



LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
ARCHITECTURE SUBCOMMITTEE

SEPTEMBER 10, 2014 AGENDA
2300 NORTH JOG ROAD

1ST FLOOR HEARING ROOM (VC-1W-47)
1:30 P.M. – 3:00 P.M.

A. CALL TO ORDER

1. Introductions
2. Election – Chair and Vice-Chair
3. Additions, Substitutions, and Deletions
4. Motion to Adopt Agenda

B. OVERVIEW

1. Scope of Code Amendment per ZC Request and BCC Direction (Exhibit 1)

C. DISCUSSION

1. Current Requirements for Submittal of Architectural Elevations (Exhibit 2)
2. Requested Amendments

D. NEXT STEP


E. ADJOURN



EXHIBIT 1

MEMORANDUM

TO: Honorable Sherry Hyman, Chair and Members of the Zoning Commission

FROM: Jon MacGillis, ASLA
Zoning Director 

DATE: December 2, 2012

RE: **Architectural Elevations submitted to the Zoning Commission for review and comments**

At the Zoning Commission (ZC) on November 3, 2011, staff was requested to require applicants to provide elevations for applications before the Zoning Commission. Staff explained that since the adoption of the architectural provisions in the Unified Land Development Code (ULDC) in 2001, there was an option to the applicant as to when they wanted to submit the elevations: BCC, DRO or building permit. There were several types of applications: automotive paint or body shop, repair and maintenance and retail sale, automotive parts and accessories that require the elevations to be submitted for BCC review. The intent was to allow flexibility to the applicant since in some cases the elevations could be used at the public hearing to garner support for this project while in other cases the applicant does not have a tenant and is not ready to spend the money on the elevations upfront. Also, note that the Zoning Commission and BCC can impose architectural conditions that some applicants claim could further increase the cost of the project.

The Zoning Staff currently encourages all applicants to submit elevations and coordinate any conditions of approval in advance of the public hearing.

STAFF RECOMMENDATION:

1. Maintain the existing process relative to when architectural elevations are submitted, however, staff will amend the Zoning Application to "encourage" the applicant to submit renderings on all applications before the ZC and BCC, which could be subject to input from ZC.
2. Recommendation from the Zoning Commission to the BCC to consider amending the architectural provisions of **Article 5.C.1.E Review Process**-(Attachment A) to require architectural elevations for all applications before the Zoning Commission.

Department of Planning,
Zoning & Building

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300

Zoning Division 233-5200

Building Division 233-5100

Code Enforcement 233-5500

Contractors Certification 233-5525

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County Administrator

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BACKGROUND:

In 2000, the Palm Beach County Zoning Division was directed by the Board of County Commissioners (BCC) to establish a Task Team made up of industry representatives and staff that would be responsible for establishing an architectural ordinance for the ULDC. The ordinance would entail (3) three main functions: Process, Application, and Design Standards. In August 2001, the BCC adopted the architectural ordinance, established by the Task Team, which became effective October 2, 2001. Further regulations were added to the ULDC in 2006 that provided additional requirements for Big Box stores.

The overall architectural guidelines provide a large degree of flexibility by allowing the applicant to submit architectural elevations through any of the following processes:

1. BCC, Zoning Commission;
2. Final Development Review Officer (DRO); or
3. building permit submittal

Overall, the flexibility in the process has been quite successful and beneficial for the applicant and public.

Staff will be prepared to address this matter at the December 2, 2011 Zoning Commission.

If you have any questions, contact me at 561-233-5234.

JPM/jm

Attachment: A-ULDC Architectural Provision Article 5.C.1.E

C: Honorable Shelly Vana, Chair, and Members of the Board of County Commission
Verdenia Baker, Deputy County Administrator
Barbara Alterman, Executive Director PZB
Robert P. Banks, Assistant County Attorney
Maryann Kwok, Chief Planner
Wendy Hernandez, Zoning Manager
Zoning Director File

