



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

MINUTES OF THE APRIL 3, 2009 SUBCOMMITTEE MEETING

PREPARED BY ANN DEVEAUX, SITE PLANNER I

On Friday April 3, 2009, the Renewable Energy Subcommittee met at the Vista Center, Room VC-2E-12 - Zoning, at 2300 North Jog Road, West Palm Beach, Florida.

A. Attendance

LDRAB Members: Rosa Durando

FPL: Cindy Tindell, Chuck Millar, Ryan Fair

Industry: Kieran Kilday, Joe Verdone

County Staff: Maryann Kwok, Barbara P. Nau, Ann DeVeaux, Lisa Amara

B. Minutes

Barbara P. Nau began the meeting at 10:10 a.m. and summarized the focus of Subcommittee based on the agenda.

C. Discussion Points

Definition - Lisa Amara introduced the Text Amendment Staff Report that included revisions to the Comp Plan's definitions of Electric Power Facility and Renewable Energy, (Exhibit 1) as well as State Definitions related to Power Plants and Renewable Energy (Exhibit 2). The definitions were extracted directly out of the Florida Statutes and suggested striking out the definition of Power Plant in the Code and replacing it with the Plan's definition.

Barbara P. Nau stated the ULDC must contain a definition for Power Plants and Renewable Energy whether or not it stays in the Comp Plan, however, it will mirror the Plan's definition.

Maryann Kwok stated a definition of each item will be needed for clarity for everyone.

It was agreed that definitions would be developed for wind and solar. Hydro will not be included at this time because Staff can not write language for something that little is known about.

Zoning Districts - The proposed language submitted by FPL was reviewed. FPL stated that Renewable Energy should be permitted by right in all categories with the exception of conservation. Lisa Amara suggested just submitting solar this round and come back later for wind and hydro. Cindy Tindell stated preferably wind and solar should be submitted together.

Barbara P. Nau stated permission by right clause may be a little premature at this time. Kieran Kilday suggested it be in residential districts. Rosa Durando related that it should be connected to density.

Buffers - Barbara P. Nau stated buffers should be based upon land use of adjacent land. A Type II incompatibility buffer would be required. Chuck introduced a revised version of the supplementary standards for Renewable Energy. Under the heading for Electric Transmission Facility, the word “new” was added for review and approval. He further stated that his preference is to do a 20-minute Renewable Energy presentation to the BCC to educate them possibly before or on transmittal by Planning. Lisa stated she will discuss with Planning.

Density – Certain urban service areas should be defined and would be good for solar. Examples given were of Pratt Whitney and the airport area.

Lot Size – Barbara said it should be legal lot of record. FPL initially proposed a 25’ minimum lot size. The lot size will be pursuant to the minimum requirements of the appropriate zoning district. Lisa stated that she did not see a need for a minimum acreage.

Setbacks & Separations – Proposed 25’ minimum setback, regardless of size, however, can adjust a little if lots are smaller. Language is needed for poles (lighting, etc) and clarification of excluded poles of connectivity. Site Lighting is already addressed in the Code.

Height Exceptions – Art. 3 would apply.

Accessory Structures – Chuck stated one electrical substation (unmanned) will be on site. Accessory structures should be referenced and subject to Art. 4, note #134, Utility Minor, Exemptions.

Electric Transmission Facility – FPL expressed concerns about speculators wanting to seek their own approvals.

D. Goals for Next Meeting-

1. Staff will prepare draft of language discussed meet again in two weeks (excluding second Wednesday or Thursday)

E. Adjourned at 11.25 A.M