



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

**MINUTES OF THE AUGUST 11, 2010 SUBCOMMITTEE MEETING**

**Prepared by Ann DeVeaux, Zoning Technician**

On Wednesday **August 11, 2010**, the Green Development Subcommittee met at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida.

First meeting of the Green Development Subcommittee

**A. CALL TO ORDER**

Ms. Cantor called the meeting to order at 2:03 p.m. and requested participants to introduce themselves.

**1. Introduction**

**Subcommittee Members:** Raymond Puzzitiello, Mr. Knight, Jose Jaramillo

**Industry:** Jonathan Burgess, Bill Whiteford

**County Staff:** Jon MacGillis, Maryann Kwok, William Cross, Monica Cantor, Ann Deveaux, Jan Wiegand, Carol Glasser, Barbara P. Nau, Timothy Sanford

**2. Select Chair and Vice Chair**

The Committee selected Mr. Puzzitiello as Chair and Mr. Knight as Vice Chair.

**3. Additions, Substitutions and Deletions to Agenda**

There were no additions, substitutions or deletions to the agenda.

**4. Motion to Adopt Agenda**

Mr. Knight made the motion to adopt the agenda.

**B. DISCUSSION**

**1. Outline Goals of Subcommittee by Staff**

Mrs. Cantor gave a brief overview of the issues presented on the agenda. She mentioned that the main goal of the meeting is to present alternatives for tasks to be developed by the subcommittee. One of the suggestions for this subcommittee is to develop Green Site Design elements and incorporate them in the recommendations of the PBC Green Task Force Report. She stated the second option is to wait until the PBC Green Task Force Report is finalized in 2011 and work separately in Green Site Design topics. Mrs. Cantor concluded by stating that this meeting shall determine the direction of this subcommittee for future meetings.

**2. Update on PBC Green Task Force on Environmental Sustainability and Conservation Report**

- General Overview of Recommendations: Mr. MacGillis gave a general overview of the *PBC Green Task Force on Environmental Sustainability and Conservation Report* and he explained that in 2008 the BCC adopted a resolution to create the Green Task Force to identify actions to be

implemented for more sustainable buildings and resources conservation, to be presented to the BCC in 2011. Some of the recommendations relate to the Planning, Zoning and Building (PZ&B) Department with particular emphasis on Green Building.

- Status of Open Recommendations: Mr. MacGillis clarified that four of the 14 recommendations coming from the Green Task Force were removed from the list, and several government agencies such as ERM, Solid Waste Authority, Public Affairs, and PZ&B, are working together to develop different areas of the Green Task Force Report. Mr. MacGillis mentioned that three of the recommendations relate to PZ&B, a rebate program for solar hot water heaters, and green building incentives which are more Building Division oriented; and, a third recommendation to create an exemption for architectural guidelines for green buildings, which has already been codified in ULDC Article 5.C under Green Architecture Designation Rating Program.

### **3. Green Development Subcommittee Options**

Mr. MacGillis recommended that the subcommittee work on green site elements that are easy to identify such as landscaping, drainage and parking, and make them part of the recommendation that would be presented to the BCC in 2011 rather than working separately.

Mr. Burgess suggested an analysis of the current Code to find out what could be obstructions to any green development initiatives and determine if changes are required or not. He also mentioned the need for incentives associated with the process when the application is pre-certified by any of the green development programs. Ms. Cantor questioned whether the pre-certification from the recognized programs would cause additional delays in a project's approval. Mr. Burgess suggested working with existing green programs to determine if the current code already has green development provisions. Other areas to be considered during the review process are outside of Zoning and need to be addressed by other government agencies, such as density, intensity and the review processes.

Mr. Puzzitiello commented that more benefit from green standards would be gained by application on residential, infill developments, and smaller sites versus large commercial. He stated for infill development on sites with existing conditions the code could implement incentives for improvement. Mr. Cross stated that any review of other green building standards should identify the document; provide the reasons why the Code should change to accommodate a particular method; and clarify location of conflicts in the Code.

Ms. Kwok has a list of municipalities that have green building ordinances which will be shared with the group to determine the structure of other codes. Mr. Jaramillo stated that when applying most municipal standards, a minimum percentage of the criteria must be met. Mr. Whiteford expressed that the County should rely on review and permitting processes and the review should begin with a checklist of minimum green development requirements. It was also mentioned to check other green initiatives in adjacent jurisdictions and find ways to bring the standards to the entire county.

The group will examine the existing Code to find obstacles that prevent the use of green development. This task is to be done through the comparison with some of the green programs such as LEED, Florida Green Building Coalition and National Green Building Standards.

**C. TOPICS FOR NEXT MEETING**

Ms. Cantor stated the following:

- An analysis structure will be established for comparison of the most common elements of the green programs versus the Code to be presented at next meeting;
- Mr. Burgess will make a presentation summarizing LEED for Neighborhood Development rating system; and,
- Examples of green ordinances of municipalities will be brought to the next meeting.

**D. ADJOURN**

The meeting adjourned at 3:05 p.m.