C. Exemptions

1. Agricultural or industrial buildings not visible from a public street or residential zoning district. 2. Buildings which are exempt from local building permits or government review pursuant to State of Florida or Federal Statutes. 3. Recreational buildings and accessory structures within a PUD or a standard zoning district. [Ord. 2009-040].
4. Primary and secondary building frontages within a TMD, and buildings in the NRM, NG and NC Sub-areas of the WCRAO that have a side setback of less than 15 feet, shall be exempt from the requirements of Art. 5.C.1.H.1.c.1).a), Recesses/Projections. [Ord. 2005-041] [Ord. 2006-004]
5. Palm Beach County Water Utility Facilities which are not visible from a public street or residential zoning district or are limited access, high security facilities not open to the general public. [Ord. 2007-013]
6. All of the uses/features (except for parapet screening of mechanical equipment noted in the height exceptions in Art.3.D.1.E.4.a, are also exempt from architectural requirements. These uses/features include: [Ord. 2007-013] a. Tanks; [Ord. 2007-013] b. Water towers; [Ord. 2007-013] c. Cooling towers; [Ord. 2007-013] d. Miscellaneous, unoccupied utility support structures of 1,000 SF or less (proposed addition to list). [Ord. 2007-013]
7. All building frontages that are required to be located on a main street in an LCC shall be exempt from the requirements of Art. 5.C.1.H.1.c.1),a), Recesses and Projections. [Ord. 2010-005]

D. Effect

1. Effect on Prior BCC and ZC Approvals

These guidelines shall apply to all previously approved projects as a BCC or ZC condition of approval as part of a DOA or Status Report. Previously approved architectural conditions of approval shall remain in full effect unless amended by the BCC or ZC. Non-residential projects previously approved by the BCC or ZC shall comply with Art. 5.C.1.H.1.a, General. [Ord.2006-004]

2. Effect on Prior DRO Approvals

These guidelines shall not apply to projects or buildings which have a previously approved site plan by the DRO, unless within a PDD or for any use specifically identified within Article 4.B, SUPPLEMENTARY USE STANDARDS. Non-residential projects previously approved by the DRO or ZC shall comply with Art. 5.C.1.H.1.a, General. [Ord. 2006-004]

3. Effect on Other Regulations

These guidelines shall supplement architectural requirements of an Overlay District, Neighborhood Plan, or other applicable regulations. In case of a conflict, the more strict regulation shall apply.

E. Review Process

PZB shall review all applicable buildings for compliance with this Chapter during the building permit or zoning review process, and provide a written determination of compliance with the requirements of this Chapter. An application submitted for any type of review process listed below may apply for Unique Structure designation or Type II Variance, pursuant to Article 2.B.2, Conditional Uses, Requested Uses, Development Order Amendments and Unique Structures: [Ord. 2009-040]

1. Methods

An applicant or PBC may request review for compliance with this Chapter in accordance with any one of the following methods: [Ord. 2005 – 002]

a. Type I - Projects Requiring BCC Approval

A request for a determination of compliance with the requirements of this Chapter may be submitted with the application. A written determination of compliance with this Chapter shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 days prior to the public hearing. [Ord. 2005-002] [Ord. 2009-040]

b. Type II - Projects Requiring ZC Approval

A request for a determination of compliance with the requirements of this Chapter may be submitted with the ZC application. A written determination of compliance with this Chapter shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 days prior to the ZC public hearing. [Ord. 2009-040] Unified Land Development Code Supplement No. 11 (Printed 10/11) Article 5 – Supplementary Standards 35 of 91

c. Type III - Projects Requiring DRO or Site Plan Approval

Unified Land Development Code Supplement No. 11 (Printed 10/11) Article 5 – Supplementary Standards 35 of 91 **c. Type III - Projects Requiring DRO or Site Plan Approval**

A request for a determination of compliance with the requirements of this Chapter may be submitted with the original DRO or site plan approval application. A written determination of compliance with this Chapter shall be made in the comment letter regarding the development order for the project. The request for a determination shall be included in the initial DRO application. [Ord. 2009-040]

d. Type IV - Projects Requiring Building Permit Approval

Buildings requiring a building permit only shall be reviewed for compliance through the standard building permit review process. The request for a determination shall be submitted prior to or concurrent with the building permit application. [Ord. 2009-040]



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- Mary Lou Berger
- Jess R. Santamaria

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Robert Weisman

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MEMORANDUM

TO: Honorable Priscilla A. Taylor, Mayor and Board of County Commissioners

FROM: Honorable Alex Brumfield, Chair and Members of the Zoning Commission 

DATE: April 3, 2014

RE: Request to amend Unified Land Development Code (ULDC) to required building elevations to be submitted for Zoning Commission review

The Zoning Commission (ZC) is requesting the Board of County Commissioners (BCC) consider the unanimous request of the ZC that requires Applicants to submit building elevations, concurrent with their application requests. The role of the ZC is to review and make recommendations on development proposals. In order to make clear decisions we have concluded that building elevations need to be part of the application request.

