

SUMMARY OF MINUTES
BROWARD ROOFTOP SOLAR CHALLENGE
Wednesday, March 7, 2012

BROWARD COUNTY GOVERNMENTAL CENTER
115 South Andrews Avenue, Fort Lauderdale, FL 33301
Room 329M – 2:30 PM
Conference Call: (954) 357-5486

Present (Sign-in sheet attached):

County Staff:

Cathy Randazzo, Planning and Redevelopment Division
Jeff Day, Permitting, Licensing and Consumer Protection Division
Rosemarie Fallon, Planning and Redevelopment Division
Herb Parlato, Permitting, Licensing and Consumer Protection Division
Dennis Pustizzi, Permitting, Licensing and Consumer Protection Division

Staff not present:

Nancy Rubin, Esq. (Due to family matter)

Visitors:

Heather Cunniff, Volunteer
Erin Deady, Esq. (conference call)
Todd Messenger, Kendig Keast Collaborative (conference call)

CALL TO ORDER

Cathy Randazzo called the meeting to order at 2:40 PM. She stated the meeting was noticed in accordance with Florida Sunshine Laws. She requested self-introductions of all participants.

Ms. Randazzo stated that the County received a grant through the Department of Energy of \$646,000 plus to develop an expedited permitting process for pre-approved rooftop solar installations with 14 municipal partners. She stated that although the County and partner municipalities have obligations related to the grant, participation of all 31 municipalities is envisioned.

Todd Messenger stated that he is aware of Colorado's award but he is not directly involved with it.

Erin Deady stated that she is not working with any other entity related to the grant. However, she has worked with the grant writer on the proposal. Ms. Deady is a registered lobbyist.

Ms. Randazzo stated that the first phase of the grant is to develop an expedited permitting process. Dennis Pustizzi gave an overview of the permitting process.

Ms. Randazzo stated the Planning and Zoning Committee (PZC) will be looking at zoning ordinances to identify potential barriers to rooftop solar installations. She also pointed out that the PZC will work with the Outreach Committee on an awareness campaign which will include educating homeowners and homeowners' associations of their rights regarding rooftop solar installations.

Jeff Day reiterated the goal is to remove the barriers in the zoning codes to promote rooftop solar installations. There was brief discussion about potential restrictions such as height limits that might need to be addressed.

Ms. Randazzo stated at this time, there are no partner municipalities on the committee but it is important to reach out to them to populate the committee. Mr. Pustizzi suggested we send city representatives an e-mail explaining what our goals are and follow up in a couple of days with phone calls to encourage participation. Erin Deady stated the need to work with the municipalities which may not be fully aware of the needed code changes to provide for solar technology. Ms. Randazzo and Mr. Day agreed to contact partner municipalities to get more members on board.

Mr. Messenger asked if Broward County has preemptive land use authority. Rosemarie Fallon replied there is countywide land use authority but it has nothing to do with zoning. Mr. Messenger also asked if the County through its Charter can consolidate solar permitting. Ms. Fallon replied that the cities should be involved, but this is really a question for Nancy Rubin.

Mr. Pustizzi explained the fees are strictly for permitting and have nothing to do with zoning. He stated that the building officials agreed on the fees. The pre-determined fees will go directly to the municipalities. Mr. Day stated that since the plans will be pre-approved, there will be no zoning review and therefore no fee.

There was discussion of research done by Ms. Rubin and other team members about zoning in other jurisdictions. Ms. Cunniff suggested there are some codes that would consider solar panels to be an accessory use due to their generating power. Depending on the interpretation, there could be different ideas about how solar installations need to be reviewed. Ms. Cunniff also stated that many codes say 'if it is not specifically listed in the schedule of uses, it is prohibited.'

Mr. Day suggests we get a definition of "essential services." Generally, essential services are allowed anywhere. Dialogue regarding zoning restrictions and essential services continued.

Mr. Messenger raised the issue about the possibility of a community solar garden in designing a new subdivision. Ms. Deady concurred that this is a trend in other parts of the country.

Ms. Deady presented examples of jurisdictions providing rebates and incentives. She also stated the need to partner with FPL. Discussion continued regarding restrictions, incentives, cost effectiveness and unintended consequences. There was also brief discussion regarding net metering.

The overall timeframe for the grant is February 15, 2012 to February 14, 2013. Ms. Randazzo discussed the work plan and that the PZC work must be completed early in the process. She also stated that the committee will meet (or conference call) weekly but at some point weekly meetings may not be necessary. The next meeting will be March 14 at 2:30PM.

The meeting adjourned at 3:40PM

PLANNING AND ZONING COMMITTEE MEETING – MARCH 7, 2012 – 2:30 PM TO 4 PM – ROOM GC 329M

Name	Agency	Address	Phone	Email
Rosemarie C. Fallon	Planning + ReDev't	115 S Andrews Ave. FLL 33301	954-357-6644	r.fallon@broward.or
Heather Cunniff	Planning + ReDev't	115 S Andrews Ave F/L 33301	954- ³⁵⁷⁻ 5657	hcunniff@broward.org
Cathy Randozzo	PRD	"	954 357 6674	crandozzo@broward.org
JEFF DAY	} called from in GCW			
DENNIS PUSTIZZI				
HERB PARLATO				
TODD MESSENGER	} called in			
ERIN DEADY				