLE ENERGY (WIND)  
SUMMARY OF AMENDMENTS  
(Updated 04-8-11)

structures are not within 1,320 feet of a public R-O-W; or, upon submittal of a line of sight analysis documenting that the land area between the structures and public R-O-W provides visual screening similar to the landscaping required above, due to the placement of structures or the cultivation of crops, trees or other similar screening, that will provide screening for the majority of an annual period. Any screening documented in the line of sight analysis shall be continued in perpetuity or amended to reflect any changes. Exceptions may be permitted for any damages caused by natural disasters such as hurricanes or winter freezes.

3.2) These facilities shall be exempt from interior landscape requirements for the developable area pursuant to Table 7.C.3, Minimum Tier Requirements. [Ord. 2010-005]

**e. Substation**

Substations associated with the facility shall be subject to the requirements of Article 4.1.A.134, Utility Minor. [Ord. 2010-005]

**f. Collocation with Existing Electric Power Facilities**

Wind facilities located on a site with an existing electric power facility shall be approved pursuant to the approval process indicated in the appropriate use matrix, and shall not be subject to a legislative development order amendment, pursuant to Article 2.B.2.H, Development Order Amendment. [Ord. 2010-005]

**g. Decommissioning or Abandonment**

If no electricity is generated for 18 consecutive months, the Renewable Energy Facility, Wind Turbine owner shall have three months to remedy any safety issues/concerns or complete the decommissioning of the Facility or Turbine to the satisfaction of the Building Official.

1) The Zoning Director may grant extensions of time for repair or maintenance, for good cause, such as the need to back-order parts that are not currently available from the manufacturer or supplier, or the need to repair multiple Turbines damaged or inoperative subsequent to a storm event or other unforeseeable natural disaster;

2) Decommissioning shall include removal of Wind Turbines, MET Towers and accessory structures, down to 36 inches below grade, where applicable; and,

3) Disturbed earth shall be graded, and reseeded, unless the landowner notifies the Zoning Director in writing otherwise.

**h. Wind Turbine/MET Tower Placement - Timing of Certificate of Completion**

Wind Turbines or MET Towers located on parcels with an AP FLU designation and AP Zoning district may be field adjusted to avoid conflicts with farming operations or as needed based on: meteorological data, environmental permit requirements, analysis of County microwave communication systems, or other similar requirements. All field adjustments will be recorded by an as-built survey demonstrating compliance with any applicable setbacks, and amended on the FSP prior to issuance of a final Certificate of Completion.

**i. MET Tower Approval Process Exceptions**

Permanent MET Towers shall be considered a permitted accessory structure to a Renewable Energy Facility (Wind).

**1) DRO Approval**

A temporary MET Tower located on a parcel with an AP FLU Designation and Zoning district, to be erected for a period of not more than two years, may be approved by the DRO.

**2) Permitted by Right**

A temporary MET Tower located on a parcel with an AP FLU Designation and Zoning district, to be erected for a period of not more than two years, where located a mile or more from a public R-O-W, or parcels with a conservation (when open to the public), commercial, public, civic, or residential use, shall be permitted by right.

This space intentionally left blank.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

RENEWABLE ENERGY (WIND)  
SUMMARY OF AMENDMENTS  
(Updated 04-8-11)

1

**Figure: 4.B.1.A – Typical Temporary Meteorological Tower**



[Ord. 2010-...]

2  
3  
4  
5  
6  
7

Part 4. ULDC, Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements [Related to Electric Power Facilities and Renewable Energy] (page 73 of 155), is hereby amended as follows:

**Reason for amendments:** [Zoning] See also Part 1 above. Provide exemptions from parking for unmanned Wind Turbine or MET Towers, similar to those permitted for Communications Towers

8

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements – Cont'd**

Use Type: Utilities and Excavation	Parking <sup>1</sup>	Loading <sup>2</sup>
....		
Renewable Energy Facility, Wind	<u>1 space per site; and 1 space per 200 sq. ft. of office space</u> <u>Exempt from parking requirements for unmanned Wind Turbines or MET Towers, unless otherwise required by the Zoning Director</u>	N/A
....		
<b>[Ord. 2005-002] [Ord. 2009-040] [Ord. 2010-005]</b>		
<b>Loading Key:</b>		
Standard "A" - One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" - One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" - One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" - One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" - One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		

9  
10  
11  
12  
13  
14

U:\Zoning\CODEREV\Research - Central\Renewable Energy\2011\3 Meetings\4-18-11 Subcommittee Meeting\Exhibit B - DRAFT Wind Farm for Subcom #3.docx

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.