The ZC has requested the Zoning staff ensure building elevations are submitted as part of the backup material for all applications subject to compliance with Article 5.C. Staff explained the ULDC exempts certain projects from Architecture Review and has provisions allowing an Applicant choose when they request review for compliance. (Attachment 1) Staff explained that unless the BCC directs Staff to initiate a ULDC amendment, the ZC cannot require an Applicant to submit building elevations.

The Zoning Commission respectfully requests the BCC direct Staff to amend the ULDC to require preliminary architecture elevations be submitted for review at time of application for those applications subject to the requirements of Article 5. C.

If you have any questions Mr. Brumfield, Chair would be happy to respond to this request.

Attachments: Attachment 1- Article 5.C.1.E- Review Process

c: Hard Copy to:
Honorable Priscilla A. Taylor, Mayor and Board of County Commissioners

Email to:
Verdenia Baker Deputy County Administrator
Rebecca D. Caldwell, Executive Director, PZB
Maryann Kwok, Chief Planner
Wendy Hernandez, Zoning Manager
William Cross, Principal Planner

U:\Zoning\CD\ZC\2014\Zoning Commission Documents\Arch Elevations Memo\Memorandum from Zoning Commission to BCC on Arch Review.docx

Attachment 1 - Article 5.C.1.E

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c. Type III - Projects Requiring DRO or Site Plan Approval

A request for a determination of compliance with the requirements of this Chapter may be submitted with the original DRO or site plan approval application. A written determination of compliance with this Chapter shall be made in the comment letter regarding the development order for the project. The request for a determination shall be included in the initial DRO application. [Ord. 2009-040]

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ARCHITECTURE SUPPLEMENTAL APPLICATION

INSTRUCTIONS: Complete all questions. If not applicable, indicate with N/A. Attach additional pages if necessary.

I. TYPE OF ARCHITECTURE APPLICATION

Check (√) type of Application:

- Architecture Review
- Unique Structure
- Green Building

II. TYPE OF STRUCTURE

Check (√) type of structure(s) affected:

- NON-RESIDENTIAL: () Agricultural () Commercial () Industrial () Public/Civic
PROPOSED USE: _____
- RESIDENTIAL: () CLF () WFH () TDR

III. REVIEW PROCESS

Check (√) type of Review:

Type I - Projects Requiring BCC Approval-A request for a determination of compliance with the requirements of this Chapter may be submitted with the application. A written determination of compliance with this Chapter shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 days prior to the public hearing.

Type II - Projects Requiring ZC Approval-A request for a determination of compliance with the requirements of this Chapter may be submitted with the ZC application. A written determination of compliance with this Chapter shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 days prior to the ZC public hearing.

Type III - Projects Requiring DRO or Site Plan Approval-A request for a determination of compliance with the requirements of this Chapter may be submitted with the original DRO or site plan approval application. A written determination of compliance with this Chapter shall be made in the comment letter regarding the development order for the project. The request for a determination shall be included in the initial DRO application.

Type IV - Projects Requiring Building Permit Approval-Buildings requiring a building permit only shall be reviewed for compliance through the standard building permit review process. The request for a determination shall be submitted prior to or concurrent with the building permit application.

IV. GENERAL APPLICATION REQUIREMENT

In addition to the General Application requirements the following information shall be provided with each of the above applications:

- Supplemental Architecture Application
- black line elevations, including all architectural elements/features and building height;
- screening for mechanical, air conditioning, electrical, and satellite dish equipment;
- architectural finishes (e.g. manufacturer or material specifications for roof, color chips or paint samples, etc.);
- roof types, pitch, and material, details for roof drainage;
- details of all public entries;
- screening of loading bays, garage doors, overhead doors, outdoor storage, dumpster, garbage disposal and recycling areas;
- structural/architectural focal point details (e.g. fountains, gazebos, porte-cochere, etc.); and
- all sign types, including: illumination tint, letter size and height, logos, amplification, address, and sign area calculations shall be consistent with Master Sign Plan.

