



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
GENERAL SUBCOMMITTEE
FRIDAY, SEPTEMBER 14, 2005 AGENDA
100 Australian Avenue
4th Floor Executive Conference Room, 4:00-5:00 p.m.**

A. Call to Order

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda

B. ULDC Amendments Discussion

Attachment A - Generators

C. Discuss Next Meeting Agenda

D. Open Discussion

E. Adjourn

General Subcommittee Meeting Minutes

Topic: Permanent Generators

September 14, 2005, 4:00 – 5:00 PM
4th Floor Conference Room

Present:

Subcommittee Members

Scott Worley – LDRAB member

Barbara Katz – LDRAB member

Jack Miles – LDRAB member

Kevin Ratterree, GL Homes

Eric Wasser, Plan Review Supervisor,
Building

Courtney Shippey, Env. Specialist III,
Health Department

Zoning Staff

Robert Buscemi, Principal Planner,
Zoning

Izabela Aurelson, Planner II, Zoning

Meeting began at 4:00 p.m.

Opening

-Robert Buscemi, Principal Planner opened the meeting with a brief summary of the topic, which included the reasons, background and ULDC format for the proposed amendments.

-Amendments for two groups of uses were addressed:

A. Residential Generators

-These amendments were initiated by the PBC residents who filed numerous applications with the Building Division requesting permits for installation of permanent generators in response to last year's hurricanes.

B. CLFs, Club Houses and Nursing Homes Generators

-These amendments were a result of BCC direction, which mandated all Type II and III CLFs, Nursing Homes and PDD/PUD Club Houses over 2,500 sf to provide permanent generators on site.

-Next, Mr. Buscemi proceeded with the review of the proposed amendments and invited the members to discuss and comment on the draft provisions.

Discussion

A. Residential Generators

-Mr. Buscemi stated that a correction to the proposed text was needed to adhere to BCC direction and amend the text requiring AC for 30% of the building, including the largest meeting or gathering room.

-Mr. Wasser pointed out that all generators have to be placed at least 10 feet from any habitable openings, as required by the Florida Building Code.

-Mr. Ratterree suggested that the hours for the maintenance cycle be expanded from the proposed by staff 11:00 am - 5:00 pm to 10:00 am – 5:00 pm, Monday through Saturday.

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-The subcommittee concluded that the following setbacks are needed: for Single Family Dwellings (SFD) and Zero Lot Line (ZLL) homes, side yard setbacks -

- 1) 3 feet minimum for SFD
- 2) 5 feet minimum for ZLL

-The rear setbacks for SFD, ZLL and Townhouses shall be 5 feet minimum.

-The subcommittee also agreed to raise the height of the generators permitted within setbacks from 3 feet to 4 feet, as a majority of generators range in height from 32" to 46".

B. CLFs, Club Houses and Nursing Homes Generators

-Mr. Shippey pointed out that CLFs must be required to run their generators for at least 30 minutes a month in order to keep them in good working condition.

-Industry representatives were very concerned that a mandatory emergency generator installations in PUD Club Houses, that were not built to shelter standards, might cause liability issues associated with using such club houses as potential shelters.

-Mr. Wasser stated that after a natural disaster, the Building Department performs a damage assessment to ascertain safe occupancy of the structure.

-Mr. Shippey suggested that the sewage lift stations need to be equipped with mandatory generators in order to assure their continuous and undisrupted operation after the natural disaster.

-Mr. Ratterree pointed out that lift stations are owned by PBC, not the HOAs, and that it is the responsibility of the local government to provide emergency generators on their sites.

-Subcommittee agreed with staff recommendation that setbacks for these uses conform to principal building PDRs as required by current ULDC standards.

Subcommittee Recommendations

-ULDC needs to make a reference to the Section of the Building Code, which discusses required locational criteria for generators.

Setbacks

-All agreed to the setbacks outlined during the discussion. Staff will amend the proposed language to reflect the subcommittee's recommendation.

CLFs, Club Houses and Nursing Homes Generators

-Subcommittee advised to add fuel storage requirement to supply enough fuel to operate the generator for a minimum of 72 hour period.

-Subcommittee recommends that HOA's be prohibited from allowing re-occupancy of club houses after a natural disaster until the building damage assessment is performed.

Height

-All agreed to increase the maximum height of residential generators located within required setbacks from 3 feet to 4 feet. Staff will amend the proposed language to reflect the subcommittee's recommendation.