



February 17, 2016

**Department of Planning,
Zoning & Building**

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

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Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
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**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

Mr. Wesley Blackman, AICP, Chairman, and
Members of the Land Development Regulation Advisory Board (LDRAB)
241 Columbia Drive
Lake Worth, FL 33460

RE: February 24, 2016 LDRAB Annual Organizational Meeting

Dear Mr. Blackman & Board Members:

Attached please find the agenda and supporting materials to assist you in preparing for the LDRAB meeting on Wednesday, February 24, 2016.

The meeting will commence at **2:00 p.m.** in the Vista Center 1st Floor Kenneth S. Rogers Hearing Room (VC-1W-47), located at 2300 North Jog Road, West Palm Beach, Florida.

If you should have any questions or require additional information, please contact me at (561) 233-5206 or via email at WCross@pbcgov.org, or Monica Cantor, Senior Site Planner at (561) 233-5205, or via email at MCantor@pbcgov.org.

Sincerely,

William Cross, AICP
Principal Site Planner, Zoning Division

Attachments: February 24, 2016 LDRAB Agenda

- c: Verdenia C. Baker, County Administrator
- Rebecca D. Caldwell, Executive Director, PZB
- Lorenzo Aghemo, Planning Director
- Robert P. Banks, Chief Land Use County Attorney
- Leonard W. Berger, Chief Assistant County Attorney
- Jon MacGillis, ASLA, Zoning Director
- Maryann Kwok, Deputy Director, Zoning
- Monica Cantor, Senior Site Planner, Zoning

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PALM BEACH COUNTY

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

FEBRUARY 24, 2016

BOARD MEMBERS

Wesley Blackman, AICP, Chair (PBC Planning Congress)

David Carpenter, RLA, Vice Chair (District 2)

Vacant (District 1)

Barbara Katz (District 3)

James Knight (District 4)

Lori Vinikoor (District 5)

Stuart R. Fischer (District 6)

Vacant (District 7)

Daniel J. Walesky (Gold Coast Builders Assoc.)

Joni Brinkman (Palm Beach League of Cities)

Vacant (Florida Engineering Society)

Jerome I. Baumoehl (American Institute of Architects)

Tommy B. Strowd (Environmental Organization)

Frank Gulisano (Realtor's Assoc. of the Palm Beaches)

Vacant (Fl. Surveying and Mapping Society)

Vacant (Association Gen. Cont. of America)

James M. Brake (Member at Large/Alternate)

Leo Plevy (Member at Large/Alternate)

Board of County Commissioners

Mary Lou Berger, Mayor, District 5

Hal R. Valeche, Vice Mayor, District 1

Paulette Burdick
Commissioner, District 2

Shelley Vana
Commissioner, District 3

Steven L. Abrams,
Commissioner, District 4

Melissa McKinlay
Commissioner, District 6

Priscilla A. Taylor
Commissioner, District 7

Verdenia C. Baker
County Administrator



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LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

WEDNESDAY, FEBRUARY 24, 2016 AGENDA

2300 NORTH JOG ROAD

KEN ROGERS HEARING ROOM - 1ST FLOOR (VC-1W-47)

2:00 P.M.

A. CALL TO ORDER/CONVENE AS LDRAB

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda
4. Annual Election of Chair and Vice-Chair
5. Adoption of January 27, 2016 Minutes (Exhibit A)

B. ULDC AMENDMENTS

1. Exhibit B – Florida Power and Light (FPL) Commercial Communication Towers Privately Initiated Amendment (PIA)

C. ANNUAL ORGANIZATION DISCUSSION

1. Useful Internet Links for LDRAB/LDRC Members (Attachment 1)
2. 2015 LDRAB Attendance (Attachment 2)
3. 2015 Amendments
 - a. Amendment Round 2015-01 Summary (Attachment 3)
 - b. AGR Preserve Area Contiguity (Attachment 4)
 - c. Amendment Round 2015-02 Summary (Attachment 5)
4. 2016 LDRAB Members (Attachment 6)
5. 2016 Meeting Schedule and Work Plan (Attachment 7)
 - a. Deadlines/Scheduling for 2016 Amendments (Attachment 8)
 - b. Initiation of Amendment Round 2016-01 (Attachment 9)
 - c. Status of Subcommittee and Appointments (Attachment 10)

D. PUBLIC COMMENTS

E. STAFF COMMENTS

F. ADJOURN

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**
(Updated 2-12-16)

Minutes of January 27, 2016 LDRAB/LDRC Meeting

On Wednesday, January 27, 2016 the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the Ken Rogers Hearing Room, (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida.

A. Call to Order/Convene as LDRAB

1. Roll Call

Chair Wes Blackman called the meeting to order at 2:03 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 11

Wesley Blackman (PBC Planning Congress)
David Carpenter (District 2)
Barbara Katz (District 3)
Jim Knight (District 4)
Lori Vinikoor (District 5)
Terrence Bailey (Florida Eng. Society)
Jerome Baumoehl (AIA)
Joni Brinkman (League of Cities)
Frank Gulisano (PBC Board of Realtors)
Gary Rayman (Fl. Surveying & Mapping Soc.)
Daniel J. Walesky (Gold Coast Build. Assoc.)

Vacancies: 1

(Assoc. General Contractors of America)

Members Absent: 6

Michael J. Peragine (District 1)
Stuart R. Fischer (District 6)
Henry Studstill (District 7)
Tommy Strowd (Environmental Organization)
Leo Plevy (Member at Large, Alt.)
James Brake (Member At Large, Alt.)

County Staff Present:

Leonard Berger, Chief Assistant County Attorney
Jon MacGillis, Zoning Director
William Cross, AICP, Principal Site Planner, Zoning
Erin Fitzhugh Sita, Senior Planner, Planning
Zona Case, Zoning Technician, Zoning

2. Additions, Substitutions, and Deletions

Mr. Blackman noted the distribution of the amendments to the agenda handout and requested that it be included in the motion to adopt the agenda.

3. Motion to Adopt Agenda

Motion to adopt the agenda, as amended by Ms. Katz, seconded by Mr. Carpenter. Motion passed (11 - 0).

4. Adoption of November 18, 2015 Minutes (Exhibit A)

Motion to adopt by Ms. Vinikoor, seconded by Mr. Carpenter. Motion passed (11 - 0).

B. ULDC AMENDMENTS

1. Exhibit B – Electronic Changeable Copy Message Sign Pilot Program

Mr. Cross updated the Board on the BCC Workshop conducted last summer, which broached the subject of electronic signage with options on how to address the topic. The BCC directed staff to initiate a one-year Pilot Program to allow for limited introduction of electronic signage in the Priority Development Area (PRA) of the Urban Redevelopment Area Overlay (URAO). Approximately one-year after adoption, the Zoning Director will present an update to the BCC to determine if it should be discontinued, revised or expanded.

Mr. Cross provided a Power Point presentation summarizing the proposed amendments, briefly elaborating on the following points:

- The timeframe for the Pilot Program will allow for the Zoning Director one-year update prior to expiring on September 1, 2017.
- Maps illustrating the borders of the PRA, generally bounded by Southern Boulevard on the north, Congress Avenue and Military Trail on the east and west respectively, and Sixth Avenue on the south.
- Maps illustrating what roadways the Pilot Program signage would be permitted to be located on.
- The Pilot Program only applies to certain freestanding or wall signs. Digital billboards will not be considered at this time.
- Typical examples of the types of signs (text only) to be permitted.
- A maximum of one electronic changeable copy sign per site except for larger parcels with multiple frontages.
- The locations and applicable conditions for approval.

EXHIBIT A

PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
(Updated 2-12-16)

Minutes of January 27, 2016 LDRAB/LDRC Meeting

- The approval process, eligible sign types, and the allowance of one change of message per day.
- Provisions for Type II Waivers.
- It is expected that the amendments will be presented to the BCC at the February and March BCC Zoning Hearings, with an anticipated effective date in late March to early April.

In opening the discussion on Exhibit B, Mr. Bailey referred to Page 1, Line 13 of the amendments to the agenda, and expressed the opinion that the regulation of one change of message in 24 hours seems extreme. He questioned how the regulation will be enforced. Mr. Bailey went on to suggest that it is possible for a company to acquire software that logs the changes. Mr. Cross acknowledged the difficulties Code Enforcement often encounters, but noted that this particular standard was easier to enforce than a less restrictive standard, as once per day could be spot checked versus having to actually observe the message change.

Mr. Blackman added that it could be that one of the reasons for the pilot program is to determine if it is enforceable, and he posed the question, if at the end of the year the decision is taken not to continue, what happens in terms of the existing signs. Mr. Berger pointed out that the Code gives the right for one year, so if discontinued the signs would become non-conforming. They could be left in place until they fall into a state of disrepair or amortization might be possible.

Ms. Brinkman opined that signs are costly and suggested that applicants be advised when applying for a permit that potentially, in a year, the sign could be non-conforming and there might be limitations for repairs. Mr. Cross agreed that it would be helpful to provide a disclaimer to applicants.

Mr. Walesky proposed soliciting feedback from businesses on the changes that they might want. Mr. MacGillis noted that the Pilot Program actually accommodates current requests, and that having a trial period would further encourage the sign industry to provide feedback.

Ms. Brinkman also commented on light sensing devices and inquired whether colors would be addressed. Mr. Cross responded that standards for colors, including a monochromatic requirement, have already been updated under prior amendments to electronic signage provisions in the current code.

Mr. Berger referred to line 22 (sub paragraph c) on page 12 of the exhibit and expressed the desire to change the last sentence for clarification. He asked that the following be read into the record: "that the applicant shall provide documentation to verify that the device will comply with this requirement as part of building permit below."

Motion to approve Exhibit B, as amended, by Ms. Vinikoor, seconded by Mr. Carpenter. Motion passed (10 – 1). Mr. Baumohl voted Nay.

C. CONVENE AS LDRC

1. Proof of Publication

Motion to approve by Proof of Publication by Mr. Gulisano, seconded by Ms. Katz. The Motion passed (11 - 0).

2. Consistency Determination

Ms. Erin Fitzhugh Sita of the Planning Division confirmed that the proposed amendments, Agenda item B, are consistent with the Comprehensive Plan.

Motion to approve Consistency Determination by Mr. Carpenter, seconded by Ms. Vinikoor. The motion passed (11 - 0).

D. ADJOURN AS LDRC AND RECONVENE AS LDRAB

E. PUBLIC COMMENTS

There were no public comments.

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
(Updated 2-12-16)**

Minutes of January 27, 2016 LDRAB/LDRC Meeting

F. STAFF COMMENTS

Mr. Cross introduced the Board to Mr. Tahir Curry, who is currently pursuing a Planning Degree at FAU, and will be performing research and other duties in the Zoning Division as an intern.

Mr. Cross also provided the following updates:

- The BCC Adoption Hearing for Round 2015-02 will be held on the following day, January 28, and an update on Public and Civic uses will be provided at the meeting.
- Zoning staff is working on the Privately Initiated Amendment (PIA) for Florida Power & Light related to collocation of Commercial Communication Towers with substation and transmission structures, tentatively scheduled for the February 24, 2016, LDRAB.
- The Initiation of ULDC Amendment Round 2016-01 will be presented at the February BCC Zoning Hearing.

Mr. MacGillis acknowledged that this was the last LDRAB meeting for Mr. Rayman, and expressed staffs appreciation for his six years of service to the County as an LDRAB member.

H. ADJOURN

The Land Development Regulation Advisory Board meeting adjourned at 3:00 p.m.

Recorded tapes of all LDRAB meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code Revision Section at (561) 233-5213.

Minutes drafted by:

Zona Case, Zoning Technician

Date



EXHIBIT B

**PRIVATELY INITIATED AMENDMENT (PIA) APPLICATION(S)
TO AMEND THE UNIFIED LAND DEVELOPMENT CODE (ULDC)**

**FLORIDA POWER AND LIGHT COMMERCIAL COMMUNICATION TOWER AMENDMENTS
(Updated 2/17/16)**

Application No. PIA-2015-02125 (Transmission Lines) and PIA-2015-02123 (Substations)
Application Name: Florida Power and Light Commercial Communication Tower Amendments
Title: Phase 1, Initiation of Code Amendment(s)
Request: Delete existing regulations pertaining to the placement of commercial communication equipment on FPL transmission poles, and replace with new and expanded regulations for both FPL transmission poles and substations.
Applicant: Florida Power and Light (c/o Michael Tammaro)
Agent: Joshua I. Long, AICP, Gunster
Project Manager: William J Cross, AICP, Principal Site Planner

APPLICATION SUMMARY:

The applicant is requesting that the Board of County Commissioners (BCC) approve a request to initiate two inter-related amendments to the ULDC, summarized as follows:

CODE SECTION	REQUIRED	PROPOSED BY APPLICANT
Art. 4.C.3.C, Electrical Transmission Line Streets	<ul style="list-style-type: none"> ▪ Applicability is limited to: <ul style="list-style-type: none"> ➢ Height increases to transmission poles (e.g. excludes simple attachment of antennae’s up to 8 feet in height); ➢ Transmission poles located within utility rights-of-way a minimum of 250’ in width; and, ➢ Structures which are similar to monopoles. ▪ Residential area standards: <ul style="list-style-type: none"> ➢ Maximum height: 100 feet (125’ with collocation); and, ➢ Minimum setback: 150 feet from any residential property line. ▪ Non-residential areas: <ul style="list-style-type: none"> ➢ Maximum height: 300 feet; and, ➢ Minimum setback: 200 feet any residential property line, and 100 feet from any non-residential property line. ▪ Approval process: Administrative, Development Review Officer (DRO). Prohibited within a Planned Unit Development (PUD), unless approved as a Class A Conditional Use. 	<p>Delete existing Art. 4.C.3.C, in its entirety, and replace with new Art. 4.C.3.C, Electrical Communication Structures and Poles, Transmission Lines and Substations, as follows:</p> <ul style="list-style-type: none"> ▪ Establishes new consolidated regulations for both electric utility transmission lines and substation facilities (1); ▪ Height standards: <ul style="list-style-type: none"> ➢ Increases the heights permitted for certain utility corridors and substations; ➢ Decreases heights previously permitted in 250’ wide Electrical Transmission Line Streets; and, ➢ Allows for increased heights through use of existing Art. 4.C.3.K, Type II Waiver from Required Dimensional Criteria (would subject to BCC approval). ▪ Introduces definitions to classify 3 distinct types of towers specific to placement on either transmission poles, or substation utility structures; <ul style="list-style-type: none"> ➢ Stealth; ➢ Camouflage; and, ➢ Full Array. ▪ Utility corridor standards: <ul style="list-style-type: none"> ➢ No minimum utility corridor width; ➢ Includes utility corridors adjacent to streets or R-O-W (including PUDs); ▪ Setbacks and separations: <ul style="list-style-type: none"> ➢ Both reduces and increases setbacks based on tower type; and, ➢ Changes method of measurement from residential property line to dwelling unit. ▪ Establishes specific approval process for each tower type and Zoning district (majority would be administrative approvals, either Building Permit or Development Review Officer [DRO], with limited scenarios requiring Class B Conditional Use approval).

Notes:

1. Newly proposed regulations would also supersede ULDC Art. 4.C.7, Commercial Communication Panel Antennas, which limits the placement of commercial communication equipment on structures such as utility poles, to a maximum of 8 feet in height, and 6 inches in diameter.

This space intentionally left blank.



EXHIBIT B

PRIVATELY INITIATED AMENDMENT (PIA) APPLICATION(S) TO AMEND THE UNIFIED LAND DEVELOPMENT CODE (ULDC)

FLORIDA POWER AND LIGHT COMMERCIAL COMMUNICATION TOWER AMENDMENTS (Updated 2/17/16)

BACKGROUND AND SUMMARY:

The ULDC currently allows for the placement of commercial communication equipment antennas or panels (hereafter referred to as cellular equipment), on existing structures such as buildings, utility poles, or similar, with additional provisions specific to utility transmission corridors of 250 feet in width or greater. As cellular usage (talk, text and data) has continued to increase, FPL has actively sought out opportunities to collocate cellular equipment with utility infrastructure through its subsidiary FPL Fibrenet. Recent discussions between FPL representatives and County staff have identified opportunities to update or expand existing regulations for collocating cellular equipment on existing structures to recognize industry trends in equipment or communication tower needs.

In considering the collocation of cellular equipment on utility structures, it is important to note that Florida law generally pre-empts local regulatory oversight of certain electric utility infrastructure including transmission lines, or electrical equipment located within electric transmission or distribution facilities, among others. However, in accordance with the ULDC, County staff has advised FPL that modifications that increase the height of utility infrastructure for the purposes of enhancing the effectiveness of collocating cellular equipment, would equate to the structure being categorized as a Commercial Communication Tower.

Subsequently, FPL is requesting initiation of two inter-related amendments that would allow update Commercial Communication Tower regulations specific to modified public utility structures. Each request, 1) PIA-2015-02125, transmission lines, and 2) PIA-2015-02125, substations, is being evaluated independently due to differences in regulatory provisions, typical locations, and differences in height of utility infrastructure.

Each request would allow for three general tower classifications: Camouflage (typically involves modifying existing structures to accommodate cellular equipment), Stealth (essentially a Commercial Communication Tower disguised as another type of structure such as a clock tower, flagpole, etc.), or Full Array (visually noticeable panels typically added to an existing structure).

1. PIA-2015-02125 (Transmission Lines)

Discussions with FPL staff in early 2014 regarding the replacement of transmission monopoles with existing cellular equipment resulted in the first amendment request, which would allow for increased heights over what is currently permitted without being considered a Commercial Communication Tower. Reasons include accommodating two cellular providers on the same monopole, and providing for a separation between electrical transmission lines and cellular equipment, as needed to mitigate potential interference or safety concerns.