NOTE: All application documents shall be consistent with the Technical Manual, which is maintained on the Zoning Web Page.

IV. UNIQUE STRUCTURE REQUIREMENTS

For Unique Structure application review and designation the applicant shall comply with the requirements on Page 1 of 4, in addition to all of the requirements listed in IV:

A. Justification Statement:

Provide a detailed and specific summary of why structure warrants a Unique Designation. If additional space is needed, attach the summary on a separate sheet of paper.

B. Standards of Review:

In order to be considered a Unique Structure, the BCC and ZC shall consider and find that all five standards listed below have been satisfied by the applicant prior to making a motion or decision for approval of a Unique Structure. A request for a unique structure which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

<p>1. CONSISTENCY WITH THE PLAN- (Approval of the Unique Structure designation will be consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities.)</p> <p>RESPONSE:</p>
<p>2. COMPLIES WITH OTHER STANDARDS OF CODE- The proposed architectural composition complies with all standards imposed on it by all other applicable provisions of this Code for use, layout, function, and general development characteristics.</p> <p>RESPONSE:</p>
<p>3. ARCHITECTURAL COMPATIBILITY- The proposed architectural composition is consistent with the Architectural Style, (see Technical Manual for examples) and generally consistent with the: scale, proportion, unity, harmony and context of the architecture in the surrounding area.</p> <p>RESPONSE:</p>
<p>4. DESIGN MINIMIZES ENVIRONMENTAL IMPACT- The proposed architectural composition minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.</p> <p>RESPONSE:</p>
<p>5. CIRCUMSTANCES- Whether and to what extent it can be demonstrated that there are any circumstances that support the designation.</p> <p>RESPONSE:</p>

VI. GREEN BUILDING REQUIREMENTS

For Green Building architecture review the applicant shall comply with the requirements on Page 1 of 4, in addition to all of the requirements listed in VI:

A. Justification Statement:

Provide a detailed and specific summary of how structure qualifies as a Green Building pursuant to the requirements of Article 5.C. If additional space is needed, attach the summary on a separate sheet of paper.

B. Standards of Review:

In order to be considered a Green Architecture the Zoning staff shall review the application for compliance with Table 5.C.1.E below. The registered architect may include any documentation that supports how the points were determined. The Green Architecture Waiver application shall be reviewed and approved, approved with conditions, or denied in conjunction with one of the review processes outlined in Article 5.C.1.E, Review Process. The registered architect shall complete the required Zoning application, which will require compliance with the Green Architecture Rating Program, Table 5.C.1.E. In order for the Zoning Director to grant waivers, the applicant shall demonstrate compliance with a minimum of 30 points out of a total of 50, pursuant to Table 5.C.1.E-1, Green Architecture Rating Program. The registered architect of the building shall be required to sign and seal the architectural elevations and be required to monitor and sign off on the building at the time of Certificate of Occupancy to ensure compliance with the waiver.

