



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

MINUTES OF THE MARCH 29, 2010 SUBCOMMITTEE MEETING

Prepared by Ann DeVeaux, Zoning Technician

On Monday **March 29, 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 11:00 a.m.

Second Meeting of the Landscaping Subcommittee

A. Attendance:

LDRAB Members: Ray Puzzitiello

Industry: Wendy Tuma

County Staff: Maryann Kwok, Barbara P. Nau, Rodney Swonger, Ann DeVeaux

B. Minutes

Part A of Agenda

Maryann Kwok called the meeting to order at 11:00 a.m.

The Committee did not select a Chair or Vice Chair since only one regular LDRAB Member was in attendance. This agenda item will be placed on the next subcommittee meeting to be scheduled in May 2010.

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

Part B of Agenda

Maryann Kwok explained that since the first subcommittee meeting, Staff has reviewed the ALP standards and Article 7 in its entirety and related the following:

- Over the last five years only 14 Alternative Landscape Plan (ALP) were processed;
- Identified that tree credit is being used as a substitute for an ALP when there is a preservation of existing trees;
- ALP is not used for innovative design; and
- The ALP should be tied to the variance process.

Ms. Kwok added that the Zoning Director requested that the ALP and Article 7 be reviewed over the next two months and a draft of the proposed landscaping amendment be prepared by June for the July LDRAB meeting.

She stated that the intent of the ALP is to preserve trees and to incorporate innovative design. Flexibility has been incorporated into Article 7 which ties the ALP to the Type II Variance process. Rodney Swonger stated that the ULDC already references grades and standards and the ALP could possibly be eliminated.

Ms. Kwok clarified that the purpose and intent of the proposed revisions to Article 7 is to reorganize the sections in a manner that a designer would and to reduce redundancies. She stated that her approach to revamping Article 7 was to look at the existing ULDC language and identify the issues of concern. She explained that the quantities and layers of shrubs were established in the Unified Land Development Code (ULDC) in Round 2009-02 which addressed some of the concerns of Chuck Mucciolo; however, the ULDC does not address trees on internal spine roads. Article 7 would be reordered to identify types of buffers, buffer widths and contents of buffers such as trees height, shrubs and number of layers. She asked the subcommittee to review the handout draft of Article 7, identify any additional issues and forward comments to her. She stated that the Landscape Inspectors will perform another intensive review of the strikeouts and underlined language and together with staff under the direction of the Zoning Director, prepare a draft amendment by June for the subcommittee to review.

Ms. Kwok pointed out that the ULDC does not address street trees. Article 3 references exemplary standards for a PUD. She asked the subcommittee to render opinions as to whether conditions should continue to be written or if street tree requirement should be removed from Article 3 for individual pods. She also asked for opinions on how to address privacy for individual lots that abut spine roads such as placement of hedge material, should the street tree requirement is removed. She stated that the CDR section may write a condition that may establish the project as an exemplary project.

Raymond Puzzitiello questioned whether the requirement would be on the spine road or the individual lot. Mr. Swonger stated that it would be separate from the lot because it is maintained by the association. Ms. Kwok stated it is not an easement but an open space tract.

Wendy Tuma asked if there was previously a requirement for a R-O-W over 80 feet to have a R-O-W buffer if it was internal and expressed her wish to see street trees remain in a PUD. Rodney Swonger responded by saying that is the way it has been enforced, however, Article 7 stipulates that it has to be at the perimeter of the project. Ms. Kwok discussed the street tree

requirement in Article 3 being referenced back to Article 7 and references in Article 11.

Mr. Swonger mentioned that irrigation is referenced in the ULDC but does not state the specific requirements for an irrigation permit. He said the requirement should be incorporated in Article 7 since there are guidelines for irrigation installation, maintenance and inspection. Barbara Nau stated that the ULDC should only reference the irrigation document so as to avoid the need to amend the ULDC when the permit guidelines change.

Ms. Kwok mentioned that Westgate Infill and URA landscaping requirements will be taken out of Article 7 and placed in its individual section of the Westgate Code.

Ms. Kwok stated that the landscape inspectors will have their portion of the review completed by April 9th and a staff level meeting with the individual sections in Zoning will be scheduled to solicit input. Ann DeVeaux will schedule a meeting in May and notify the subcommittee two or three weeks ahead to reconvene the subcommittee. At that time the subcommittee will review any revisions for a final product.

The meeting adjourned at 11.39 pm.