Transmission lines, by definition are ubiquitous and commonly recognized as being comprised of relatively tall monopoles or other multi-member support structures, which may be more desirable for collocating cellular equipment on, as opposed to stand-alone communications towers. Transmission lines may be found in rural, agricultural or undeveloped areas, or bisecting or bordering residential uses, suburban communities, or abutting streets. FPL representatives have indicated that the amendment requests are factored on typical transmission monopoles that are approximately 82 feet in height. One typical scenario of a camouflage tower is delineated in the illustration below. Additional scenarios are included in the applicants backup.

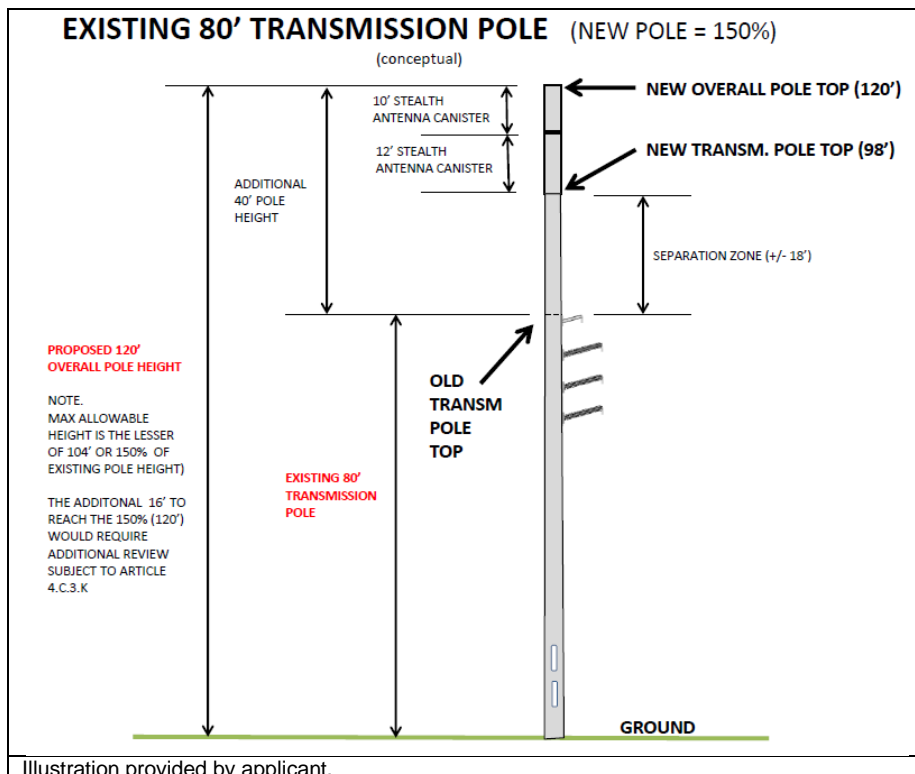




EXHIBIT B

PRIVATELY INITIATED AMENDMENT (PIA) APPLICATION(S) TO AMEND THE UNIFIED LAND DEVELOPMENT CODE (ULDC)

FLORIDA POWER AND LIGHT COMMERCIAL COMMUNICATION TOWER AMENDMENTS

(Updated 2/17/16)

2. PIA-2015-02123 (Substations)

Substations include both larger transmission facilities, which currently require Class A Conditional Use Approval, in all zoning where permitted, except for the PO district, and the smaller local distribution facilities (69 KV or less), which by State law, must be allowed in all Zoning districts with exception to "...conservation, preservation or historic preservation" districts. While subject to Development Review Officer (DRO) administrative approval, distribution substations are often located within or in close proximity to residential developments or other community uses, they serve, such as schools, daycares, parks, places of worship or assembly, among others.

Boca Del Mar PUD Substation Code Enforcement Violation: In late 2014, Code Enforcement responded to a complaint (from another communication tower developer), regarding the installation of a "new" Commercial Communication Tower (monopole) located within an FPL substation in the Boca Del Mar Planned Unit Development (PUD) [Control No. 1973-085]. While the substation is within the residential pod of the PUD, it is several hundred feet from residential units and has direct access to Powerline Road. While the equipment shed and collocated cellular equipment had been permitted by PZ&B under previously mentioned provisions allowing for the attachment of antennas or panels to existing structures, a violation was issued due to the height of the new monopole, as Communication Towers are not permitted within Residential Pods of PUDs. Whereas the applicant had communicated that the existing pole would be replaced with a "hardened" structure as needed to support increased structural loads, staff did not view this as approval to increase the "height" thus changing the actual use of the structure.

Subsequent discussions between FPL representatives and County staff has resulted in this second request, which furthers FPL goals, in combination with its subsidiary FPL Fibernet, of utilizing existing utility infrastructure to respond to increased cellular demand.

STAFF RECOMMENDATION:

Staff is recommending that the BCC direct staff to initiate both PIA application requests, PIA-2015-02125 (Transmission Lines) and PIA-2015-02123 (Substations), to be processed as a stand-alone ordinance with its own timeline, subject to the following suggested requirements:

- **Height Increase, Setbacks and Separations:** County staff had originally indicated in March 2015 potential support for permitting up to a 15% de minimus increase in the height of utility structures by right with no reference to setbacks (the 15% was based on another municipal Ordinance provided by FPL). Staff may be able to support up to 25%, or even the requested 50% in some instances (e.g. rural, industrial, or other similar areas) or for camouflage towers; however, as noted further below, since FPL cannot provide maps of transmission corridors, this necessitates additional evaluation by staff to ascertain if there are any scenarios where additional mitigation may be required. In addition, staff has concerns with proposed reductions to required setbacks from residential (50 feet in some instances), and more importantly, the proposed change in method of measurement from property line to residential structure, which would further diminish existing setback standards.
- **Approval Processes:** Similar to the above setback issue, in March 2015 County staff had indicated that in some scenarios, requests for increased height or reduced setbacks should be reviewed by the BCC as a Class A Conditional Use, to allow for public participation or comments. Staff generally supports administrative approvals where consistent with existing provisions for similar Camouflage or Stealth Communication Towers, but has concerns with the proposed camouflage (partial array) and "full array" towers proposed within developed areas of the County. [Note: The Boca Del Mar tower would require BCC approval of a Tower Waiver under the applicants proposed amendment, which is generally consistent with FPL/County discussions; however, staff recommends that towers in excess of certain heights be clearly stated as requiring Class A Conditional Use approval, to improve ease of use and understanding of the Code.]
- **LDRAB Subcommittee:** Possible classification as a Type II PIA, which requires the establishment of a Land Development Regulation Advisory Board (LDRAB) Subcommittee, to solicit LDRAB expertise, or allow for increased industry or public participation, if warranted.
- **Industry Consultation:** While staff concurs with the general premise of the FPL justification that use of existing structures will mitigate the need for additional standalone cell towers, staff strongly recommends soliciting feedback from other sectors of the cell tower industry, to ensure that the final amendments are fair and balanced.
- **Outside Expertise:** Independent confirmation of cellular industry future requirements, including need for additional towers or other equipment, in recognition of industry trend towards increased data usage or efficiency is desired. This may be the current County consultant who typically evaluates the propagation studies for new request for cell towers, or other similar industry professionals.
- **Transmission Corridor Locations or Standards:** In response to County requests for additional details related to transmission networks, deemed necessary to evaluate the proposed amendments, FPL representatives have advised that this information is either proprietary or unavailable due to Federal law. While most transmission lines are readily discernible from smaller distribution networks, the development of any regulations should establish



EXHIBIT B

PRIVATELY INITIATED AMENDMENT (PIA) APPLICATION(S) TO AMEND THE UNIFIED LAND DEVELOPMENT CODE (ULDC)

FLORIDA POWER AND LIGHT COMMERCIAL COMMUNICATION TOWER AMENDMENTS

(Updated 2/17/16)

appropriate safeguards that balance requested increases in height, with reduced setbacks from residential or other areas of aesthetic concern, and match with an appropriate approval process.

- **Standards for Accessory Equipment:** In most cases, requisite accessory equipment sheds will not require any additional standards when located within substations or some transmission line corridors; however, staff has concerns with proposals to locate equipment sheds in the front setbacks of properties abutting transmission lines running parallel to streets. Additional standards may be required to address aesthetics including architecture or landscaping, safety issues if placed near parking areas or driveways, among others.
- **Verification of Need and Impacts on Other Types of Communication Facilities**
Coordinate with Facilities Development & Operations (FD&O), to ensure that the proposed amendments will not result in adverse impacts to the County's communication infrastructure. While ULDC Art. 4.C.4.L, Location of Existing Towers, and Art. 4.C.4.M, Propagation Study, requires submittal of documentation to substantiate the need for new cellular towers, staff concurs with the need to evaluate if other forms of communication infrastructure should be considered prior to approving new cellular towers.

Attachments:

Attachment a – October 28, 2015, PIA Application Letter
Attachments b & c – PIA Form 80 Supplementary Tables
Attachment d – FPL Tech and Back-up Information
Attachments e & f – October 22, 2015, FPL Letter Cellular Coverage Versus Tower Height Analysis
Attachment g – FPL Illustration of Typical 66' (99') Transmission Pole
Attachment h – FPL Illustration of Typical 80' (104') Transmission Pole
Attachment i – FPL Illustration of Typical 80' (120') Transmission Pole
Attachment j – FPL Photo's of Typical Substation Commercial Communication Towers
Attachment k – FPL Photo's of Typical Transmission Line Commercial Communication Towers
Attachment l – PIA Proposed Summary of Amendments

October 28, 2015

Mr. Jon MacGillis
Palm Beach County Zoning Director
2300 North Jog Road
West Palm Beach, Florida 33411

**Re: Privately Initiated Amendment (PIA) to ULDC
Communication Towers, Commercial – FPL**

Dear Jon:

It is our pleasure to submit on behalf of our client, Florida Power and Light (FPL) two (2) Text Amendments to the Unified Land Development Code for Communication Towers, Commercial. It is common knowledge that Florida Power and Light owns and operates thousands of miles of transmission lines throughout the State of Florida. In Palm Beach County alone there are thousands of power poles which are connected to transmission lines and substations throughout the County. The proposed Text Amendments would provide Florida Power and Light with clear direction on placing wireless attachments (including cellular antennas) on their existing infrastructure including substation structures and transmission lines. There is a rapidly increasing demand for greater bandwidth and capacity due to an exponential increase in data usage amongst cell phone users using such devices as “smart phones” and tablets. As a result, this has put an incredible burden on the existing cell phone tower network, requiring new emergent technologies (such as 5G) in order to keep up with these increasing demands.

Communication tower locations within urban areas have always been law-difficult issues for local governments. Governing agencies recognize the importance that cell phone towers play for local residences and businesses; however, balance between strong availability and independent cell phone coverage, mixed with aesthetics for the community, has been a persistent challenge for governments. Strong cell phone coverage is essential in areas where people live and work. These built environments have been developed in accordance with specific rules and regulations for height, setbacks and aesthetics. Placing a new standalone tower within an area which does not have any existing tall structures is the dilemma for local governing agencies. The Unified Land Development Code provides the regulations for cell phone towers within unincorporated Palm Beach County.

The built environment consists of several elements, including buildings, landscaping, and signage. One element which exists within the built environment are utilities, such as transmission poles and substations which assist in supplying power to its users, both residential and non-residential. The generation, transmission and distribution of electricity has been part of each community's built environment for a very long time. As a result, communities, residents, business owners, visitors and tourists have generally accepted these utility poles and wires as part of their built environment and everyday life.

The text amendments submitted provide solutions for these difficult issues within Palm Beach County. The text amendments provide clear regulations supporting wireless attachments on existing Florida Power and Light utilities and infrastructure such as transmission and substation structures. Specifically, the text amendments incorporate several different situations in substations, transmission corridors and road right-of-ways in Palm Beach County where wireless attachments can be supported. It is recognized that structures with wireless attachments within a substation surrounded by single-family homes would be treated differently than structures in open and undeveloped fields. The proposed text amendments address these situations and provide clear direction to Florida Power and Light in the attachment of wireless devices to their existing utility structures throughout Palm Beach County. The use of FPL's existing infrastructure for wireless attachments supports compatibility with the surrounding environment while reducing the need for standalone wireless / cellular sites in areas where increasing cellular use must be addressed. A Technical Appendix has been included with this submittal which addresses the details and operational aspects associated with the requested cell tower heights.

If you have any questions or need additional information, please do not hesitate to contact me any time at (561) 650-0719.

Best regards,

Joshua I. Long, AICP

JIL/op

Encls:

Cc: Bruce Barber, FPL FiberNet
Mike Tammaro, Esq, FPL

ULDC PRIVATELY INITIATED AMENDMENT (PIA) FORM #80 SUPPLEMENTARY TABLE

#	A. Article/Title	B. Proposed Amendment Transmission Communication Structures and Poles	C. Reason for Amendment	D. List and Attach Supporting Documentation
1.	1.1.2.E, Definitions	<p><u>14. Electrical Communication Structures and Poles, Stealth</u> - for the purposes of <u>Art. 4, a transmission pole or substation structure supporting wireless attachments (ie. antennas) which is not readily identifiable as a tower. Stealth structures are limited to canister-type antenna design.</u></p> <p><u>15. Electrical Communication Structures and Poles, Camouflage</u> - for the purposes of <u>Art. 4, a transmission pole or substation structure supporting wireless attachments (ie. antennas) which is compatible with existing or proposed uses within the immediate area. Camouflage structures are limited to flush-mount-type antenna design attached to the exterior face of the pole and may not protrude away from the face of the pole more than 2 feet.</u></p> <p><u>16. Electrical Communication Structures and Poles, Full Array</u> - for the purposes of <u>Art. 4, a transmission pole or substation structure supporting wireless attachments (ie. antennas). Full Array structures have no limit to the amount of protrusion away from the pole</u></p>	The proposed new definitions are established to provide additional guidance and support for the proposed “Electrical Communication Structures and Poles – Transmission Lines and Substations” text amendments.	N/A
2.	1.1.2.T, Definitions	<u>59. Transmission Poles</u> – <u>Support 69kV conductors or greater. This does not include distribution.</u>		

ULDC PRIVATELY INITIATED AMENDMENT (PIA) FORM #80 SUPPLEMENTARY TABLE

3.	4.C.3.C	<p>4.C.3.C will be completely replaced with the new proposed text amendments. For brevity a strike through of the entire section was not included.</p> <p>The proposed text amendment includes several tables, please refer to attachment for proposed language.</p>	Please refer to attached Justification Statement.	<ol style="list-style-type: none"> 1. Substation photographs 2. Technical Appendix 3. Antenna Height vs. Coverage Area 4. At&t Coverage Plots Letter
4.				

ULDC PRIVATELY INITIATED AMENDMENT (PIA) FORM #80 SUPPLEMENTARY TABLE

#	A. Article/Title	B. Proposed Amendment Substation Communication Structures and Poles	C. Reason for Amendment	D. List and Attach Supporting Documentation
1.	4.C.3.C	<p>4.C.3.C will be completely replaced with the new proposed text amendments. For brevity a strike through of the entire section was not included.</p> <p>The proposed text amendment includes several tables, please refer to attachment for proposed language.</p>	Please refer to attached Justification Statement.	<ol style="list-style-type: none"> 1. Substation photographs 2. Technical Appendix 3. Antenna Height vs. Coverage Area 4. At&t Coverage Plots Letter
2.				
3.				
4.				

FPL Tech and Back-up Info
(rev 10/28/15)

(1) REQUIREMENT TO REPLACE EXISTING TRANSMISSION /SUBSTATION POLE WITH NEW:

FPL has stringent structural requirements and electrical standards for its transmission poles and substation structures in order to maintain a reliable electrical system for its customers. As a result, in most cases, the existing pole or structure would need to be replaced with a larger pole in order to support the attachment of wireless antennas and sometimes the equipment at the base of the pole. The pole height would also need to be increased to create a "Separation Zone" between FPL and Carrier attachments (often 10' or greater from FPL's grounding wire). This area includes attachment devices such as flanges, is a buffer to reduce electrical interference, maintains separation from the transmission lines / ground wire, and increases safety for both utility and wireless maintenance. FPL also requires, in most situations, that the cables connecting the antennas with the base equipment, are routed through the inside of the pole for purposes of reliability, safety and aesthetics. The replacement utility poles that support wireless attachments have both an increased diameter and custom port holes at the top and bottom of the pole to support this. (see attached conceptual pole elevation details)

(2) REQUIREMENT TO INCREASE EXISTING POLE HEIGHT MORE THAN 15% ABOVE EXISTING:

A taller pole / antenna increases coverage over a larger area, therefore reducing the number of cell towers in that area. This can be demonstrated in the attached exhibit titled, "Antenna Height vs. Coverage Area". According to the cellular coverage map, an 85' antenna / pole height would require more than twice the number of additional cell towers than a 105' pole. This 20' difference in height has minimal visual impact from the ground (surrounding uses), which is minimized further due to the fact that these transmission and substation poles, lines and structures are existing. The proposed setbacks and separation distances from residential uses adequately address the different situations in rural vs. higher density residential areas. The pole and structure heights reflected in these proposed amendments have been accepted all over Florida in over a hundred locations and are compatible with most surrounding uses. As a result BCC review would only be necessary in select cases. (see attached exhibit – "Antenna Height vs Coverage Area")

(3) OFF-SITE EQUIPMENT:

Off-site ground equipment shall not interfere with the site's circulation, property development regulations and function and shall comply with all development regulations associated with this equipment.



Date: October 22, 2015

Address: Bruce Barber, FPL - Fibernet

Re: AT&T Mobility's coverage range vs antenna height view, for the heights you requested

Bruce,

There are many different prediction and simulations models used to characterize each service type & grade for the many different services offered by most cellular operators today, and most of us use a commercially available software tool to do so. The number of configuration options in that tool grows in count to match the growing types of new service being offered by operators.