Table 5.C.1.E-1 – Green Architecture Rating Program

<u>Requirements</u>	<u>Allocated Points</u>	<u>Total Points</u>	<u>Applicants Points</u>
Roof Configuration		<u>12</u>	
<ul style="list-style-type: none"> • <u>Flat planted green roof for cooling and storm water management for at least 50% of the roof area</u> • <u>30% of the gross area of the roof surface is planted with vegetative plants</u> • <u>Roof that incorporates clear story glazing, solar tubes and or light wells</u> • <u>Roof that incorporates energy strategies (photovoltaic solar panels, solar thermal panels for hot water) and specific slopes related to the suns solar path thru the sky</u> • <u>Roof that incorporates thermal chimneys as passive cooling devices</u> • <u>Roof that is designed to harvest rain water for non potable uses</u> • <u>Roof materials that are highly reflective (light colored standing seam metal; white single membrane for flat roofs and green planted roofs)</u> • <u>Roof materials that have a Solar Reflectance Index of 78 for low-sloped roof and 29 for steep-sloped roof for a minimum of 75% of the roof surface (refer to the USGBC for roof type, slope and reflectance/emittance information)</u> 	<p><u>2</u></p> <p><u>2</u></p> <p><u>1</u></p> <p><u>1</u></p> <p><u>1</u></p> <p><u>1</u></p> <p><u>2</u></p> <p><u>2</u></p>		
Facade, Exterior Treatment, Fenestration Details, Entries and Color		<u>33</u>	
Facade			
<ul style="list-style-type: none"> • <u>The building exterior design treatments vary based on the orientation related to the sun (south facade might have an expanse of glazing and shading devices and light shelves; east and west facade have a limited surface area with a small amount of glazing area; north facade opens to allow the cool north daylight to enter the facility)</u> • <u>Building form takes on natural shapes that relate to the solar system</u> 	<p><u>5</u></p> <p><u>5</u></p>		
Exterior Treatment			
<ul style="list-style-type: none"> • <u>The building shape, form and orientation take advantage of the suns path across the sky (innovative building forms inspired by nature, building forms are shaped to harvest daylight, building forms are shaped to harvest solar energy from photovoltaic panels for the generation of electric and heat energy for solar water systems)</u> • <u>The following typical architectural features or details such as: windows, awnings, covered arcades, sills, shutters, relief's, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, and/or accent tile, shall be integrated into the facade to avoid blank walls.</u> 	<p><u>5</u></p> <p>N/A</p>		
Fenestration Details			
<ul style="list-style-type: none"> • <u>Achieve a minimum glazing factor of 2% in a minimum of 75% of all regularly occupied areas</u> • <u>The building has an expanse of glazing and permanent shading devices and light shelves to harvest daylight</u> • <u>The use of high performance glazing and/or automatic photocell-based controls</u> 	<p><u>4</u></p> <p><u>4</u></p> <p><u>4</u></p>		

<p>Entries</p> <ul style="list-style-type: none"> All public entries are easily identifiable and integrated into the building architecture Each freestanding principal structure does have a minimum of one clearly defined primary public entrance feature and does incorporate a minimum of one primary entry feature design element such as: canopies, porte-cochere, or porticos; wall recess or projection a minimum of 12 inches in depth; covered arcades, a minimum of eight feet clear in width; peaked roof forms; arches, columns or pilasters A minimum of one secondary decorative treatment has been provided such as: overhangs, cornices, and eaves; decorative moldings or trims around windows and doors; covered public outdoor patio or plaza incorporated with entry area which are not part of a tenant space; special pavers, bricks, decorative concrete, or other similar pavement treatment; architectural details, such as tile work or moldings. 	<p>N/A N/A N/A</p>		
<p>Color</p> <ul style="list-style-type: none"> Specialty coatings such as: radiation control and anti-corrosive paint The use of light colored reflective paint 	<p><u>3</u> <u>3</u></p>		
<p>Recycled Materials</p>		<p>5</p>	
<ul style="list-style-type: none"> Credit will be given when 50% of non-hazardous building construction materials, components and demolition debris is reused/or recycled Credit will be given when 50% of building materials with recycled content are used 	<p><u>2.5</u> <u>2.5</u></p>		
<p>TOTAL POINTS</p>			
<p>Key: N/A No points are allocated for these requirements. If the registered architect can demonstrate these Code requirements, if applied would conflict with Green architecture, waivers may be granted.</p>			

TYPICAL COMMENT BY ZONING STAFF ON APPLICATIONS SUBJECT TO ARCHITECTURAL REVIEW

At the February 6, 2013 Zoning Commission Hearing, staff was asked to remind applicants to submit architectural elevations for their review at the Public Hearing so they can be included in the Zoning Commission staff report.

The following typical comment is included in the Staff Summary for each application as to status of Architecture submittal and review:

The proposed request is subject to Article 5.C, Design Standards of the Unified Land Development Code (ULDC). The applicant is strongly encouraged to submit elevations prior to certification as the Zoning Commission has requested that elevations be included in staff's report. You can submit the elevations to simply garnish support for the project and not for full review of Article 5.C but the applicant must inform Zoning staff of this at time of submittal so it is clear what expectations are by you, your client, and staff.

EXHIBIT 2

ARTICLE 5.C DESIGN STANDARDS

CHAPTER C DESIGN STANDARDS

Section 1 Architectural Guidelines

A. Purpose and Intent

The purpose of these guidelines is to encourage development to contribute to PBC as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community.

