



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

MINUTES OF THE AUGUST 10, 2010 SUBCOMMITTEE MEETING

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On Tuesday **August 10, 2010**, the Landscaping Subcommittee met at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida. The meeting convened at 2:00 p.m.

First meeting of the Landscaping Subcommittee for Amendment Round 2010-02.

A. CALL TO ORDER

Mrs. Cantor called the meeting to order at 2:00 p.m. and requested participants to introduce themselves.

1. Introduction of Subcommittee Members

LDRAB Members: Robert Schulbaum, Michael Zimmerman

Industry: Chuck Mucciolo, Gladys Digirolmo, Tamara West, Wendy Tuma

County Staff: Maryann Kwok, Monica Cantor, William Cross, Barbara P. Nau, Ann Deveaux, Ken Todd, Rodney Swonger, George Galle.

2. Select Chair and Vice Chair

The Committee selected Mike Zimmerman as Chair and Robert Schulbaum 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

Wendy Tuma made the motion to adopt the agenda.

B. DISCUSSION

1. Outline Goals of Subcommittee

Ms. Cantor gave a brief overview of the issues listed on the agenda, explained the role of the subcommittee, and the goals to be achieved. She mentioned that the subcommittee's purpose is to recommend Landscape amendments to the Zoning Director and LDRAB for Round of Amendments 2010-02 on topics summarized herein. She clarified that some of the issues are tentatively scheduled to be presented at the November 17, 2010 LDRAB meeting, while other issues may need to be included in Round of amendments 2011-01 depending on subcommittee recommendation and development of the different topics.

2. General – reorganization of Article 7, Landscaping

Mrs. Kwok highlighted that in 2002-2003, a major Code rewrite was undertaken and landscaping was part of it. The landscape language was based on the Managed Growth Tier System. The reorganization is going to cover the following issues as relates to landscaping requirements:

- Revisions to the purpose and intent portion of Article 7 to reduce redundancy;

- Rearrange the article beginning with Purpose and Intent, followed by Design, and, finishing with Maintenance and Irrigation;
- Reflect recent changes in Article 2 and the Zoning Technical Manual related to Types of Plans; and,
- Clarify the measurement of walls and fences intended to provide screening protection to residential uses. The determination of different points of reference such as finished grade and finished floor were discussed to be used for the measuring of the wall. Mr. Galle summarized some problems associated with grade difference and the screening purpose of incompatibility buffers which are well known for grade height differences. For clarification purposes Mr. Galle is going to have a power point presentation for the next subcommittee meeting that contains different cases throughout the County.

3. Specific Topics

Mrs. Kwok summarized the need to revise Alternative Landscape Plan and Street Trees standards.

- The Alternative Landscape Plan (ALP) has not been used as expected by industry due to existing regulations in the code that facilitates flexibility in the replacement of good planting material or credits for existing vegetation. In order to promote native vegetation or allow deviations of landscape requirements due to site restrictions, Type II Variances would take care of the changes and ALP would be part of the supporting material for the application. The Zoning Director has proposed that Code provisions for appeal be drafted and included in the amendment language presented to this subcommittee. It was discussed that the ALP could also be used to incorporate innovative landscape design. Mr. Swonger clarified that currently the landscape code allows for preserve areas to be used as part of the tree count which provides credit for planting material but elements such as the spacing requirement for new trees must still be met.
- The Street Tree Standards were part of a handout that references Articles 3, 7 and 11 for PDD, TDD, IRO, URA and LCC. Mrs. Kwok pointed out that Article 7 mentions to check Article 11, but the citation does not have any associated landscape information, so that would be one of the corrections to be included for street trees. This topic is to be discussed with Land Development at the next meeting. A discussion ensued regarding problems associated with trees located off travel lanes, water lines under sidewalks, and safety issues surrounding planting of trees in proximity of a curb or off travel lanes. Mr. Zimmerman mentioned that the type of tree is also related to the width of the road and the speed limit associated with the road. He suggested looking for regulations that allow the planting of the right tree in the right place and avoid the use of specific tree names in the code language. He added that the selection of the right tree helps to avoid cutting trees down to make infrastructural repairs. He emphasized that the issue needs to be specified in the code language at the first available opportunity. Mr. Mucciolo expressed concerns regarding planting and growth of canopy trees in roadways and potential destruction of the roadway/infrastructure in 10-20 years. Mr. Zimmerman suggested exploring tree planting codes around the country and the different approaches to addressing such issues; making a determination as to what will work for this geographic area, and working on the research of studies done by Ed Gillman of the University of Florida, who is an expert in foot barrier systems. Mrs. Kwok stated that for Infill and the Urban Redevelopment Area, this is a good opportunity to continue the research for the best options for trees in urban situations.

Mrs. Kwok also mentioned that street trees may be inspected by both landscape inspectors and Land Development inspectors, and in order to avoid duplicity or redundancy, this issue also needs to be discussed with Land Development. The street trees topic is expected to be presented in Amendment Round 2011-01.

- **Overlapping of Detention/Retention Areas, Swales and Drainage Easements in Landscape Buffers:-** Mr. Todd explained that due to concerns about the proposed language, Engineering made a request to the Zoning Director for the removal of this amendment from Round 2010-01. Mrs. Kwok clarified that the Land Development Director attended previous meetings and minor changes were incorporated within the language. This issue is to be addressed at the next meeting with representatives of Land Development.
- **Private and Public Parks:-** Ms. Cantor presented a handout that outlines the proposed changes requested by Jean Matthews of Parks and Recreation which allows landscape deviations for publicly owned parks instead of just County parks as currently stated.

It was decided that drafted language of the topics mentioned at the meeting would be sent to subcommittee members prior to the next meeting.

A motion was made to reschedule the next meeting for August 24th, to allow more time for research and inter-office communication with Land Development.

The meeting adjourned at 3:10 p.m.