For example, we recently deployed Voice over IP which has a more stringent set of criteria to insure acceptable performance, coverage range for that voice call service is smaller than for typical circuit switched calls that most of us have been moving away from. Another big shift in coverage range is associated with bandwidth/speed. The increased demand for bandwidth/speed drives need for more coverage dominance in order to utilize the associated/required higher modulation codecs/scheme

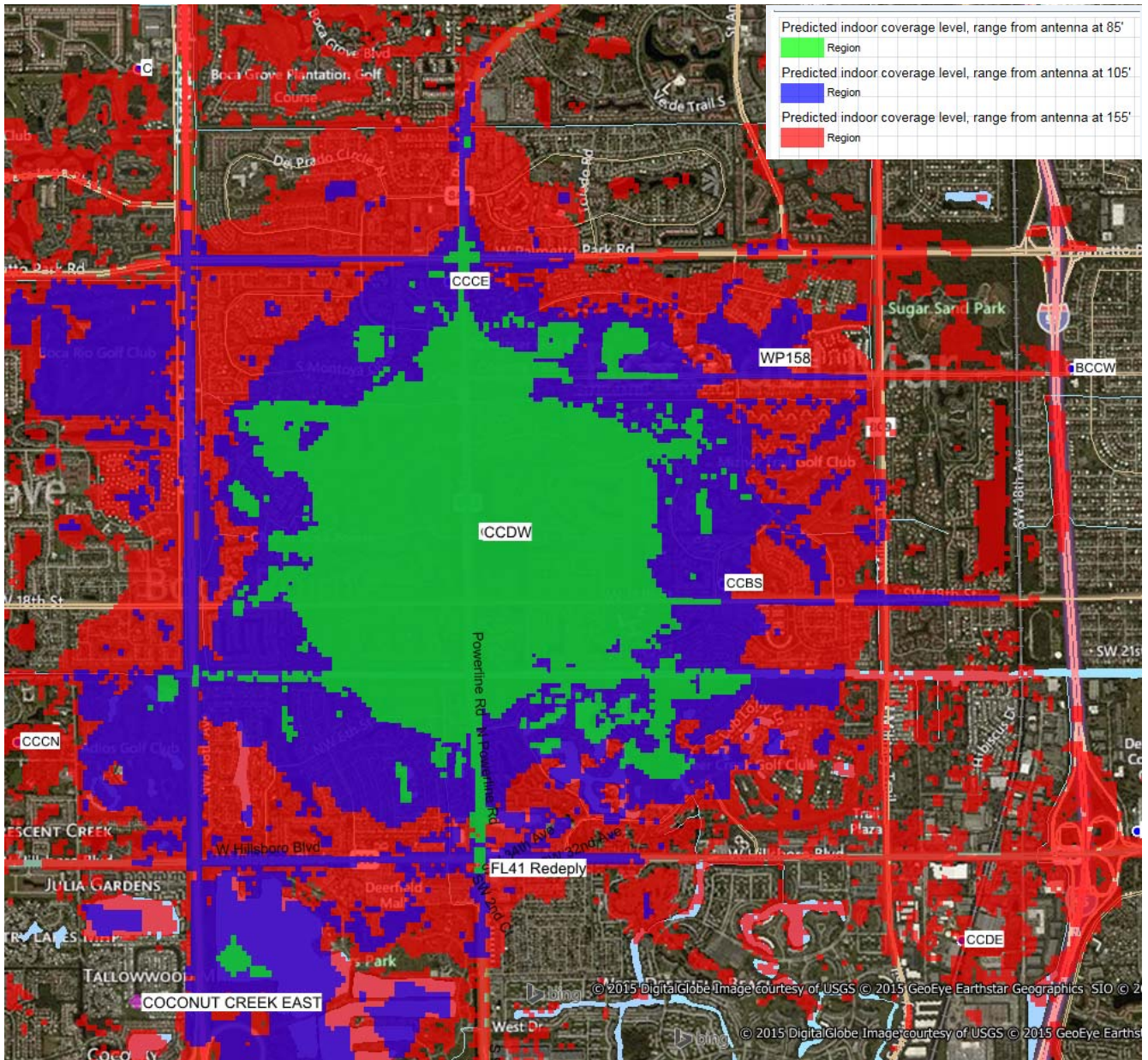
Attached is a simple composite plot depicting 3 individual coverage plots laying on top of each other in a layered format, one for each antenna height and all having the same basic parameters associated with providing indoor coverage.

If you have any questions, please call me at 561-312-3000.

Sincerely,

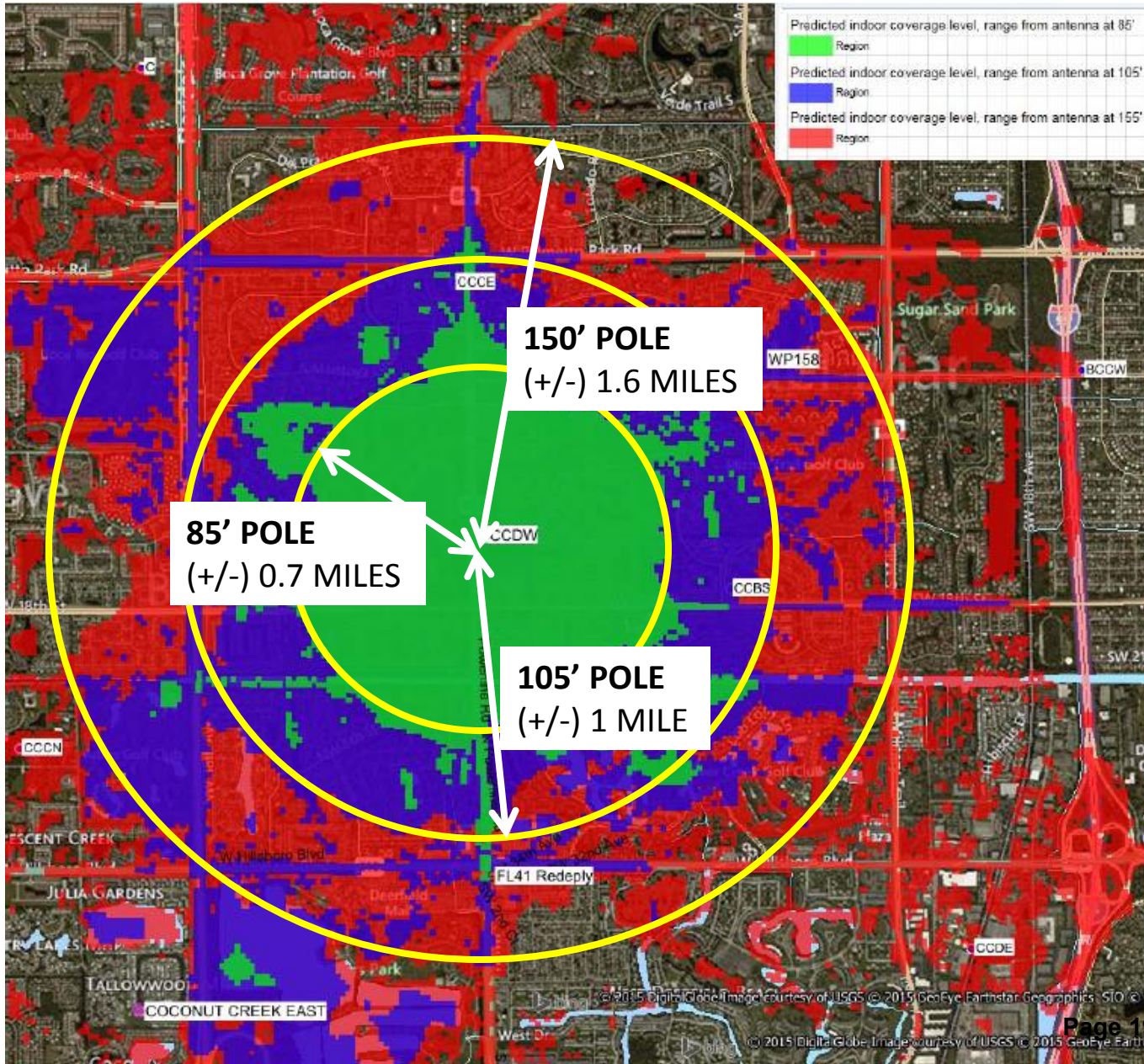
George Brosseau

George Brosseau
Principal RF Engineer
AT&T Mobility – South Florida

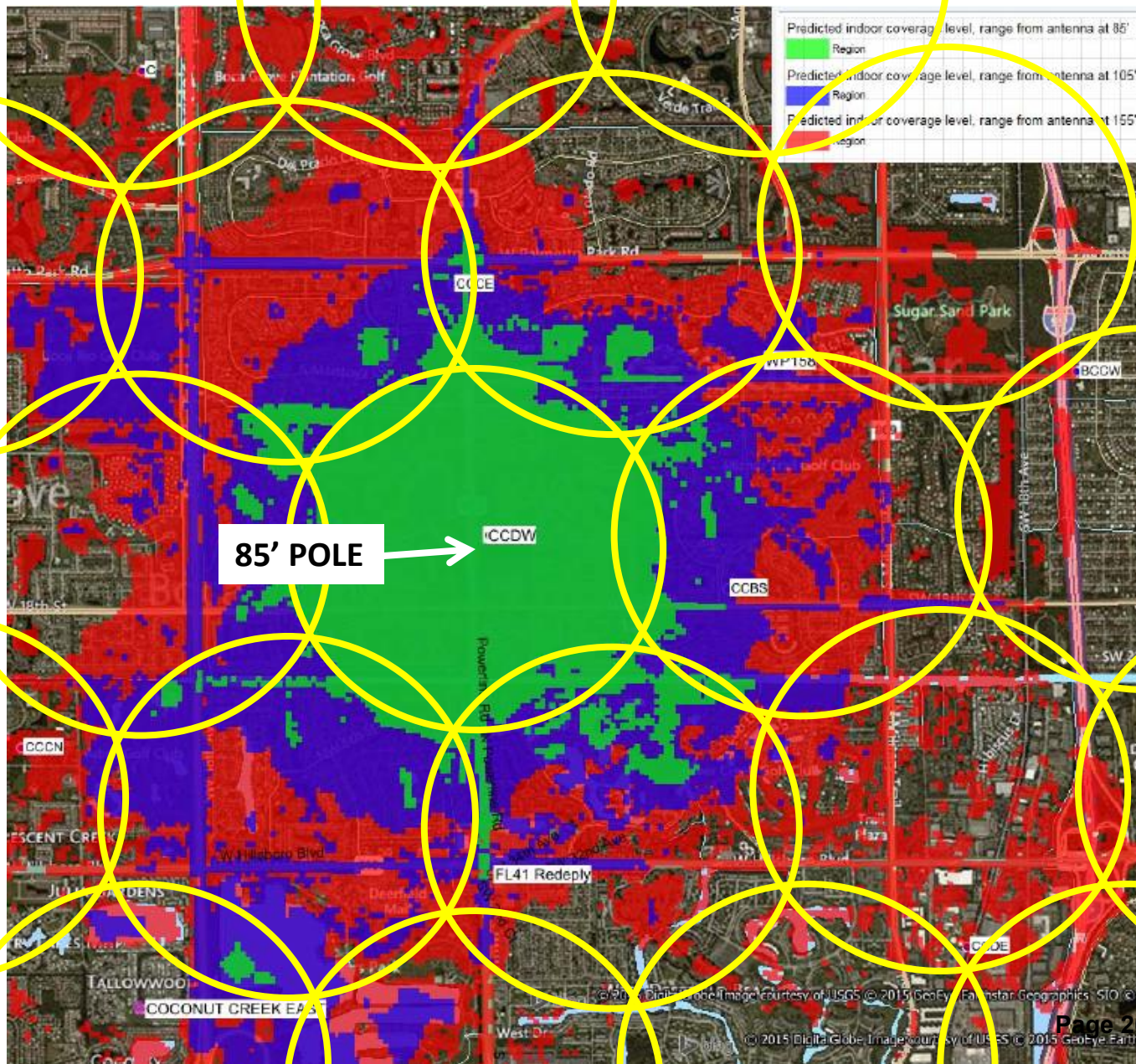


Composite plot: 3 coverage range plots with model parameters set for indoor coverage, each individual plot has the same parameters and antenna model with the difference being the antenna height – see legend

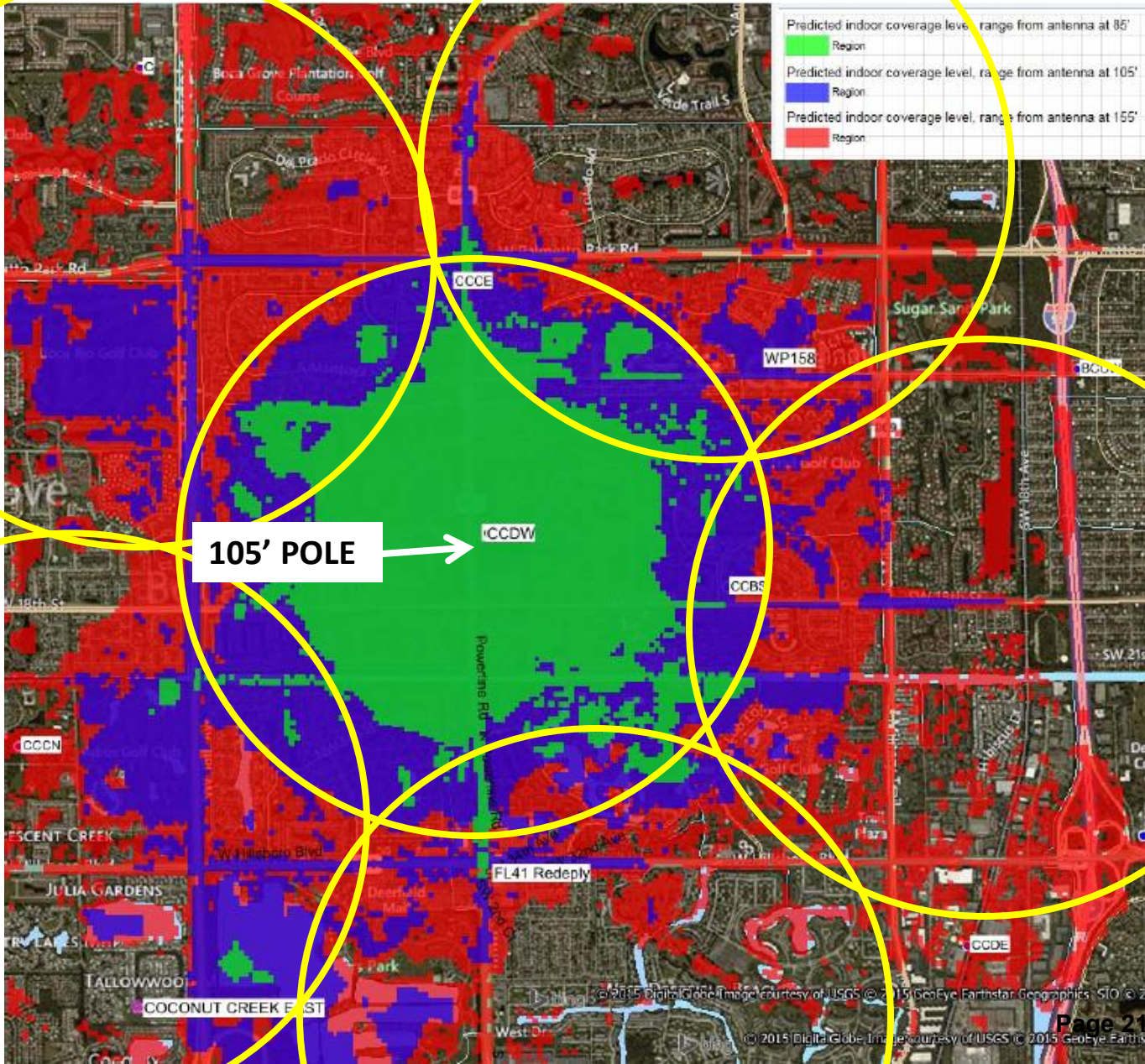
Approx. Coverage Range for 85', 105' and 150' Transmission Pole (Cell Antenna at Top of Pole)