B. Threshold

This Chapter shall apply to the following projects, buildings and related signs:

1. General

- a. All nonresidential projects or buildings requiring approval by the BCC or ZC; **[Ord. 2006-036]**
- b. All nonresidential projects or buildings requiring approval by the DRO in accordance with Table 4.A.3.A, Use Matrix, and Table 3.D.1.A, Property Development Regulations, or those exceeding the thresholds in Table 4.A.3.A, Thresholds for Projects Requiring DRO Approval; **[Ord. 2006-036]**
- c. Multi-family buildings with more than 16 units or three or more stories; **[Ord. 2006-036]** **[Ord. 2009-040]** **[Ord. 2010-005]**
- d. Substantial renovations of existing built projects or buildings meeting the threshold of this Chapter; and **[Ord. 2006-036]**
- e. The following uses, regardless of building size: **[Ord. 2006-036]**
 - 1) Automotive paint or body shop; **[Ord. 2006-036]**
 - 2) Repair and maintenance, general; **[Ord. 2006-036]** **[Ord. 2012-027]**
 - 3) Retail sales, automotive parts and accessories; and **[Ord. 2006-036]** **[Ord. 2012-027]**
 - 4) Type I restaurants with drive through requesting location criteria exception pursuant to Art.4.B.1.A.109, Restaurant, Type I. **[Ord. 2012-027]**

2. Mixed Use

Mixed use development that includes a combination of residential and one or more non-residential uses that do not trip the thresholds listed above, shall comply with the following guidelines to ensure the project is vertically or functionally integrated: **[Ord. 2006-036]**

- a. Art. 5.C.1.H.1.a, General; **[Ord. 2006-036]**
- b. Art. 5.C.1.H.1.d, Entries **[Ord. 2006-036]**
- c. Art. 5.C.1.I.3.d, Pedestrian Amenities; and, **[Ord. 2006-036]**
- d. Art. 5.C.1.I.3.b.4), Covered Walkways. **[Ord. 2006-036]**

3. Any mixed use project in the WCRAO. **[Ord. 2006-004]**

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An applicant or PBC may request review for compliance with this Chapter in accordance with any one of the following methods: **[Ord. 2005 – 002]**

a. Type I - Projects Requiring BCC Approval

A request for a determination of compliance with the requirements of this Chapter may be submitted with the application. A written determination of compliance with this Chapter shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 days prior to the public hearing. **[Ord. 2005-002] [Ord. 2009-040]**

b. Type II - Projects Requiring ZC Approval

A request for a determination of compliance with the requirements of this Chapter may be submitted with the ZC application. A written determination of compliance with this Chapter shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 days prior to the ZC public hearing. **[Ord. 2009-040]**

c. Type III - Projects Requiring DRO or Site Plan Approval

A request for a determination of compliance with the requirements of this Chapter may be submitted with the original DRO or site plan approval application. A written determination of compliance with this Chapter shall be made in the comment letter regarding the development order for the project. The request for a determination shall be included in the initial DRO application. **[Ord. 2009-040]**

d. Type IV - Projects Requiring Building Permit Approval

Buildings requiring a building permit only shall be reviewed for compliance through the standard building permit review process. The request for a determination shall be submitted prior to or concurrent with the building permit application. **[Ord. 2009-040]**

2. Unique Structure

a. Purpose and Intent

To recognize structures that comply with the definition in Article 1.1.2.A, Unique Structure, that by the nature of their: scale, massing, proportion, rhythm, style, harmony, order, balance, etc, warrant a special designation. PBC has diverse architectural styles in the various Tiers that are reflective of the historical evolution of the community. The architecture guidelines were established to preserve and enhance those communities through common building design elements. The allowance for unique structures will continue to foster preservation of key design elements while recognizing new and creative design and materials. An applicant may apply for Unique Structure designation pursuant to Article 2.B.2.C., Standards for Unique Structure, for any of the types of review outlined in Article 5.C.1.E, Review Process. A Unique Structure designation will require the applicant to clearly demonstrate that by complying with the standard architectural guidelines in Section 5.C.1.H, Guidelines, the overall design would be compromised. A structure classified as unique does not have to apply for variances, but shall comply with the standards in Article 2.B.2.C, Standards for Unique Structure. The Unique Structure process shall not be requested if the applicant can seek variances in Article 2.B.3, Type II Variance. **[Ord. 2009-040] [Ord. 2011-001]**

b. Applicability

An applicant seeking a Unique Structure designation shall submit the request on forms specified by the PBC official responsible for reviewing the application, pursuant to Article 5.C.1.F, Application Requirements. **[Ord. 2009-040]**

c. Review Process

The Unique Structure shall be reviewed pursuant to Section 5.C.1.E, Review Process and Article 2.B.2.C, Standards for Unique Structure. Staff shall review the request and prepare a Staff Report for approval, approval with conditions or denial to the Zoning Commission. The Zoning Commission will make a finding and recommendation to the BCC that the request is consistent with the required standards of Article 2.B.2.C. The BCC shall make the final decision to approve, approve with conditions or deny the designation of Unique Structure. **[Ord. 2009-040]**

