



August 7, 2006

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Dear Skeet :

We received your letter of August 2, 2006, in response to the Draft Workforce Housing ULDC Amendments. Thank you for taking the time to draft your comments for staff to address. As you are aware, Zoning staff has arranged a third Workforce Housing (WFH) Industry meeting for August 10, 2006, to get input and hopefully consensus on the proposed amendments.

The Zoning Director has prepared the following response to each of 7 recommendations you outlined in your letter:

1. Staff recognizes the need to vest existing development orders from these proposed requirements. Since the original draft you received, staff is recommending that Article 1.E.1.C.1, Previous Approvals, be amended to include language that addresses modifications to a Development Order (DO) to increase the number of units over 10 on the Master or Site Plan will be subject to WFH other projects with modifications to the DO would not be subject to WFH.
2. The mandatory vs. voluntary density program: In the latest draft staff will be addressing the difference between the required 30% and greater than 30% programs.
3. In response to this question, the existing threshold for residential projects requiring DRO approval is 16 dwelling units. However, any subdivision of 2 or more lots is required to submit for a subdivision plan through DRO. The proposed code language to require a site plan approved by DRO for those projects seeking Optional Residential provisions, is warranted. It also ensures the OR requirements are satisfied for the project prior to permitting.
4. Staff agrees that residential projects are typically exempt from Architectural review with the exception of multi-family buildings over 16 units and recreational and accessory buildings within a PUD, see Article 5.C.B. Staff's intent with this proposed provision is to obtain some type of architectural drawings for the Optional Residential Program. You have deleted elevations from the list of requirements, however, staff cannot support this. Elevations can be conceptual but are necessary to ensure the deviations on the unit still provide for projections/recesses, porches, façade features, etc. We can delete the requirement for perspective drawings which are typically more expensive and timely to generate.
5. Staff cannot support increasing the Zero Lot Line Building coverage to 20%. We have agreed to reduce the required setbacks and allow for



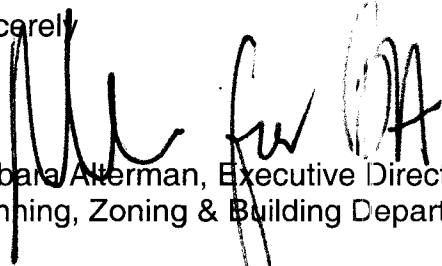
some deviation on building coverage. Currently, this housing type has limited land area to support the units, driveway, landscape, drainage, pools and screen enclosures. Any further increasing building coverage over what is being recommended by staff would further complicate onsite issues the County is currently being faced with on a regular basis. Staff has recommended, on numerous occasions, that a new housing type might be suggested for discussion rather than to further erode the intent of the zero lot line housing type.

6. Staff has been open to suggestions on how to calculate the required open space for WFH developments. Over the years, the ULDC requirement for what has been included in Open Space has changed. Originally it did not include all water management tracks and buffers and that is why the number was 35% for open space. The number was increased to 40% when any type of "open space" was permitted to be counted toward this calculation. Staff has provided an option for reduced open space to 30% provided that additional passive park recreation areas are provided. On various occasions developers have provided various tracts of open space that are simply left over space and provide no amenity to the users of the development. What this new provisions is requiring is that those remnants of open space tracts be combined into a more meaningful usable space.
7. Your recommendation related to clustering or dispersal of WFH units is still being reviewed by staff. As professional planners, our goal would be that the units are dispersed throughout the development, however, we are looking at criteria when it would be warranted to cluster the units as you suggested.

Planning and Zoning staff will continue to work with you to address your concerns.

If you have any questions, please contact Jon MacGillis, Zoning Director, at 561-233-5223 or myself at 561-233-5228.

Sincerely,


Barbara Alterman, Executive Director
Planning, Zoning & Building Department

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