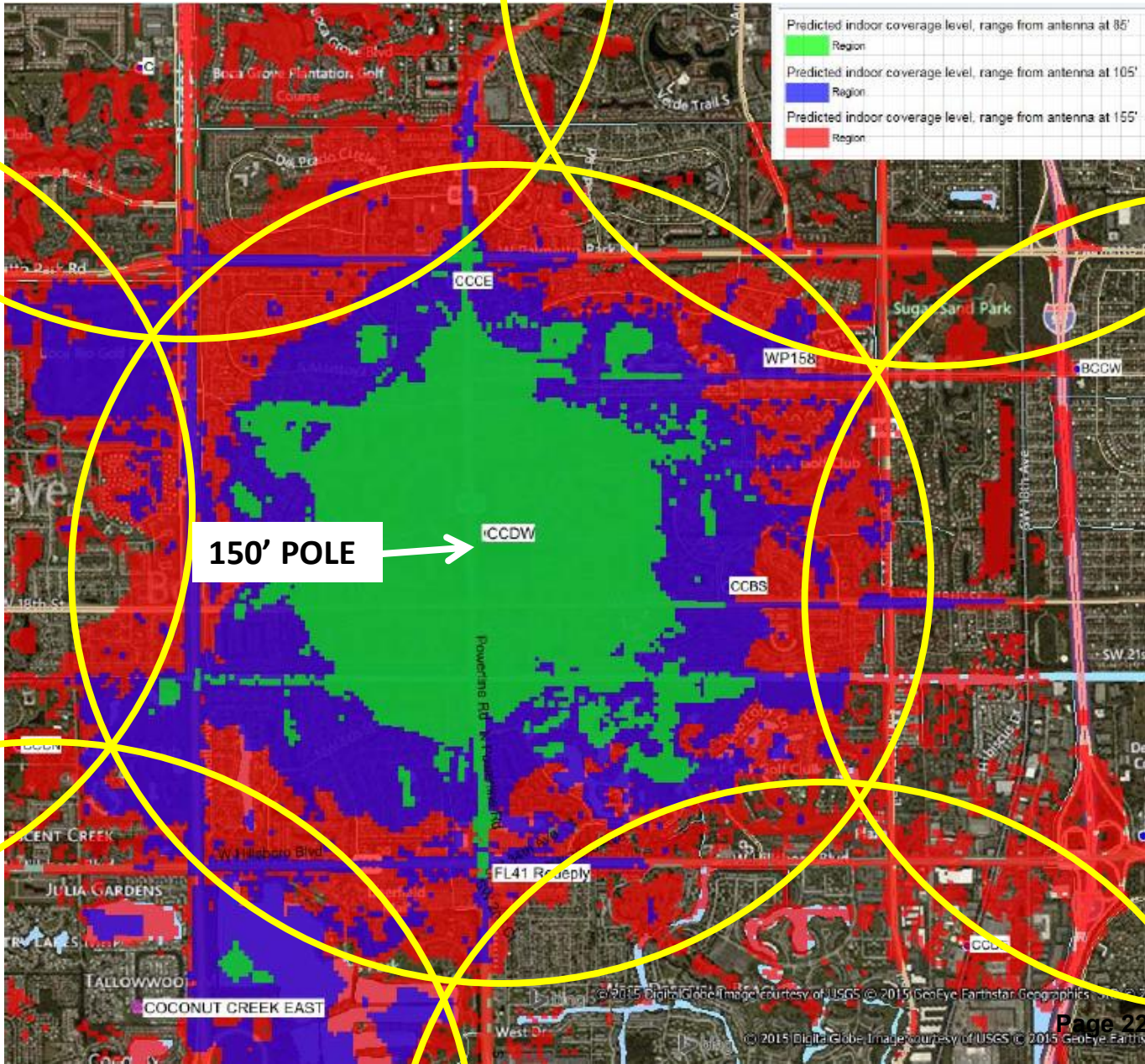
Approx. Number of Additional Cell Towers Required to Cover Surrounding Area (85' Pole)



Approx. Number of Additional Cellular Towers Required to Cover Surrounding Area (105' Pole)

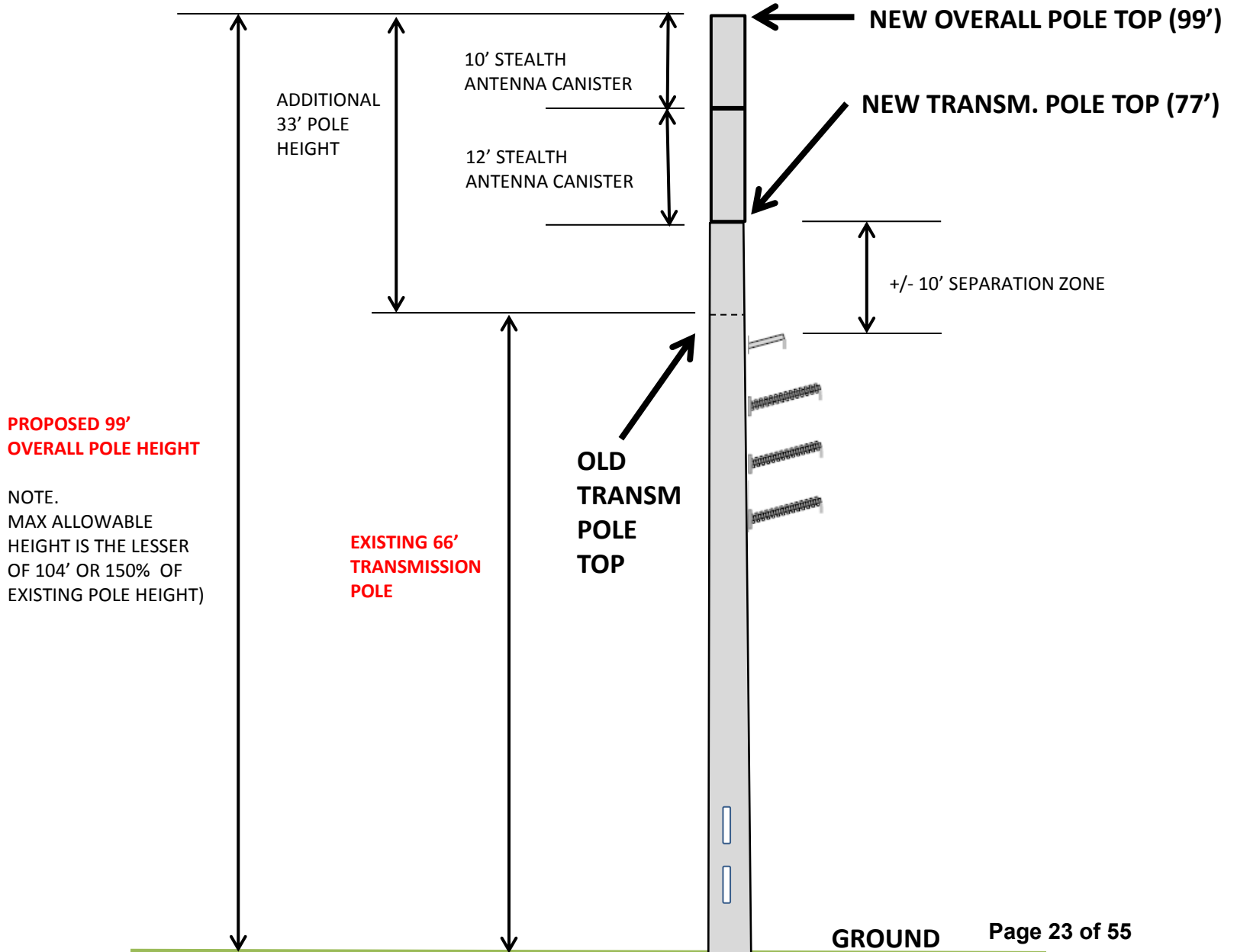


Approx. Number of Additional Cellular Towers Required to Cover Surrounding Area (150' Pole)



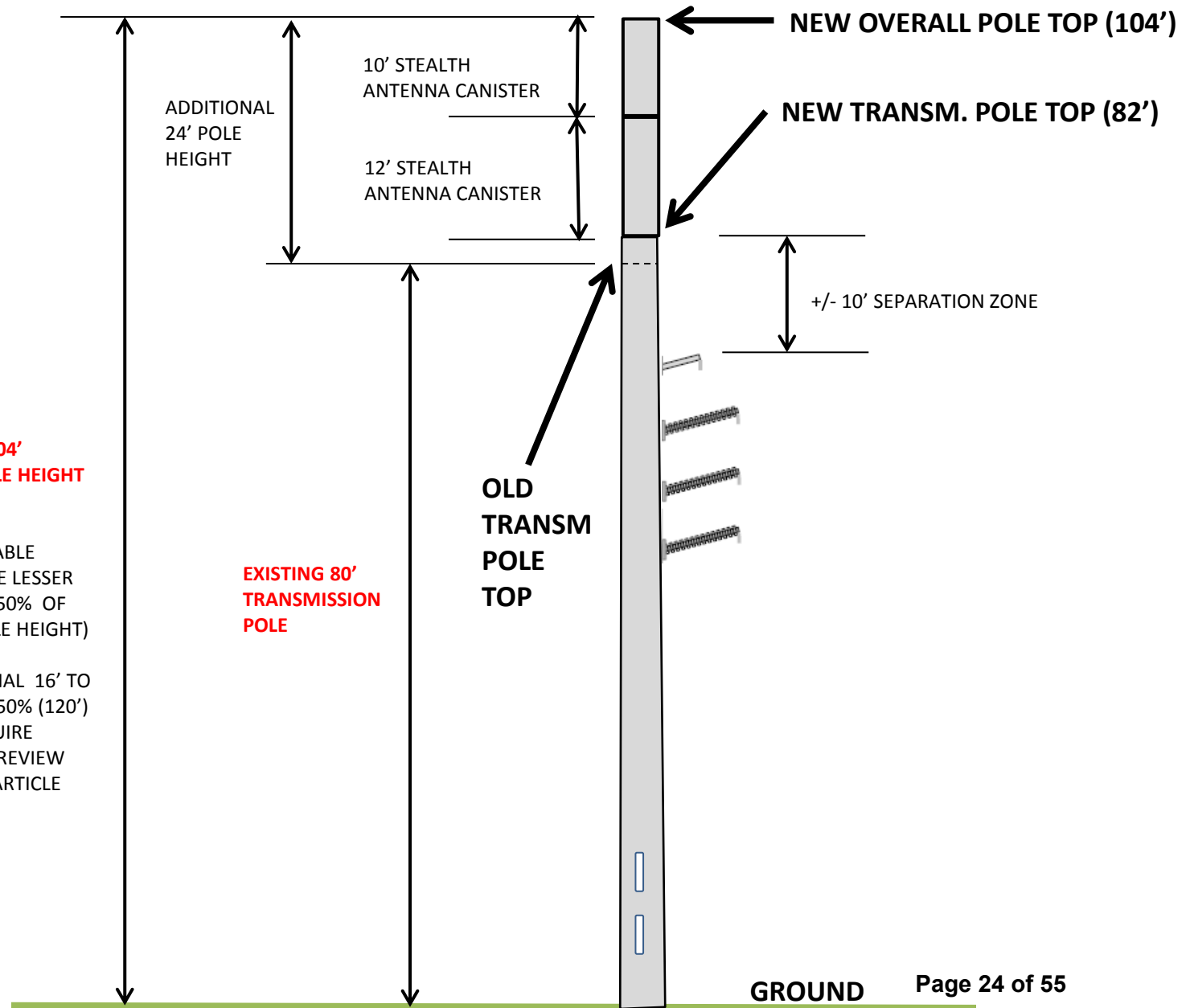
EXISTING 66' TRANSMISSION POLE (NEW POLE = 150% OF HEIGHT)

(conceptual)



EXISTING 80' TRANSMISSION POLE (NEW POLE = 104')

(conceptual)



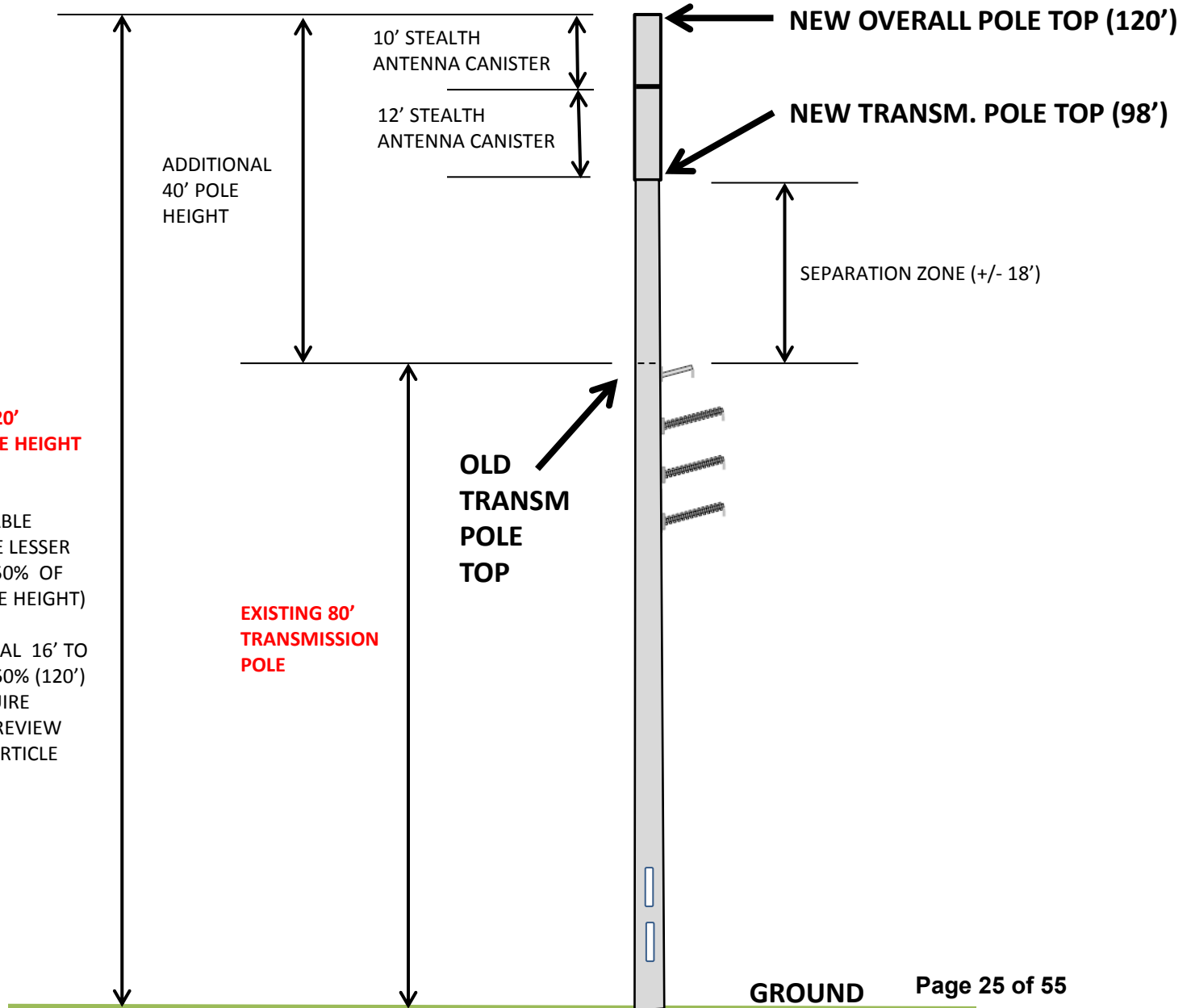
**PROPOSED 104'
OVERALL POLE HEIGHT**

NOTE.
MAX ALLOWABLE
HEIGHT IS THE LESSER
OF 104' OR 150% OF
EXISTING POLE HEIGHT)

THE ADDITIONAL 16' TO
REACH THE 150% (120')
WOULD REQUIRE
ADDITIONAL REVIEW
SUBJECT TO ARTICLE
4.C.3.K

EXISTING 80' TRANSMISSION POLE (NEW POLE = 150%)

(conceptual)



**PROPOSED 120'
OVERALL POLE HEIGHT**

NOTE.
MAX ALLOWABLE
HEIGHT IS THE LESSER
OF 104' OR 150% OF
EXISTING POLE HEIGHT)

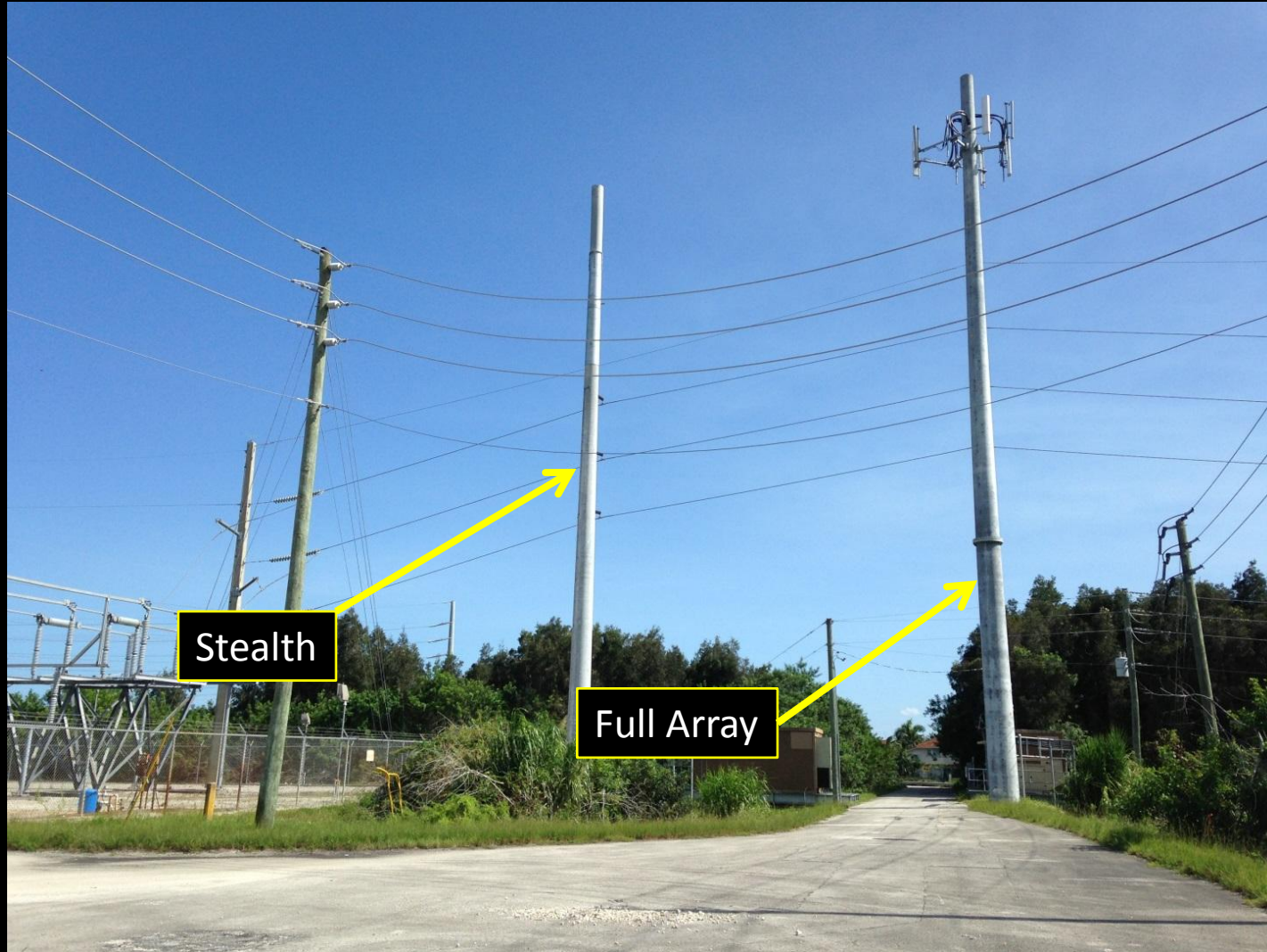
THE ADDITIONAL 16' TO
REACH THE 150% (120')
WOULD REQUIRE
ADDITIONAL REVIEW
SUBJECT TO ARTICLE
4.C.3.K