3. Type I Waiver - Green Architecture

a. Purpose and Intent

To encourage and promote the design and construction of green architecture. This Section provides for Type I Waivers from the architecture design guidelines, provided the applicant can achieve the minimum points necessary to be classified as Green Architecture. In order to design sustainable architecture, certain allowances for Type I Waivers in Section 5.C.1.H, Guidelines, need to be recognized and allowed if minimum standards are met. The provisions in Table 5.C.1.E, Green Architecture Designation Rating Program, provide alternative design solutions to achieve green architecture while still complying with the general intent of the architecture guidelines. **[Ord. 2009-040] [Ord. 2012-027]**

b. Applicability

An applicant proposing to utilize the Green Building Architecture waiver provisions for the construction of new or structurally renovated buildings shall be required to comply with the following: **[Ord. 2009-040]**

- 1) Submit an application as required in Section 5.C.1.F, Application Requirements, **[Ord. 2009-040]**
- 2) Comply with the review process outlined below in Section 5.C.1.E.3.c, **[Ord. 2009-040]**
- 3) Comply with the requirements outlined in Table 5.C.1.E, Green Architecture Designation Rating Program. **[Ord. 2009-040]**

c. Review Process

The Green Architecture designation application shall be reviewed and approved, approved with conditions, or denied in conjunction with one of the review processes outlined in Article 5.C.1.E, Review Process. The registered architect shall complete the required Zoning application, which will require compliance with the Green Architecture Designation Rating Program, Table 5.C.1.E. **[Ord. 2009-040] [Ord. 2011-016]**

1) Calculating Points

The registered architect shall be responsible for calculating the total points obtained for requirements listed in Table 5.C.1.E. Any requirement that does not have specific qualitative and or quantitative measurements the registered architect shall refer to the USGBC Green Building Council rating system to determine acceptable national measurements. In order for the Zoning Director to grant the Green Architecture designation, the applicant shall obtain a minimum of 30 out of a total of 50 points from Table 5.C.1.E. The applicant may choose one or any combination of these categories to achieve the minimum 30 point requirement. If a minimum of 30 points cannot be achieved, then the architecture shall comply with Article 5.C.1.H. The registered architect of the building shall be required to monitor the building construction until final Certificate of Occupancy to ensure compliance with the Green Architecture approval. **[Ord. 2009-040]**

