



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

**MINUTES OF THE MARCH 5, 2010 SUBCOMMITTEE MEETING**

**PREPARED BY ANN DEVEAUX, SITE PLANNER I**

On Friday March 5, 2010, the Landscaping Subcommittee met at the Vista Center, Room VC 2E-12-Zoning, at 2300 North Jog Road, West Palm Beach, Florida.

**A. Attendance**

**Industry: Chuck Mucciolo, Wendy Tuma, Tamara West**

**County Staff: Maryann Kwok, Barbara P. Nau, William Cross, Jan Wiegand, Rodney Swonger, George Galle, Ann DeVeaux**

**B. Minutes**

William Cross began the meeting at 2:07 p.m. Introductions were made and the focus of the subcommittee was summarized based on the agenda. He stated that Barbara P. Nau would be assuming responsibility for the subcommittee going forward. The election of Chair and Vice Chair was deferred until the next meeting due to the absence of LDRAB members.

**Discussion** – Mr. Cross gave an overview of the history of the Alternate Landscape Plan (ALP). He stated that the Zoning Director voiced concerns to staff regarding the absence of specific criteria that staff could use in the review of an application for an ALP. He outlined the purpose and goal of the subcommittee meeting and related that the subcommittee should seek to accomplish the following:

- discuss and give feedback in establishing an ALP criteria to review;
- answer questions on what is allowed for clustering of trees and R-O-W buffers;
- discuss other minor amendments that the subcommittee may suggest; and
- give input regarding some clean up of Article 7 that was recognized by Maryann Kwok during the processing of amendments for Infill Redevelopment Overlay.

Maryann Kwok stated that in 2004-2005, the Zoning Director asked staff to amend the ALP because the table that was in place at that time, essentially listed every reference in Article 7 that required an action. The table criteria was listed as a “Yes” or “No”. Staff subsequently amended and rewrote the process for applying for an ALP. She stated other than the general standards, the purpose and intent of an ALP is to primarily focus

on the creative use of landscaping or the protection of existing native materials on site with minimal guidelines that staff could utilize in the review.

Wendy Tuma mentioned that the copy of the ALP table handout with stricken information was difficult to analyze. Ms. Kwok explained that the table handout represents a prior version that had redundancies. During the cleanup of the table, it was simplified, revised and inadvertently removed from the 2003 ULDC. She stated that the table is missing a column which states the criteria and the amount of deviation allowed in using an ALP.

Rodney Swonger stated that the previous table was too vague and absent of guidelines.

Mr. Cross stated that staff proposes to develop a method of criteria for reviewing an application for an ALP similar to that of waivers for the Lifestyle Commercial Center (LCC) and Infill Redevelopment Overlay (IRO) recently adopted. The goal is to identify certain standards that would be eligible to apply for a waiver and to specify what the deviation or waiver could be, i.e., obtaining a waiver from the rear requirement for foundation planting in the rural tier.

In answer to a question on fees, Ms. Kwok stated that ALPs are not eligible for fees at this time.

Tamara West related that she would like more time to consider the contents of the information given today and come back at a later time to give staff feedback. She also stated that she has real projects with real issues that have to be resolved before going to the Board and the projects can be reviewed in accordance with the ALP table handout..

Ms. Tuma questioned the terminology of waiver versus deviation and whether waivers are for ALPs. Mr. Cross stated that the waiver language will be rewritten and that the waiver is for an ALP deviation. She also asked if R-O-W buffers, when stated in the ULDC, encompass any kind of R-O-W buffer. Rodney Swonger answered that staff's desire is to keep R-O-W buffers general to include shrubs, trees and spacing among others items. Ms. Kwok stated that staff is not reducing quantities through a waiver.

Tamara West questioned whether the ALP would require Board approval or just review by the Zoning Director. Ms. Kwok stated that it is an administrative approval process or some other type such as Type I or Type II variance process.

Ms. Kwok expounded on the fact that quantities would be reduced through a variance versus a waiver and that waivers can not be obtained on specific conditions imposed by the Board. She reiterated that conditions being written should be done carefully. Once the conditions are Board approved, a waiver can not be obtained. She stated the idea is to make the process user friendly and not stringent. The question to be answered is: "What can be waived?"

Wendy Tuma asked if there were any projects that repeatedly come in for an ALP. Mr. Swonger responded with preservation trees in the buffer, but that it should not be so because of the ULDC allowance to count it as preservation trees.

George Galle gave examples of Ellison Wilson and Parcel 32 as being intracoastal properties utilizing an ALP because of mangroves.

Discussion ensued and Ms. Kwok discussed clustering, sidewalk, sign, hydrant as items identified for waiver with an ALP. Window spacing between trees was mentioned and she clarified that the purpose for the opening is to view signs from the R-O-W. She also mentioned that asphalt should be considered when establishing the quantity of trees for spacing in ingress and egress.

Chuck Mucciollo asked whether the easement is deducted from square footage when planting trees. Mr. Swonger said yes and added that square footage deductions are also taken for lakes. Mr. Mucciollo stated the table was not clear and the implication of what it means should not be assumed.

Ms. Kwok asked the subcommittee to review Article 7 and identify items that could be considered eligible for an ALP or a waiver (example: 75 percent trees on outside wall as a waiver or 50 percent as an ALP). Ms. Tuma stated that she would like the public and county parks regulations reviewed. The subcommittee will compile their review comments and email them to Ann for consolidation before the next meeting. The March 19<sup>th</sup> meeting will be rescheduled at a later date.

**C.** The meeting adjourned at 3:07.