**EXISTING 80'
TRANSMISSION
POLE**

**OLD
TRANSM
POLE
TOP**

GROUND

Substation



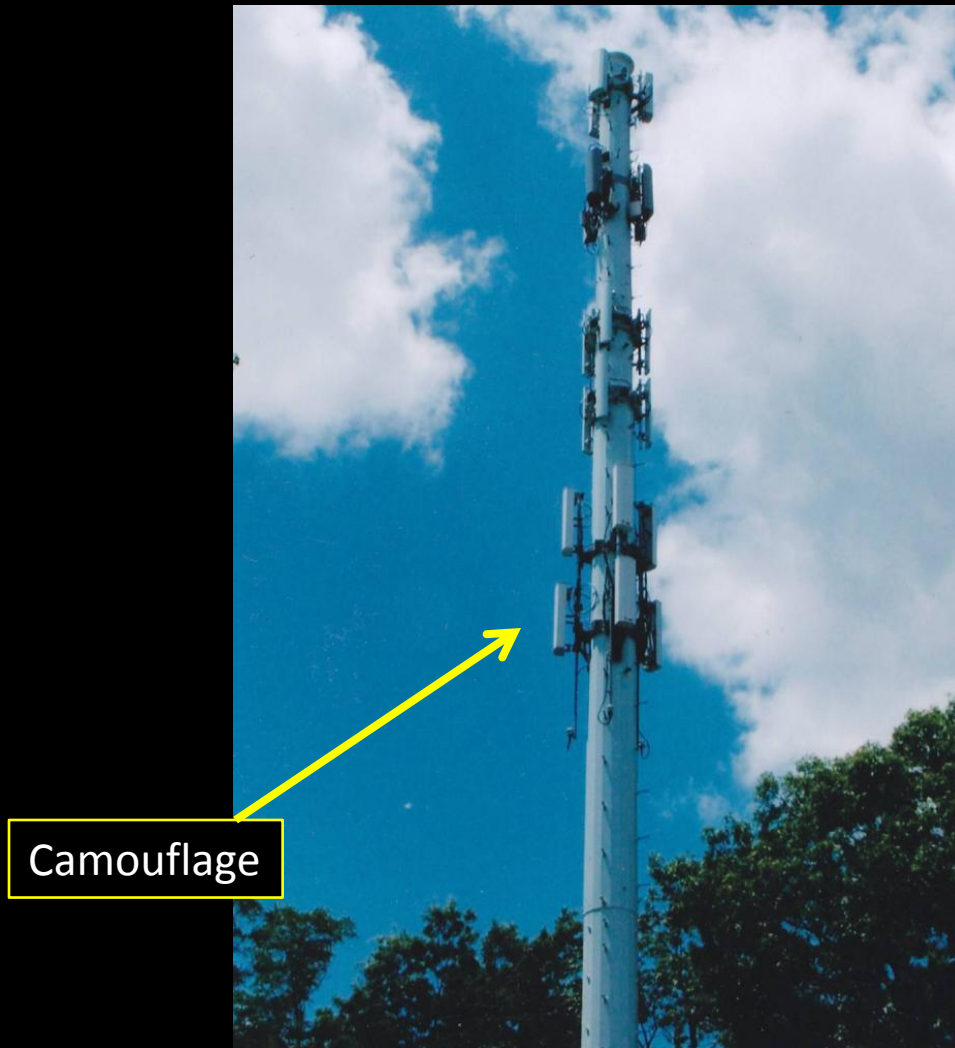
Substation



Stealth

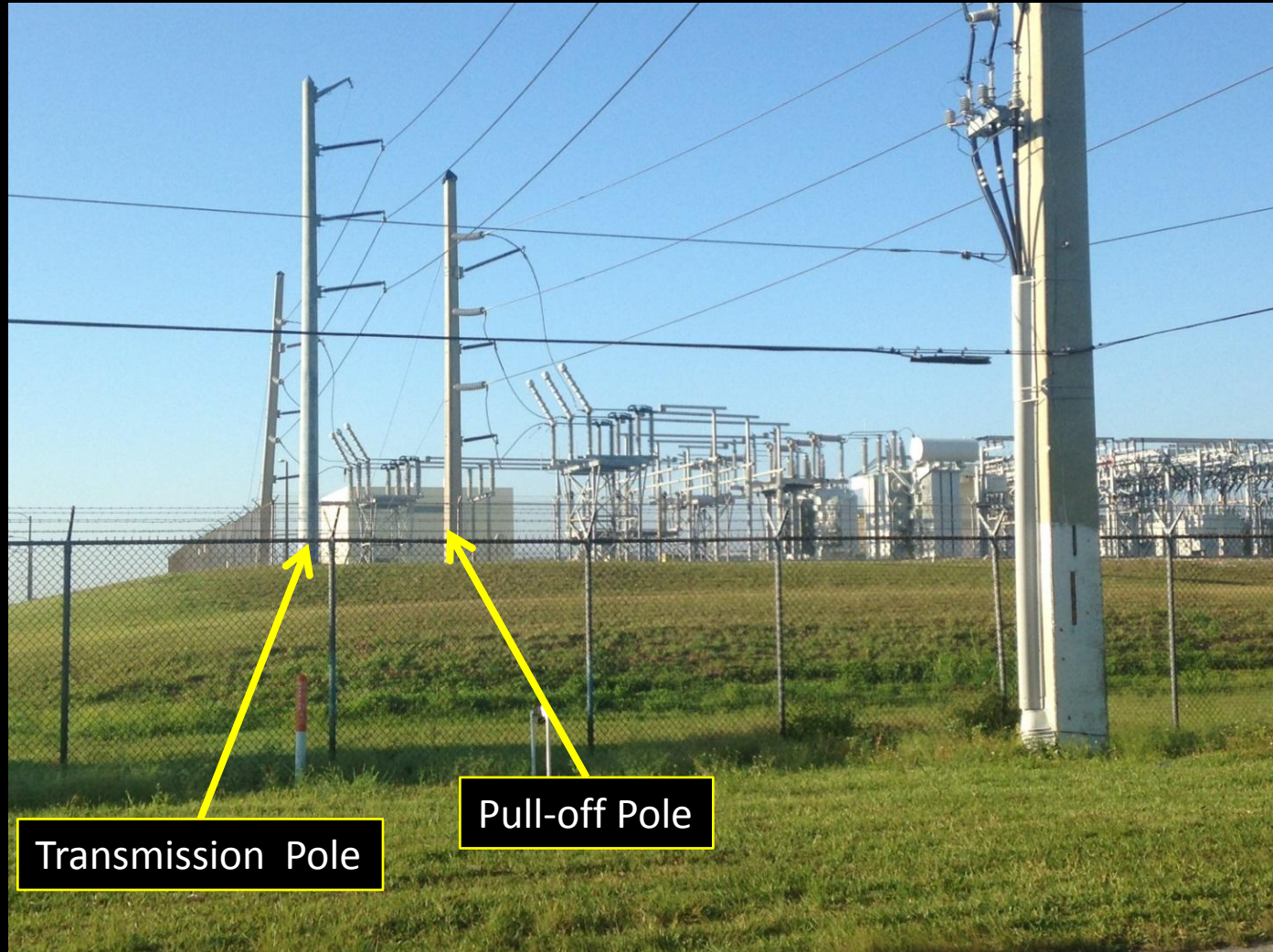
Lighting Shielding Masts

Substation (Stand Alone)

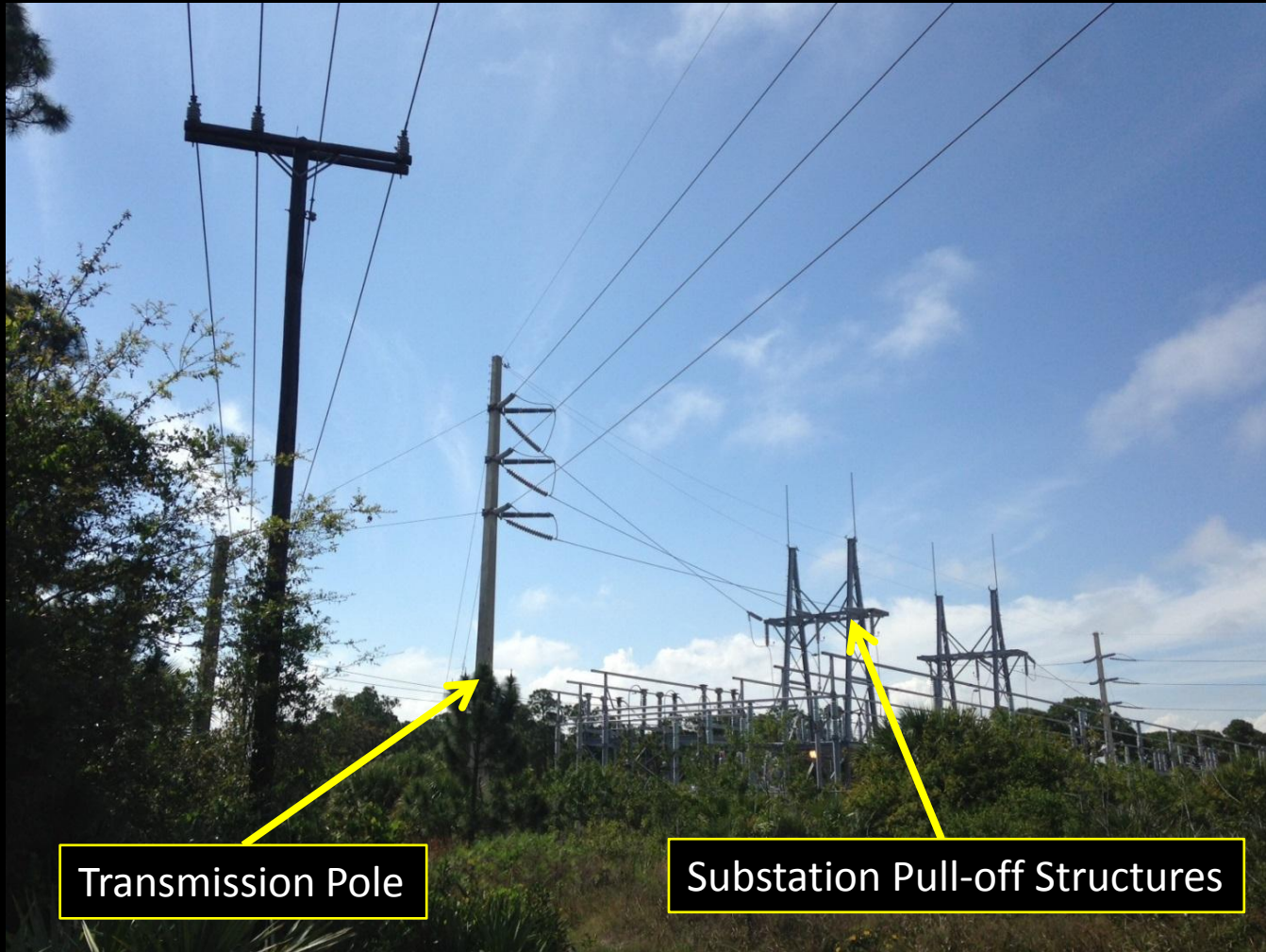


Camouflage

Substation



Substation



Transmission Pole

Substation Pull-off Structures

Transmission



Full Array

Transmission

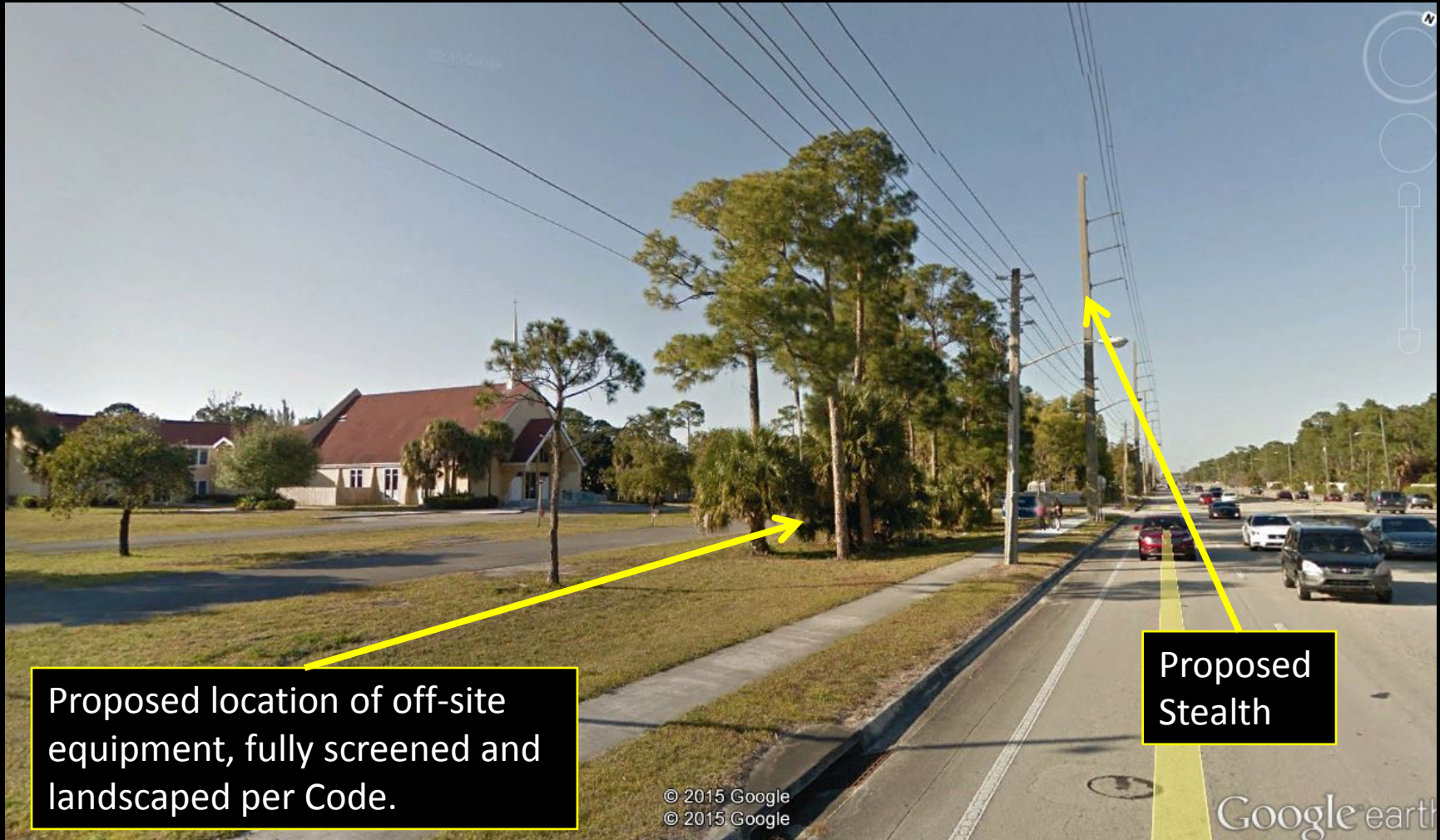


Full Array

© 2015 Google
© 2015 Google

Google earth

Transmission (Road Right-Of-Way)



Attachment I

FLORIDA POWER AND LIGHT (FPL) COMMERCIAL COMMUNICATION TOWERS PRIVATELY INITIATED AMENDMENT (PIA) (Updated 10/22/15)

Part 1. ULDC Art. 1.I.2.E, Definitions (pages 56 and 104 of 119), is hereby amended as follows:

Reason for amendments: [FPL] The proposed new definitions are established to provide additional guidance and support for the proposed "Electrical Communication Structures and Poles – Transmission Lines and Substations" text amendments.

CHAPTER I DEFINITIONS & ACRONYMS

Section 2 Definitions

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

....

14. Electrical Communication Structures and Poles, Stealth - for the purposes of Art. 4, a transmission pole or substation structure supporting wireless attachments (ie. antennas) which is not readily identifiable as a tower. Stealth structures are limited to canister-type antenna design.

15. Electrical Communication Structures and Poles, Camouflage - for the purposes of Art. 4, a transmission pole or substation structure supporting wireless attachments (ie. antennas) which is compatible with existing or proposed uses within the immediate area. Camouflage structures are limited to flush-mount-type antenna design attached to the exterior face of the pole and may not protrude away from the face of the pole more than 2 feet.

16. Electrical Communication Structures and Poles, Full Array - for the purposes of Art. 4, a transmission pole or substation structure supporting wireless attachments (ie. antennas). Full Array structures have no limit to the amount of protrusion away from the pole.

[Renumber accordingly]

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

....

59. Transmission Poles – Support 69kV conductors or greater. This does not include distribution.

[Renumber accordingly]

Part 2. ULDC Art. 4.C.3.C, Electrical Transmission Line Streets (page 115 of 171), is hereby deleted, as follows:

Reason for amendments: [FPL] Art. 4.C.3.C, Electrical Transmission Line Streets, will be completely replaced with the new proposed text amendments. For brevity a strike through of the entire section was not included.