Table 5.C.1.E - Green Architecture Designation Rating Program

Requirements	Allocated Points	Total Points
Roof Configuration		12
* Flat planted green roof for cooling and storm water management on a minimum of 50 percent of the roof area	2	
* 30 percent of the gross area of the roof surface is planted with vegetative plants	2	
* Roof that incorporates clear story glazing, solar tubes and or light wells	1	
* Roof that incorporates energy strategies (photovoltaic solar panels, solar thermal panels for hot water) and specific slopes related to the suns solar path thru the sky	1	
* Roof that incorporates thermal chimneys as passive cooling devices	1	
* Roof that is designed to harvest rain water for non potable uses	1	
* Roof materials that are highly reflective (light colored standing seam metal; white single membrane for flat roofs and green planted roofs)	2	
* Roof materials that have a Solar Reflectance Index of 78 for low-sloped roof and 29 for steep-sloped roof for a minimum of 75 percent of the roof surface (refer to the USGBC for roof type, slope and reflectance/emittance information)	2	
Facade, Exterior Treatment, Fenestration Details, Entries and Color		33
Facade		
* The building exterior design treatments vary based on the orientation related to the sun (south facade might have an expanse of glazing and shading devices and light shelves; east and west facade have a limited surface area with a small amount of glazing area; north facade opens to allow the cool north daylight to enter the facility)	5	
* Building form takes on natural shapes that relate to the solar system	5	
Exterior Treatment		
* The building shape, form and orientation take advantage of the suns path across the sky (innovative building forms inspired by nature, building forms are shaped to harvest daylight, building forms are shaped to harvest solar energy from photovoltaic panels for the generation of electric and heat energy for solar water systems)	5	
* The following typical architectural features or details such as: windows, awnings, covered arcades, sills, shutters, relief's trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, and/or accent tile, shall be integrated into the facade to avoid blank walls.	N/A	
Fenestration Details		
* Achieve a minimum glazing factor of 2 percent in a minimum of 75 percent of all regularly occupied areas	4	
* The building has an expanse of glazing and permanent shading devices and light shelves to harvest daylight	4	
* The use of high performance glazing and/or automatic photocell-based controls	4	
Entries		
* All public entries are easily identifiable and integrated into the building architecture	N/A	
* Each freestanding principal structure does have a minimum of one clearly defined primary public entrance feature and does incorporate a minimum of one primary entry feature design element such as: canopies, porte-cochere, or porticos; wall recess or projection a minimum of 12 inches in depth; covered arcades, a minimum of eight feet clear in width; peaked roof forms; arches, columns or pilasters	N/A	
* A minimum of one secondary decorative treatment has been provided such as: overhangs, cornices, and eaves; decorative moldings or trims around windows and doors; covered public outdoor patio or plaza incorporated with entry area which are not part of a tenant space; special pavers, bricks, decorative concrete, or other similar pavement treatment; architectural details, such as tile work or moldings.	N/A	
Color		
* Specialty coatings such as: radiation control and anti-corrosive paint	3	
* The use of light colored reflective paint	3	
Recycled Materials		5
* Minimum of 50 percent of non-hazardous building construction materials, components and demolition debris is reused, recycled or salvaged	2.5	
* Minimum of 5 percent of the sum, based on cost of the total value of building materials, with recycled content are used and permanently installed. Mechanical, electrical and plumbing components and specialty items	2.5	
Note:		
N/A No points are allocated for these requirements. If the registered architect can demonstrate these Code requirements, if applied would conflict with Green Architecture, waivers may be granted. [Ord. 2009-040]		

d. Appeals

If the application is denied, the applicant may appeal the decision to the Zoning Commission in compliance with the standards of Art. 2.A.1.S.2.b.6, Type I Waiver. **[Ord. 2011-016] [Ord. 2012-027]**

4. Administrative Amendments by DRO

Minor amendments to BCC or ZC approved architectural elevations pursuant to Review Types I and II may be approved by the Zoning Director provided the changes do not reduce compatibility with surrounding properties. Changes shall be limited to the following: **[Ord. 2009-040]**

- a. A maximum increase of 25 percent or ten feet in overall building height, from finished grade to highest point, whichever is less;
- b. Modifications to the architectural composition which are equal to or enhance the approved elevation; and,
- c. Modifications to ensure consistency with this Chapter.

F. Application Requirements

The application form and requirements for Architecture Review, including Unique Structure and Green Architecture shall be submitted on forms specified by the PBC official responsible for reviewing the application. All application documents shall be consistent with the Technical Manual. **[Ord. 2009-040]**

G. Visual Impact Analysis

A visual impact analysis shall be submitted with the chosen method of review only for projects or buildings which are contiguous to a public street or to a residentially zoned property. The visual impact analysis shall be prepared and certified by a design professional and include:

1. Environmental Assessment

An assessment of the natural and man-made environments surrounding the proposed building utilizing a minimum of four views taken from the subject property of all contiguous public streets and/or residentially zoned properties and one aerial photograph with the proposed building superimposed on the site.

2. Line of Sight Analysis

A line of sight analysis of the proposed building in relation to the surrounding area. This may be accomplished by submitting a two-dimensional cross section(s) of the site showing the proposed building elevations in relation to contiguous public R-O-W's and residentially zoned properties.

3. Prevalent Theme

A written description by the design professional of the prevalent architectural character of the surrounding area, or desirable architectural character, if no prevalent architectural character exists. If a prevalent architectural character does not exist, the use of architectural styles such as Spanish Eclectic, Mediterranean Revival, Florida Vernacular, or Bermuda/Island is encouraged.

4. Architectural Compliance Statement

A written description by the qualified design professional that the visual impact analysis indicates that the architectural composition of the proposed project or building creates focal points in scale with the pedestrian environment, and complements or enhances existing structures in the surrounding area.

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