CHAPTER C COMMUNICATION TOWER, COMMERCIAL

Section 3 Siting Requirements

~~1. Transmission Poles~~

~~Antennas attached to existing electrical transmission poles shall not be required to obtain building permits. Building permits are required for accessory structures, such as equipment cabinets, constructed to support such antennas or panels. Height increases to transmission poles to allow antenna attachment shall be subject to the provisions of this Section~~

~~2. Combined Transmission/Communication Structures~~

~~Combined transmission/communication structures may be installed in an electrical transmission streets as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review, and subject to the following requirements.~~

~~a. Structures installed in transmission line streets with a residential Plan and Zoning designation shall:~~

- ~~1) be located in streets a minimum of 250 feet in width;~~
- ~~2) be limited to combination structures which are similar to monopole towers;~~
- ~~3) not exceed 100 feet in height, however the height may be increased to a maximum of 125 feet if an additional provider is accommodated, and proof of collocation is provided in a form acceptable to the County Attorney and the Zoning Director;~~
- ~~4) be setback a minimum 150 feet from any property line possessing a residential designation;~~

Notes:

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

Attachment I

FLORIDA POWER AND LIGHT (FPL) COMMERCIAL COMMUNICATION TOWERS PRIVATELY INITIATED AMENDMENT (PIA) (Updated 10/22/15)

- 1 5) ~~not be located within a PUD unless approved by the BCC as a Class A conditional~~
2 ~~use; and~~
3 6) ~~require review as provided in Table 4.C.3.I, Residential District Tower Location and~~
4 ~~Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type~~
5 ~~of Review.~~
6 b. ~~Transmission lines streets in areas with a nonresidential Plan and Zoning designation~~
7 ~~shall:~~
8 1) ~~be located in streets a minimum of 250 feet in width;~~
9 2) ~~be limited to combination structures which are similar to monopole towers or self~~
10 ~~support towers; not exceed 300 feet in height;~~
11 3) ~~be setback a minimum of 200 feet from any property line possessing a nonresidential~~
12 ~~designation; and~~
13 4) ~~be setback a minimum of 100 feet from any property line possessing a nonresidential~~
14 ~~designation; and~~
15 5) ~~require review as provided in Table 4.C.3.I, Residential District Tower Location and~~
16 ~~Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type~~
17 ~~of Review.~~
18 **3. Separation of New Combined Transmission/Communication Structures**
19 ~~New Combined Transmission Communication Structures shall be subject to the as provided~~
20 ~~in Table 4.C.4.D, Separations/Distances Between Towers.~~

23 **Part 3. New ULDC Art. 4.C.3.C, Electrical Communication Structures and Poles –**
24 **Transmission Lines and Substations (page 115 of 171), is hereby established, as**
25 **follows:**
26

Reason for amendments: Article 4.C.3.C, Electrical Communication Structures and Poles – Transmission Lines and Substations, is hereby established.
--

27 **CHAPTER C COMMUNICATION TOWER, COMMERCIAL**

28 **Section 3 Siting Requirements**

29 **C. Electrical Communication Structures and Poles, Transmission Lines and Substations**

30 Electrical communication structures and poles may be located in such corridors, road R/W or
31 electrical substations as provided herein.

32 **1. Transmission and Substation Communication Structures and Poles:**

33 Antennas & other wireless equipment shall be attached to an existing transmission or
34 substation structure or on a replacement pole or structure of similar thickness to the existing
35 or adjacent poles or structures in the immediate area or within the substation parcel. Ground
36 equipment may be located on an adjacent/contiguous lot, when the associated transmission
37 pole is located within a road R/W, provided that the adjacent lot is not zoned residential.
38 Permits are required for accessory structures, such as equipment cabinets and support
39 platforms for antennas and equipment. Height increases to transmission and substation poles
40 and structures to accommodate antenna attachments, setbacks and separations shall be
41 subject to the provisions of this Section.

42 a. Transmission Communication Structures and Poles, unless otherwise provided herein,
43 are permitted in any zoning district and require review as provided in Table 4.C.3.I.
44 Residential District Tower Location and Type of Review, and Table 4.C.3.I. Non-
45 Residential District Tower Location and Type of Review.

51 This space left blank intentionally.
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Notes:

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets [**Relocated to:**] or [**Partially relocated to:**].
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Attachment I

FLORIDA POWER AND LIGHT (FPL) COMMERCIAL COMMUNICATION TOWERS PRIVATELY INITIATED AMENDMENT (PIA) (Updated 10/22/15)

1

Table 4.3.C.A. – Transmission Communication Structures & Poles

<u>Electrical Communication Structures and Poles</u>	<u>Maximum Height</u>	<u>Minimum Setback</u>
Stealth	104' or 150% ^{1, 2}	50' ⁴
Camouflage	90' or 150% ^{1, 2}	100' ⁴
Full Array (Urban)	80' or 150% ³	500' ⁴
Full Array (Rural)	200'	2,500' ⁴
Notes:		
<ol style="list-style-type: none"> 1. <u>up to the max height or 150% of existing pole height, whichever is less</u> 2. <u>May be increased to 128' subject to Article 4.C.3.K.</u> 3. <u>May be increased to 150' subject to Article 4.C.3.K.</u> 4. <u>Setback measured from nearest residential unit, reductions in setback are subject to Article 4.C.3.K.</u> 		

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b. Substation Communication Structures and Poles, unless otherwise provided herein, are permitted in any zoning district and require review as provided in Table 4.C.3.I. Residential District Tower Location and Type of Review, and Table 4.C.3.I. Non-Residential District Tower Location and Type of Review.

Table 4.C.3.B. – Substation Communication Structures & Poles

<u>Electrical Communication Structures</u>	<u>Maximum Height</u>	<u>Minimum Setback</u>
Stealth	104' or 150% ^{1, 2}	50' ⁴
Camouflage	90' or 150% ^{1, 2}	100' ⁴
Full Array (Urban)	80' or 150% ³	500' ⁴
Full Array (Rural)	200'	2,500' ⁴
Notes:		
<ol style="list-style-type: none"> 1. <u>up to the max height or 150% of existing pole heights within the substation parcel, whichever is less</u> 2. <u>May be increased to 128' subject to Article 4.C.3.K.</u> 3. <u>May be increased to 150' subject to Article 4.C.3.K.</u> 4. <u>Setback measured from nearest residential unit, reductions in setback are subject to Article 4.C.3.K.</u> 		

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Notes:

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Attachment I

FLORIDA POWER AND LIGHT (FPL) COMMERCIAL COMMUNICATION TOWERS PRIVATELY INITIATED AMENDMENT (PIA) (Updated 10/22/15)

1
2 Part 4. ULDC Table 4.C.3.I, Residential District Tower Location and Type of Review (page 118
3 of 171), is hereby amended as follows:
4

Reason for amendments: The approval process for Electrical Communication Structures and Poles, Transmission Lines and Substations within Residential Districts is hereby set forth:

Table 4.C.3.I - Residential District Tower Location and Type of Review

TOWER TYPE	AGR	AR/ RSA	AR/ USA	RE	RT	RS	RM	PUD Pods (1)		RVPD	MHPD	TND
								CIV or COM	REC			
....
<u>Stealth Transm ≤104' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>Stealth Subst ≤104' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>Camouflage Transm ≤90' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>Camouflage Subst ≤90' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>FullArray Urban Transm ≤80' or 150%</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>FullArray Urban Subst ≤80' or 150%</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>Full Array Rural Transm ≤200'</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>Full Array Rural Subst ≤200'</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>FullArray Urban Transm ≤80' or 150%</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
FPL (3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)

[Ord. 2014-001]

Notes:

- D = Development Review Officer (No Public Hearing)
- DE = Expedited Review
- BP = Building Permit Review (No Public Hearing)
- B = Conditional use Review by ZC (1 Public Hearing)
- A = Conditional use Review by BCC (2 Public Hearings)
- (1) = Public or Private Civic, and Commercial pods; or, a Recreational Pod only when located on a Golf Course.
- (2) = I-95 and Florida Turnpike streets at least 250 feet in width.
- ~~(3) = Electrical transmission streets at least 250 feet in width.~~
- * = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this Section.

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Notes:

- Underlined indicates **new** text.
- ~~Stricken~~ indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to:]** or **[Partially relocated to:]**.
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- A series of four bolded ellipses indicates language omitted to save space.

Attachment I

FLORIDA POWER AND LIGHT (FPL) COMMERCIAL COMMUNICATION TOWERS PRIVATELY INITIATED AMENDMENT (PIA) (Updated 10/22/15)

Part 5. ULDC Table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review, (page 119 of 171), is hereby amended as follows:

Reason for amendments: The approval process for Electrical Communication Structures and Poles, Transmission Lines and Substations within Non-Residential Districts is hereby set forth:

Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review

TOWER TYPE	AP	PO	CN	CLO	CC	CG	CHO	CRE	IL	IG	MUPD	MXPD (1)	PIPD	PC
....
<u>Stealth Transm ≤104' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>Stealth Subst ≤104' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>Camouflage Transm ≤90' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>Camouflage Subst ≤90' or 150%</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>	<u>BP</u>
<u>Full Array Urban Transm ≤80' or 150%</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>Full Array Urban Subst ≤80' or 150%</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>Full Array Rural Transm ≤200'</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>Full Array Rural Subst ≤200'</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
FPL (5)	D	D	D	D	D	D	D	D	D	D	D	D	D	D

Notes:
 D = Development Review Officer (No Public Hearing)
 DE = Expedited Review
 BP = Building Permit Review (No Public Hearing)
 B = Conditional use Review by ZC (1 Public Hearing)
 A = Conditional use Review by BCC (2 Public Hearings)
 (1) = Public or Private, Civic and Commercial pods only
 (2) = I-95 and Florida Turnpike streets at least 250 feet in width
 (3) = ~~Electrical transmission streets at least 250 feet in width~~
 * = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this Section.

Part 6. ULDC Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback (page 125 of 171), is hereby amended as follows:

Reason for amendments: The separation standards for Electrical Communication Structures and Poles, Transmission Lines and Substations located within Residential Districts is hereby set forth:

Table 4.C.3.I - Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback

TOWER TYPE	TND	AGR	RSA	AR/ USA	RE	RS	RT	PUD (1)	RVPD	MHPD	TND
....
<u>FDOT</u>		<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>
<u>FPL Transm</u>		<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>
<u>FPL Substation</u>		<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>

Notes:
 < = Less than
 (1) = Limited to public civic site locations
 (2) = Percent measured as a separation between tower and adjacent residential structures
 (3) = Measured as a setback from property line of tower location
 (4) = Height, tower type, and setbacks limited as provided in this section
 % = Separation or setback measured as a percentage of tower height
 > = More than
 NMT = Not more than
 NLT = Not less than
 PL = Property line

Notes:

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

Attachment I

FLORIDA POWER AND LIGHT (FPL) COMMERCIAL COMMUNICATION TOWERS PRIVATELY INITIATED AMENDMENT (PIA) (Updated 10/22/15)

1 Part 7. ULDC Table 4.C.3.I, Minimum Separation and Setbacks for Towers Located in Non-
2 Residential Zoning Districts (page 126 of 171), is hereby amended as follows:
3

Reason for amendments: The separation standards for Electrical Communication Structures and Poles, Transmission Lines and Substations located within Non-Residential Districts is hereby set forth:

4 **Table 4.C.3.I – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts**

TOWER TYPE	Adjacent to	PC	AP	CN	CLO	CC	CHO	CG	CRE	UC	UI	IRO	IL	IG	IPF	PO	MUPD (3)	MXPD (4)	PIPD	LCC
....	Residential																		
	Non-residential																		
<u>Transm Stealth</u>	<u>Residential</u>	<u>50' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>Subst Stealth</u>	<u>Residential</u>	<u>50' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>Transm Camofl</u>	<u>Residential</u>	<u>100' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>Subst Camofl</u>	<u>Residential</u>	<u>100' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>Full Arr Urb Tra</u>	<u>Residential</u>	<u>500' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>Full Arr Urb Sub</u>	<u>Residential</u>	<u>500' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>Full Arr Rur Tra</u>	<u>Residential</u>	<u>2,500' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>Full Arr Rur Sub</u>	<u>Residential</u>	<u>2,500' separation from nearest residential unit</u>																		
	<u>Non-residential</u>	<u>N/A</u>																		
<u>FPL</u>	<u>Residential</u>	<u>150' setback from abutting residential property line</u>																		
	<u>Non-residential</u>	<u>100' setback from abutting residential property line</u>																		
[Ord. 2015-006]																				
Notes:																				
(1)	Percentage measured as a separation between tower and adjacent residential structures																			
(2)	Measured from property line of tower location.																			
(3)	Limited to Commercial High (CH), Commercial Low (CL), Institutional (INST) and Industrial (IND) FLU Designations																			
(4)	Limited to Commercial High (CH) Designation																			
%	Separation or setback as a percentage of tower height																			

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

ATTACHMENT 1

USEFUL INTERNET LINKS FOR LDRAB/LDRC MEMBERS

The following provides a few helpful links to web pages containing information applicable to Land Development Regulation Advisory Board (LDRAB) and Land Development Review Committee (LDRC) members:

Palm Beach County (PBC) Unified Land Development Code (ULDC) Article 2.G.2, General Provisions (see pages 70 – 71): <http://www.pbcgov.com/pzb/uldc/articles/Article2.pdf>

PBC ULDC Article 2.G.3.A, Land Development Regulation Advisory Board (LDRAB) (see pages 72 - 73): <http://www.pbcgov.com/pzb/uldc/articles/Article2.pdf>

Palm Beach County Commission on Ethics: <http://www.palmbeachcountyethics.com/>

- Palm Beach County Code of Ethics (Effective June 1, 2011): http://www.palmbeachcountyethics.com/pdf/Code_of_Ethics_Ordinance_June_1_2011.pdf
- Palm Beach County Code of Ethics – Guide for Elected Officials and Advisory Board Members: http://www.palmbeachcountyethics.com/pdf/Training_Guide_for_Elected_Officials_and_Advisory_Board_Members.pdf
- Quick Reference to Advisory Board Conflicts, Disclosures and Waivers: http://www.palmbeachcountyethics.com/pdf/Advisory_Boards_Reference_Guide.pdf

LDRAB Rules of Procedure: <http://www.pbcgov.com/pzb/zoning/code/rulesofprocedure.pdf>

Palm Beach County Charter: <http://www.pbcgov.com/countycommissioners/pdf/charter.pdf>

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
2015 ATTENDANCE MATRIX**

(Updated 11/18/15)

Seat	Member	District or Organization	Term Expires	2015 Dates												
				1/28 Can- celled	2/25 Can- celled	3/25	4/22	5/27	6/24	7/22	8/26 Can- celled	9/23 Can- celled	9/30 Special	10/28	11/18	12/09 Cancelled
1	Michael J. Peragine	District 1	Feb. 2, 2016	-		N	Y	Y	Y	Y	-	-	Y	N	Y	-
2	David Carpenter	District 2	Feb. 6, 2018	-		Y	Y	Y	N	Y	-	-	Y	Y	N	-
3	Barbara Katz	District 3	Feb. 5, 2019	-		Y	Y	Y	Y	Y	-	-	Y	Y	Y	-
4	James Knight	District 4	Feb. 6, 2018	-		Y	Y	Y	Y	Y	-	-	N	N	N	-
5	Lori Vinikoor	District 5	Feb 5, 2019	-		Y	Y	Y	Y	Y	-	-	Y	Y	Y	-
6	Stuart Fischer	District 6	Feb. 6, 2018	-	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	-	-	Y	Y	N	-
7	Henry Studstill	District 7	Feb. 2, 2016	-		Y	N	N	Y	Y	-	-	Y	N	Y	-
8	Daniel Walesky	Gold Coast Builders Association	Feb. 2, 2018	-		Y	Y	N	Y	N	-	-	Y	N	N	-
9	Joni Brinkman	League of Cities	Feb. 6, 2018	-		Y	Y	Y	Y	Y	-	-	Y	Y	Y	-
10	Terrence Bailey	Florida Eng. Society	Feb. 2, 2016	-		Y	Y	Y	Y	Y	-	-	Y	N	Y	-
11	Jerome Baumoehl	American Institute of Architects	Feb. 6, 2018	-		N	Y	N	Y	N	-	-	Y	Y	Y	-
12	Tommy Strowd	Environmental Organization	Feb. 2, 2018	-		Y	Y	Y	N	Y	-	-	Y	Y	N	-
13	Frank Gulisano	PBC Board of Realtors	Feb. 6, 2018	-		N	Y	Y	Y	Y	-	-	Y	Y	Y	-
14	Gary Rayman	Florida Society Prof. Surveyors	Feb. 2, 2016	-		Y	Y	Y	Y	N	-	-	Y	Y	Y	-
15	Vacant	Assoc. General Contractors of America	Feb. 2, 2010	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	-
16	Wes Blackman	PBC Planning Congress	Feb. 6, 2018	-	-	N	Y	Y	Y	Y	-	-	Y	Y	Y	-
17	James Brake	Alternate #1	Feb. 5, 2019	-	-	N	Y	N	Y	N	-	-	N	N	Y	-
18	Leo Plevy	Alternate #2	Feb. 6, 2018	-	-	Y	Y	N	Y	Y	-	-	Y	N	Y	-
Total Attendees:						11	15	11	14	12			14	10	12	
Notes:	Y	Present	*Y*	Present (Participated via teleconference with quorum physically present and Board approval)	N	Absent	*N	Absent (Attended less than ¼ of meeting)								
1	Michael J. Peragine appointed on June 3, 2014, eligible for first meeting July 2014. Term June 3, 2014 to Feb. 2, 2016.															
2	David Carpenter reappointed for new term February 4, 2015 to February 6, 2018.															
3	Barbara Katz reappointed for new term Feb.3, 2016 to Feb. 5, 2019.															
4	James Knight reappointed for new term Feb. 4, 2015 to Feb. 6, 2018.															
5	Lori Vinikoor reappointed for new term Feb. 3, 2016 to Feb. 5, 2019															
6	Stuart Fischer appointed on Aug. 18, 2015 for term Feb.4, 2015 to Feb. 6, 2018.															
7	Henry Studstill appointed Feb. 5, 2013, eligible for first meeting Feb. 2013. Term Feb. 5, 2013 to Feb. 2, 2016.															
8	Daniel Walesky - Position term is Feb. 4, 2015 to Feb. 2, 2018.															
9	Joni Brinkman reappointed on Jan. 13, 2015 for new term Feb. 4, 2015 to Feb. 6, 2018.															
10	Terrence Bailey reappointed on Jan. 15, 2013 for new term Feb. 5, 2013 to Feb. 2, 2016															
11	Jerome Baumoehl reappointed for new term - February 4, 2015 to February 6, 2018															
12	Tommy Strowd - to take vacant position. Term is Feb. 4, 2015 to Feb. 2, 2018.															
13	Frank Gulisano reappointed on Jan. 13, 2015 for new term Feb. 4, 2015 to Feb. 6, 2018.															
14	Gary Rayman reappointed on Jan. 15, 2013 for new term Feb. 5, 2013 to Feb. 2, 2016															
16	Wes Blackman reappointed for new term Feb. 4, 2015 to Feb. 2, 2018.															
17	James Brake reappointed Feb. 3, 2016 for new term Feb. 3, 2016 to Feb. 5, 2019															
18	Leo Plevy reappointed for new term February 4, 2015 to February 6, 2018															
*	Special meetings will not be a factor in calculating total attendance.															
**	Attendance reflects previous LDRAB member.															
	ULDC Art. 2.G.2.B.1.c, Attendance: 1) "Lack of attendance is defined as a failure to attend three consecutive meetings..." or, 2) "...a failure to attend at least two-thirds of the meetings scheduled during the calendar year." Also "Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting."															
	A total of 12 meetings were scheduled for 2015. * A special meeting was held on September 30, 2015. Minimum attendance – seven meetings of all meeting scheduled. (Cancelled meetings are counted towards the total of meetings attended). Members cannot miss any more than three meetings.															

ATTACHMENT 3



UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2015-01 SUMMARY OF PROPOSED AMENDMENTS

(UPDATED 8/18/15)

BCC PUBLIC HEARINGS

JUNE 25, 2015 – REQUEST FOR PERMISSION TO ADVERTISE

JULY 23, 2015 – FIRST READING

AUGUST 27, 2015 – ADOPTION

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS

MARCH 25, 2015

APRIL 22, 2015

MAY 27, 2015 (ALSO INCLUDES LDRC*)

Note: Page numbers apply to August 27, 2015 BCC Adoption Packet

1. **Exhibit A – Art. 2.A.1.J, Notification [pages 89-90]**
 - Update Public Hearing notification requirements for newspaper publication newspaper publication for Development Order Abandonments (ABN) and corrective resolutions.
2. **Exhibit B – Westgate Community Redevelopment Area Overlay (WCRAO), [pages 91-95]**
 - Clarify that non-residential use in the NRM and NG Sub-areas is only allowed within a mixed use development and stand alone residential is permitted in these districts.
 - Increase building height from 25' to 35' in the NRM and NG Sub-areas when abutting existing residential.
 - Delete requirement for buildings with multiple street frontages to comply with both build to line and minimum frontage requirements.
 - Clarify that minimum frontage means minimum lot frontage and not building frontage.
 - Clarify that single-family dwellings are excluded from porch, balconies, and entryways requirements.
 - Reduction in glazing transparency percentage from 85 to 70 will accommodate typical South Florida industry standard for energy efficient windows.
 - Reduce lot size requirements for Permanent Greenmarket use to accommodate one-half acre site common in WCRAO and provide access to fresh produce in the area.
 - Recognize local industry trend for standalone indoor vehicle sales and rental facilities, typically but not necessarily associated with high-end new or used vehicle sales, or smaller niche markets.
3. **Exhibit C – Zero Lot Line Home Fences and Walls, [page 96]**
 - Reaffirm Zero Lot Line homeowners' rights to construct fences or walls on their property including within the ZLL Maintenance and Roof Overhang Easement of an abutting ZLL home.
4. **Exhibit D – Community Vegetable Gardens, [page 97]**
 - Allow Community Vegetable Garden as a use in PUD and allow for administrative waiver from parking requirements when parking demand study is submitted.
5. **Exhibit E – PDD Thresholds [pages 98-99]**
 - Delete the minimum square footage thresholds required for use of the Multiple Use Planned Development District (MUPD) and Mixed Use Planned Development (MXPD) to expand options available to developers of commercial or mixed-use projects.
6. **Exhibit F – Type II Kennels – Standards for Outdoor Runs, [page 100]**
 - Update sanitary requirements for outdoor runs to be consistent with Type III Kennel standards.
7. **Exhibit G – Loading Area Screening, [page 101]**
 - Delete requirement for covered loading areas and allow Type II Waiver to increase the minimum wall height or use of landscape screening within a residential incompatibility buffer where necessary to provide screening higher than the required eight-foot wall.
8. **Exhibit H – Recreation Buffers within PDDs and Subdivisions, [page 102]**
 - Expand standards for administrative Type I Waiver to allow relief from Incompatibility Buffers typically required in-between residential and recreational uses.
8. **Exhibit I – Planned Unit Development (PUD) Electronic Message Signs, [pages 103-107]**
 - Allow Electronic Message Signs within residential Planned Unit Developments (PUD) for Property Owner Association (POA) to provide notice of upcoming meetings, activities and events; establish a table to classify different types of signs and approval processes to improve ease of use; clarify size limits for time and temperature signs to be consistent with existing limits stated in Figure 8.G.3.B – Typical Example of Time and Temperature Electronic Sign.
 - Clarify that staff may administratively add Type II electronic message signs, primarily as relates to the addition of PUD informational signs.
 - Acknowledge that time and temperature and fuel price signage can only be incorporated into permitted freestanding signage, thus should not require full DRO review when electronic message signs are added to existing or approved freestanding signs.
 - Allow for a Type I Waiver from the 100' setback requirement from residential uses or property lines.

ATTACHMENT 4



**UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS
AGRICULTURAL RESERVE (AGR) PRESERVE AREA CONTIGUITY REQUIREMENTS
FOR PLANNED DEVELOPMENTS**

SUMMARY OF PROPOSED AMENDMENTS

(UPDATED 02/17/2016)

BCC PUBLIC HEARINGS

JULY 30, 2015 – REQUEST FOR PERMISSION TO ADVERTISE

OCTOBER 6, 2015 – ADOPTION HEARING

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS

JUNE 24, 2015 (ALSO INCLUDES LDRC)

EXHIBIT A

1. Art. 3.E.2.F.3, Preservation Area

- Address the Agricultural Reserve (AGR) Preserve Area Contiguity Requirements for Planned Developments. ULDC amendments are being processed concurrently with the Comprehensive Plan amendments. The intent of this amendment is to allow parcels smaller than 150 acres, that are not adjacent to existing preserves or conservation areas, to become eligible as potential preserves, as follows: eliminate the requirement that smaller parcels comprising the 60% preserve area for 60/40 PUDs be contiguous to other lands that aggregate to 150 acres and have a conservation or preserve status. This amendment does not propose changes for preserve areas associated with “80/20” PUDs or Traditional Marketplace Developments (TMDs).

ATTACHMENT 5



UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2015-02 SUMMARY OF PROPOSED AMENDMENTS

(Updated 1-15-16)

BCC PUBLIC HEARINGS

DECEMBER 3, 2015 – REQUEST FOR PERMISSION TO ADVERTISE

JANUARY 7, 2016 – FIRST READING

JANUARY 28, 2016 – ADOPTION

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS

SEPTEMBER 30, 2015

OCTOBER 28, 2015

NOVEMBER 18, 2015 (ALSO INCLUDES LDRC*)

Note: Page numbers apply to January 28, 2016 BCC Adoption Packet

Agenda Cover Sheet [page 258]

Ordinance Title [pages 265 - 267]

Exhibit A – Art. 2.A.1.J, Notification [page 268]

- Clarify that the applicant is responsible for the identification of Homeowners Associations (HOA), Property Owners Associations (POA) and Condominium Associations.
- Clarify that Zoning staff provides public notice information for applicants to post on notification boards.

Exhibit B – Art. 2.D.1.G, Modifications to Prior Development Orders [pages 269 - 270]

- Revise Development Review Officer (DRO) authority to modify BCC or Zoning Commission (ZC) approvals, to expand allowable increase in approved building footprint from 25 to 50 percent, subject to compliance with other limitations ensuring consistency with BCC or ZC approved Site Plan.
- Clarify thresholds for DRO Administrative Modifications to reflect intended scope of Agency Review Process established for minor amendments.

Exhibit C – Preservation of Trees [page 271]

- Establish Zoning Director authority to preserve existing vegetation not covered under the provisions of Art. 14, Environmental Standards.
- Clarify new Zoning Director authority to require a tree survey, or condition the approval of a Development Order to incorporate existing vegetation.

Exhibit D – Art. 7.F.9, Incompatibility Buffers, [pages 272 - 273]

- Re-organize for ease of use and clarify standards to reflect historical and current practices.
- Clarify height measurement of required six-foot landscape barrier.
- Delete “*Building Height Differences Between Adjacent Uses*” which is typically mitigated through increased setbacks, or is unnecessary between compatible uses.

Exhibit E – Height Measurement for Fences, Walls and Hedges, [pages 274 - 282]

- Clarify how fences, walls or hedges are measured when located on residential properties, or within perimeter buffers, emphasis on scenario’s where there are differences in grade where a retaining wall is utilized.
- Expand upon or update provisions allowing for minor increases in height for fences, walls or hedges located atop retaining walls.
- Clarify existing practice of requiring landscape materials along the exterior side of a wall or fence when located in an Incompatibility or R-O-W Buffer.
- Clarify existing prohibition of chain link fences within R-O-W or Incompatibility Buffers, unless vinyl coated and screened by a hedge.
- Update reference to BCC or ZC authority to alter prohibitions or requirements for chain link fences to the Type II Waiver process.

Exhibit F – Glades Region Amendments, [pages 283 - 285]

- Amendments being processed concurrently with Comprehensive Plan amendments to implement part of the amendments from the Glades Region Master Plan (GRMP).
- Expand upon existing provisions intended to streamline approval processes to provide incentives for redevelopment.
- New Future Land Use Element (FLUE) Policy which expands upon existing provisions under FLUE Section III.C.5, Agriculture, by clarifying that the AP Zoning district is consistent with all Future Land Use (FLU) designations, except for Conservation.

Exhibit G – Agricultural and Type II Excavation Approval Process, [pages 286 – 289]

- Update the Use Matrices for Agricultural Excavation and Type 2 Excavation to indicate the most restrictive approval process in the zoning districts where the uses are allowed. Does not change any existing approval processes.

Exhibit H – Art. 8.H.2, Billboards, [pages 290 - 294]

- Eliminate references to Billboard Stipulated Settlement Agreement (expires February 6, 2016); and,
- Clarify the billboard Special Permit process for maintenance requiring building permits, including demolition, relocation, and replacement of billboards.

Exhibit I – Northlake Boulevard Overlay Zone (NBOZ), [pages 295 - 297]

- Establish new Type I Waivers (administrative) for the Northlake Boulevard Overlay Zone (NBOZ) Design Guidelines.
- Delete deadlines to comply with the NBOZ Design Guidelines for signage and landscaping.

**ATTACHMENT 6
PALM BEACH COUNTY ZONING DIVISION
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
BCC APPOINTMENT DATE**

(Updated: January 26, 2016)

SEAT	MEMBER (OCCUPATION)	DISTRICT OR ORGANIZATION	SEAT TERM (1)		MEMBER APPOINTMENT DATE	MEMBER TERM COMPLETED (2)
			BEGAN	ENDS		
1	Vacant	District 1 Commissioner Valeche	February 5, 2013	February 2, 2016	-	0
2	David Carpenter (Landscape Architect)	District 2 Commissioner Burdick	February 4, 2015	February 6, 2018	February 3, 2015	1
3	Barbara Katz (Land Use Advisor)	District 3 Commissioner Vana	February 3, 2016	February 5, 2019	January 26, 2016	1
4	James Knight (Builder/Developer)	District 4 Commissioner Abrams	February 4, 2015	February 6, 2018	December 16, 2014	1
5	Lori Vinikoor (Community Activist)	District 5 Commissioner Berger	February 3, 2016	February 5, 2019	January 26, 2016	1
6	Stuart R. Fischer (Landscaping)	District 6 Commissioner McKinlay	February 4, 2015	February 6, 2018	August 18, 2015	0
7	Vacant	District 7 Commissioner Taylor	February 5, 2013	February 2, 2016	-	0
8	Daniel J. Walesky (Residential Builder)	Gold Coast Builders Association	February 4, 2015	February 2, 2018	January 13, 2015	0
9	Joni Brinkman (Municipal Rep.)	PBC League of Cities	February 4, 2015	February 6, 2018	January 13, 2015	1
10	Vacant	Florida Engineering Society	February 5, 2013	February 2, 2016	-	0
11	Jerome I. Baumoehl (Architect)	American Institute of Architects	February 4, 2015	February 6, 2018	February 3, 2015	1
12	Tommy B. Strowd (Environmentalist)	Environmental Organization	February 4, 2015	February 2, 2018	January 13, 2015	0
13	Frank J. Gulisano (Realtor)	Realtor's Association of the Palm Beaches	February 4, 2015	February 6, 2018	January 13, 2015	1
14	Vacant	Florida Surveying & Mapping Society	February 5, 2013	February 2, 2016	-	0
15	Vacant	Associated General Contractors of America	February 5, 2013	February 2, 2016	-	0
16	C. Wesley Blackman, AICP (AICP Planner)	PBC Planning Congress	February 4, 2015	February 6, 2018	January 13, 2015	1
17	James Brake (Real Estate Consultant)	Alternate #1	February 3, 2016	February 5, 2019	January 26, 2016	1
18	Leo Plevy	Alternate #2	February 4, 2015	February 6, 2018	March 10, 2015	1

(1) **Art. 2.G.2.A.2. Term of Office [Related to Decision Making Bodies General Provisions]** The term of office for each member shall be three years. All members serving on a board on the effective date of this Code shall complete their terms according to their prior appointments.

(2) **Art.2.G.3.A.3.c, Terms of Office [Related to LDRAB Membership]** Members of the LDRAB shall hold office until the first Tuesday after the first Monday in February of the year their term expires. Beginning on or after March 2, 2013, no person shall be appointed or reappointed to this Board for more than three consecutive terms.

U:\Zoning\CODEREV\2016\LDRAB\Meetings\2-24-16 Kick Off\4 - Final Packet\10 Attach 6 - 2016 LDRAB Members List.docx

ATTACHMENT 7

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**

2016 MEETING DATES

(Updated 12/02/15)

DATE	DAY
January 27, 2016	Wednesday (4 th)
February 24, 2016	Wednesday (4 th)
March 23, 2016	Wednesday (4 th)
April 27, 2016	Wednesday (4 th)
May 25, 2016	Wednesday (4 th)
June 22, 2016*	Wednesday (4 th)
July 27, 2016	Wednesday (4 th)
August 24, 2016	Wednesday (4 th)
September 21, 2016**	Wednesday (4 th)
October 26, 2016	Wednesday (4 th)
November 16, 2016**	Wednesday (3 rd)
December 14, 2016*	Wednesday (2 nd)
January 25, 2017	Wednesday (4 th)
Notes:	
* <i>Back-up dates to be used if necessary.</i>	
** <i>Meeting date rescheduled to accommodate holidays</i>	

Meeting location and start times are typically as follows:

Planning, Zoning and Building Department
Vista Center
2300 North Jog Road
West Palm Beach, Florida 33411
Kenneth S. Rogers Hearing Room (VC-1W-47)
Meetings typically commence at 2:00 p.m.


(1) DISCLAIMER: Meetings are subject to change, cancellation, or may be continued, rescheduled, relocated, or commenced at a different time as necessary. (Reasons for the change include but not limited to length of agenda, as needed to respond to Hurricanes or other similar natural disasters, etc.).



ATTACHMENT 8

**INTER-OFFICE COMMUNICATION
DEPARTMENT OF PLANNING, ZONING AND BUILDING
ZONING DIVISION**

TO: Interested County Staff, Related Agencies and Public in General

FROM: Jon MacGillis, ASLA, Zoning Director 

DATE: December 17, 2015

RE: **Deadlines/Scheduling for Proposed 2016 Unified Land Development Code (ULDC) Amendments: County Agencies and Privately Initiated Amendments**

**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
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

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This memo serves to notify County Agencies and individuals seeking Privately Initiated Amendments (PIA) of the scheduling for 2016 ULDC amendments. To minimize redundancy and staffing needs, County Agencies are required to submit amendments in accordance with the timeframes and deadlines indicated below. Applicants proposing to submit PIAs are encouraged to utilize the County submittal dates but may also seek to proceed under a separate timeline; however, this may incur additional expense to cover required legal advertisements. It is critical that all applicants coordinate with Zoning Division staff to meet the established schedules and deadlines for any amendments.

ULDC Amendment Rounds:

The following lists the tentative deadlines, Land Development Regulation Advisory Board (LDRAB), and Board of County Commission (BCC) Zoning Hearing dates for the two ULDC Amendment Rounds scheduled for 2016.

ACTIVITY	ROUND 2016-01	ROUND 2016-02
Deadline to submit amendment requests to the Zoning Division	January 15, 2016	June 10, 2016
LDRAB Initiation	January 27, 2016	June 22, 2016
Deadline to submit backup documentation	February 12, 2016	July 8, 2016
BCC Initiation	February 25, 2016	July 28, 2016
LDRAB Meetings (1)	February 24, 2016 (2)	August 24, 2016
	March 23, 2016	September 21, 2016
	April 27, 2016	October 26, 2016
	May 25, 2016 (3)	November 16, 2016 (3)
BCC Hearing – Request for Permission to Advertise	June 23, 2016	December 1, 2016
BCC Public Hearing – 1 st Reading (4)	July 28, 2016	January 5, 2017
BCC Public Hearing – 2 nd Reading and Adoption	August 25, 2016	January 26, 2017

- NOTES:**
- LDRAB Agenda's will be scheduled by the Zoning Division
 - LDRAB Annual Meeting
 - LDRAB will also serve as the Land Development Regulation Commission (LDRC)
 - Some amendments may only require one public hearing.



Dates may be subject to change. See the Zoning Division 2016 ULDC Amendment Schedule webpage at http://www.pbcgov.com/pzb/zoning/code/newsrelease/amend_sched_16.htm to verify applicable dates.

Application Requirements

Initial submittal of amendment requests must include the following:

- 1) Cover letter from Department or Division Director, or other authorized staff;
- 2) Name, title and contact information of primary contact person (will be required to attend LDRAB, LDRC and BCC Hearings to answer any questions);
- 3) Location in ULDC of proposed amendment(s), to include exact article citation and title (or nearest relevant title), and page number(s); and,
- 4) A detailed summary of each proposed amendment.

Backup documentation shall include the following for each proposed amendment:

- 1) Verification that any interested or affected persons or organizations have been consulted during the initiation of amendments, and are being updated where applicable;
- 2) A detailed background and summary; and,
- 3) Preparation of amendment exhibits using the file template provided by Zoning, providing citation and title, a concise "reason for amendment", and text, tables or images to be deleted, relocated or added.

Privately Initiated Amendments (PIA):

In 2012 the BCC adopted the privately initiated amendment (PIA) process to assist the public. The County will coordinate with interested parties who choose to submit a privately initiated amendment and ensure it follows the newly established process. For a copy of the flow chart process for a PIA, please visit the Zoning Web Page at http://www.pbcgov.com/pzb/zoning/newapps/flowcharts/ULDC_Privately_Initiated_Flowchart.pdf.

Pre-application Meeting:

A pre-application meeting is required prior to submittal of a County or privately initiated amendment. Please contact Code Revision staff at (561) 233-5566 to schedule an appointment.

If you have any questions or require additional information regarding the proposed schedules, please contact me at 561-233-5234, or William Cross, Principal Site Planner, at (561) 233-5206, or at WCross@pbcgov.org.

JPMWJC

- C. Hard Copy to:
- Verdenia C. Baker, County Administrator
 - Rebecca D. Caldwell, Executive Director PZB
 - Leonard Berger, Chief Assistant County Attorney

Electronic Copy to: Distribution List (attached)

DISTRIBUTION LIST

Primary Recipients:

Honorable Mary L. Berger, Mayor, and Members of the Board of County Commissioners
Verdenia C. Baker, County Administrator
Jon Van Arnam, Deputy County Administrator
Robert P. Banks, Chief Land Use County Attorney
Leonard Berger, Chief Assistant County Attorney
Liz Bloeser, Director, Financial Management and Budget
Eric Call, Director, Parks and Recreation
Lisa DeLaRionda, Director, Public Affairs Department
Bonnie Finneran, Division Director, Environmental Resources Management
Clinton B. Forbes, Executive Director, Palm Tran
Sherry Howard, Deputy Director, Department of Economic Sustainability
Edward Lowery, Director, Department of Economic Sustainability
Vincent Bonvento, Director, Public Safety Department
Bruce Pelly, Director, Department of Airports
Channell Wilkins, Director, Community Services
Joanne Keller, Director of Land Development
Richard C. Radcliffe, Executive Director, League of Cities
Ronald W. Rice, Director, Cooperative Extension Service
James C. Stiles, Director, Water Utilities
Diane Sauve, Director, Animal Care and Control
Gary M. Sypek, Director of Planning, Department of Airports
Maurice Tobon, Director Utilities Eng. Division, Water Utilities
Robert Robbins, Director, Environmental Resources Management
Nick Uhren, Executive Director, Metropolitan Planning Organization
George Webb, County Engineer
Audrey Wolf, Director, Facilities Development and Operations

Other Internal Distribution

Lorenzo Aghemo, Director, Planning Division
Lisa Amara, Senior Planner, Planning Division
Ramsay Bulkeley, Director of Code Enforcement
Rebecca D. Caldwell, Executive Director, PZB
William J Cross, AICP, Principal Site Planner, Zoning Division
Bryan Davis, Principal Planner, Planning Division
Wendy Hernandez, Zoning Manager, Community Development Review, Zoning Division
Michael Howe, Senior Planner, Planning Division
Robert Kraus, Senior Site Planner, Environmental Resources Management
Maryann Kwok, AICP, Chief Planner, Zoning Division
John Rupertus, Senior Planner, Planning Division
Patrick Rutter, Chief Planner, Planning Division
Alan Seaman, Principal Site Planner, Admin Review, Zoning Division
Willie Swoope, Impact Fee Coordinator, PZ&B
Houston L. Tate, Director, Office of Community Revitalization
Bruce Thomson, Principal Planner, Planning Division – Monitoring
Doug Wise, Director, Building Division

Other Key Contacts

Dr. Alina Alonso, M.D., Director, Health Department
Peter Banting, Real Estate Specialist, Facilities Development and Operations
Richard Bogatin, Property Specialist, Facilities Development and Operations
Kristin Garrison, Director, Planning and Real Estate, School District of Palm Beach County
Darrel Graziani, Professional Engineer Administrator, Palm Beach County Health Department
Arthur Kirstein, IV, Agricultural Economic Development Coordinator, PBC Coop. Ext. Service
Bob Hamilton, Director, Park Planning, Research and Development Division, Parks and Recreation
Jean Matthews, Senior Planner, Parks and Recreation
Timothy Mayer, Director, Division of Environmental Health and Engineering
Eric McClellan, Senior Site Planner, Facilities Development and Operations
Elizee Michel, Executive Director, Housing and Community Development



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County Administrator

Verdenia C. Baker

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MEMORANDUM

TO: The Honorable Mary Lou Berger, Mayor, and
Members of the Board of County Commissioners

THRU: Rebecca D. Caldwell, Executive Director, PZ&B *RDC*

FROM: Jon MacGillis, ASLA, Zoning Director *JM*

DATE: February 16, 2016

**RE: Unified Land Development Code (ULDC)
Initiation of Amendment Round 2016-01**

This memo serves to solicit feedback from the Board of County Commissioners (BCC) on the initiation of amendment topics that have been prioritized for inclusion in ULDC Amendment Round 2016-01 (Attachment 1). In addition to the 2016-01 Round Zoning staff will continue to focus on completing the ULDC Use Regulations Project, which had been extended to accommodate Commercial amendments to the Comprehensive Plan, and requests to wait until after the AGR Tier Workshop and the conclusion of the Winter harvest.

The 2016-01 Initiation Round will be on the February 25, 2016 BCC Zoning Hearing for discussion under "Zoning Director Comments". In addition, staff has scheduled meetings with each Commissioner in advance of the Hearing to discuss the proposed amendments.

If you should have any questions or require additional information, please contact me at (561) 233-5234.

JMWJC

Attachment 1 – Initiation of ULDC Amendment Round 2016-01

C: Verdenia Baker, County Administrator
Wes Blackman, Chair and Members of the LDRAB
Leonard Berger, Chief Assistant County Attorney
Robert Banks, Chief Land Use Assistant County Attorney
Lorenzo Aghemo, Planning Director
Maryann Kwok, AICP, Deputy Director, Zoning
William Cross, AICP, Principal Site Planner, Zoning
Monica Cantor, Senior Site Planner, Zoning
Zoning Division Staff

ATTACHMENT 1
INITIATION – ULDC AMENDMENT ROUND 2016-01
 (Updated 2/8/16)

ULDC AMENDMENT ROUND 2016-01 SUMMARY OF KEY MEETINGS AND PUBLIC HEARINGS	
BCC ZONING HEARINGS:	LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS:
<ul style="list-style-type: none"> ▪ June 23, 2016: Request for Permission to Advertise ▪ July 28, 2016: 1st Reading ▪ August 25, 2016: 2nd Reading/Adoption 	<ul style="list-style-type: none"> ▪ March 23, 2016 ▪ April 27, 2016 ▪ May 25, 2016 [Land Development Regulation Commission (LDRC)]

PRIORITIZATION AND STAFFING:
<p>On a scale of 1 to 3, staff has ranked both the priority and the level of staffing required for each of the proposed amendments, as follows:</p> <p>“Priority” Column:</p> <ol style="list-style-type: none"> 1 Indicates an issue required to ensure compliance with Federal or State law, or the Comprehensive Plan, or most in need of updating for relevancy or efficiency of operations. 2 Generally refers to an issue that is highly recommended for inclusion but not required. 3 Includes issues recommended for inclusion but may be postponed to a later Amendment Round. <p>“Staffing” Column:</p> <ol style="list-style-type: none"> 1 Will require a higher level of staff resources, including but not limited to: need for in depth research, public or industry outreach, LDRAB Subcommittee’s or other Task Force, coordination with IPARC or LOC, or other labor intensive process. 2 Generally requires a moderate level of staff resources, typically involving lower profile issues that still require public or industry outreach. 3 Routine updates requiring lower levels of staff resources or time.

AMENDMENT/TASK	LEAD AGENCY	SUMMARY OF TASK REQUIREMENTS	PRIORITY	STAFFING
Art. 1, General Provisions				
Art. 1.E, Prior Approvals	Zoning	Recognize F.S. 723.041 (adopted 2003), which pre-empts establishment of more restrictive setbacks or separations between mobile homes located within previously approved mobile home parks.	1	3
Art. 1.F.2.C, Residential Development Regulations	Zoning	Expand upon existing provisions allowing for development of non-conforming lots, emphasis on clarifying minimum building coverage, floor area ratio (FAR), and accessory dwelling provisions for non-conforming lots in the Agricultural Residential (AR) Zoning district. Includes revisions to Art. 3.D.1.A, Property Development Regulations, and Art. 5.B.1.A.1.d, Accessory Structure Setbacks.	1	1

ATTACHMENT 1
INITIATION – ULDC AMENDMENT ROUND 2016-01
(Updated 2/8/16)

AMENDMENT/TASK	LEAD AGENCY	SUMMARY OF TASK REQUIREMENTS	PRIORITY	STAFFING
Art. 3, Overlays and Zoning Districts				
Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA)	Zoning	Update applicable Zoning district/FLU designation consistency tables, for consistency with the Glades Regional Master Plan (GRMP) and Residential FLU Designation Revisions amendments to the Comprehensive Plan, which makes the Single-family Residential (RS) Zoning district consistent with Low Residential (LR) FLU categories, among others.	1	2
Art. 3.B.18, State Road 7 Economic Development Overlay	Zoning	Delete the SR7 EDC Overlay, including various references contained in Art. 4, Use Regulations, among others, as the subject area has been annexed by the Village of Wellington.	1	3
Art. 3.C.1.A.2.b, Previously Approved and Non-conforming Uses [Related to the AGR Tier]	Zoning	Update provisions for non-residential development within the AGR Tier that were originally intended to be accommodated when the Tier was first established, to implement recent amendments to the Comprehensive Plan and Future Land Use Atlas (FLUA), to delete those uses that have had the FLU amended to Commercial or Institutional, and revised regulatory provisions for any remaining.	1	1
Art. 3.D.2.C, ZLL Design Standards	Zoning	Incorporate revised graphics and updated provisions for porches, balconies and other open areas located along the zero-lot-line side of a ZLL home, whether on the first or upper floors, to respond to industry trends.	1	3
Art. 4, Use Regulations				
Art. 4.B.1.A.70, Home Occupation	Zoning	Minor expansion of existing provisions regulating the parking of business related vehicles associated with a Home Occupational use, to recognize that larger rural residential properties may be able to accommodate additional vehicles or equipment without adversely impacting neighboring residential uses.	1	1

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ATTACHMENT 1
INITIATION – ULDC AMENDMENT ROUND 2016-01
(Updated 2/8/16)

AMENDMENT/TASK	LEAD AGENCY	SUMMARY OF TASK REQUIREMENTS	PRIORITY	STAFFING
Art. 5, Supplementary Standards				
Art. 5.D, Parks and Recreation, Rules and Recreational Standards	Parks and Recreation	Minor updates, including but not limited : <ul style="list-style-type: none"> • Art. 5.D.2.B.2, Calculation of Required Recreation: update average household size used to calculate minimum required recreation, for consistency with the last census update; • Art. 5.D.2.B.9, Other Credits: revise minimum property development regulations required to meet Parks and Recreation requirements; • Art. 5.D.2.F, Phasing: clarify the timing for completion of recreational improvements for phased projects; and, • Art. 5.D.2.G.2, Perimeter Buffer Landscape Requirements: clarify perimeter landscape buffer requirements. 	1	2
Art. 6, Parking and Loading				
Art. 6.B.1.H.7, Loading Space Reduction	Zoning	Clarify that reductions are subject to review and approval as a Type I Waiver.	1	1
Art. 7, Landscaping				
General Updates	Zoning	<ul style="list-style-type: none"> • General updates to Landscaping Standards in coordination with the LDRAB Landscape Subcommittee. • Art. 7.B.3, Alternative Landscape Plan (ALP); Landscape Subcommittee making recommendations to enhance the ALP provisions to further implement intent to foster creative landscape design while addressing unique site design constraints. Also, introducing waiver provisions that are currently not allowed and limit the use of the ALP. Staff supports these amendments to support preservation efforts and innovative landscape design. • Landscape palm trees: Evaluate standards allowing for limited use of palms in lieu of canopy trees. • Interior landscaping for Specialized Vehicular Use Areas – Which are not Open to the Public: Re-adoption of former 1986 provisions which recognize alternatives to landscape requirements for vehicular or other storage areas not visible or accessible to the public or customers. 	1	1

ATTACHMENT 1
INITIATION – ULDC AMENDMENT ROUND 2016-01
(Updated 2/8/16)

AMENDMENT/TASK	LEAD AGENCY	SUMMARY OF TASK REQUIREMENTS	PRIORITY	STAFFING
Art. 14, Environmental Standards				
Appendix 9, Natural Areas	ERM	Update list of PBC natural areas by adding new natural areas and revised location data for existing natural areas.	1	3
Appendix 10, Prohibited Vegetation Removal Schedule		Correct minor spelling errors to table listing common and scientific names of prohibited vegetation to be removed from County natural areas.		
Art. 15, Health Regulations				
Art. 15.B.8.A.9.c [Related to Connection Required and Water Systems]	HEALTH	Update regulations for consistency with recent changes to State or other agency regulations related to water wells.	1	3
Privately Initiated Amendments (may be processed out of Round)				
Indian Trails Grove Planned Unit Development (PUD). application of Palm Beach West Associates I, LLLP, by UDKS, agent.	Zoning	Submitted July 15, 2015 (applicant postponed): Code amendments necessary for consistency with proposed Comprehensive Plan amendments, and as otherwise needed to accommodate proposed development within new RR 1.25 future land use designation.	1	1
Commercial Communication Towers - Wireless Attachments application of Florida Power & Light (FPL)	Zoning	Submitted October 28, 2015: Expand upon existing provisions allowing for cellular equipment to be attached to structures, to clarify applicability to FPL transmission lines and substation structures.	1	1
Agricultural Recycling by Land Research Management, Inc, agent.	Zoning	October 22, 2015 BCC direction to work with Commissioner McKinlay's office to develop a holistic long term solution to the equestrian waste issue: Establish new Agricultural Recycling use, primarily limited to recycling of used equestrian bedding (straw, wood chips, etc.) and associated processing of manure waste, within certain Agricultural zoning districts.	PENDING	PENDING
Other				
2016 Legislative Session	Zoning	PENDING: Review of laws adopted in 2016 Session to determine if any ULDC amendments are required for consistency.	N/A	PENDING

ATTACHMENT 10

LDRAB SUBCOMMITTEES

2016 Land Development Regulation Advisory Board (LDRAB) Subcommittees	
LANDSCAPE	
<p>The Landscape Subcommittee reconvened in October of 2012 and continued to meet in 2013 and 2015 for a comprehensive revision of Article 7, Landscaping, and to address pending topics from the 2010 Subcommittee. There were eight meetings in 2015. Topics discussed included: landscape in Florida Power and Light (FPL) Facilities; Review of Alternative Landscape Plan (ALP) requirements, waivers and variances; classification of palms; incompatibility buffers; and, vegetation preservation and protection.</p> <p>Additional Subcommittee meetings will be scheduled to continue analysis and discussion of landscape provisions such as ALP, tree types, preservation of habitats, and identify inconsistencies between Art. 7, Landscaping and Art. 14, Environmental Standards.</p> <p>Amendments are tentatively proposed to be included in Round 2016-02, for adoption by the Board of County Commissioners in January 2017.</p> <p style="text-align: right;">Project Manager(s): Barbara Pinkston-Nau / Rodney Swonger</p>	
LDRAB Subcommittee Members in 2015:	
Terrence Bailey Stuart R. Fischer David Carpenter	
USE REGULATIONS PROJECT	
<p>This long-term project is intended to simplify definitions, approval processes and supplemental standards for all uses contained in the Unified Land Development Code (ULDC), by eliminating redundancies or glitches, recognizing new industry trends, streamlining the approval processes where feasible, which includes review of the uses allowed in Zoning Districts, determining the appropriate permits, and ensuring consistency with the Comprehensive Plan.</p> <p>The main goal of this Subcommittee is to improve predictability to encourage development and reduce unnecessary regulations while continuing to protect the health, safety and welfare of County residents, by mitigating the adverse impacts of incompatible land uses. The Subcommittee assists staff in the analysis and applicability of the proposed Code changes.</p> <p>This Subcommittee will continue to meet in 2016 for the completion of the Project by reviewing pending use classifications: Commercial, and Agriculture. In 2015 the Subcommittee held two meetings related to Utilities, Excavation and Public/Civic Uses.</p> <p style="text-align: right;">Project Manager(s): Monica Cantor / William Cross</p>	
LDRAB Subcommittee Members in 2015:	
Jim Knight Lori Vinikoor Barbara Katz Jerome I. Baumohl Joni Brinkman Wes Blackman David Carpenter	