



**LANDSCAPE SUBCOMMITTEE  
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

**JULY 30, 2013 SUBCOMMITTEE MEETING SUMMARY**

**Prepared by George Galle**

On Tuesday, July 30, 2013, the Landscape Subcommittee held their fifth meeting at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida.

**A. CALL TO ORDER  
9:38 am**

**1. Introduction of Members, Staff and Interested Parties**

**Subcommittee Members:** Michael Zimmerman

**Industry/public:** Collene Walter, Leo Urban, Drew Martin, Michelle Duchene, Nick Mihelich, Dan Siemsen,

**County Staff:** Maryann Kwok, Barbara Pinkston, Rodney Swonger, Carl Bengston, Joanne Keller, Inna Stafeychuk, Bill Schall, George Galle, Jon Powers

**2. Additions, Substitutions and Deletions to Agenda**

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

**3. Motion to Adopt Agenda**

Agenda adopted

**B. Review Summary From 6-19-2013 Subcommittee Meeting**

Collene Walter submitted a new link from Cherry Lakes Nursery for Tree Market Outlook 2013

**C. Bioswales**

**1. Power Point Presentation**

Leo did a presentation of a church site on Hypoluxo Rd utilizing permeable asphalt, french drains and infiltration trenches, to maintain water on site. He showed that bioswales would be just as effective as normal engineered drainage systems. Leo showed that there is a 20% saving over a normal engineered plan vs. low impact drainage as well as maintenance savings. He then made a proposal to allow registered Landscape Architects as registered professional for engineering submittals and would like to see a post landscape maintenance manual. Discussion followed:

**2. Discussion**

- Leo felt he could not institute this type of system in county due to regulations. Joanne informed him this was not the case, they just needed to present the bioswales alternative to the County. She further stated that there is no regulation that would prevent these type of systems from being utilized.

- There was additional concern with the bioswales and the landscape buffer requirements interfering. Leo felt they could be incorporated.
- There was some concern with the maintenance involved in keeping the permeable asphalt clean and not clogging up. Leo said that the systems did need to be cleaned but the overall cost would still remain below the standard engineered systems.

#### **D. Grade Change – Measurement of Fence/Wall Height**

Barbara Pinkston presented PBC proposed measurement for walls/fences as it pertains to residential and commercial sites.

1. **The existing residential districts language is as follows;**  
The maximum height for a fence or wall on or adjacent to a lot line or in a landscape buffer shall be as follows:
  - b. Within required front setback:
    1. Four feet, or (Ord. 2005-041)
    2. Six feet for property owned by PBC for preservation or conservation purposes. (Ord. 2005-041)
  - c. Within required side, side street, and rear setback: eight feet
2. **Proposed additional language to be added would read as follows;**
  - a. For residential parcels that share common property lines, but have different elevations, an average finished grade shall be determined. The fence or wall height shall be measured from the average finished grade.
    - (1) The finished grade shall not exceed the required height pursuant to Article 18 – Flood Damage Protection.
    - (2) The residential parcels adjacent to non-residential parcels shall comply with the requirements for non-residential districts.
3. **The existing Nonresidential Districts language is as follows;**  
The maximum height for a fence or wall on or adjacent to a lot line or in a landscape buffer shall be as follows:
  - a. Within the required front setback: six feet.
  - b. Within the required side, side street, and rear setback: eight feet.
4. **Proposed additional language to be added would read as follows;**  
For parcels that are required to have a fence or wall, adjacent to a parcel with a different elevation, the height shall be measured from the highest finished grade.
5. **The following discussion followed;**  
Mike Zimmerman addressed the need for drainage to be accounted for and a discussion followed as to how the average grade should be measured.
  - Suggestions included determining an average grade by a determined distance from adjoining properties, and establishing grade 6' feet from the finished floor.
  - Maryann proposed that the existing diagram for grade changes be deleted as shown in the current ULDC.

**E. Interior islands –Input from subcommittee on outdoor light poles**

- Coleen Walker suggested all light poles be placed at the tips of the interior islands and a distance be established for location of trees from lights poles.
- Nick Mihelich stated that direct burial fiberglass poles be use in lieu of concrete due to better flexibility in storms.
- He also stated that new fixtures and lights are improving which could be justifiable in lower light poles.
- Other suggestions included, to locate lights in areas where no landscaping is required, and to increase the width of interior islands or move the required trees to tips of islands.
- It was discussed to space the trees and light poles apart, based on the mature size of trees, or add a separation requirement.
- Carl Bengston explained that some municipalities require 10' separation. The Village of Wellington has a 15' separation.
- Maryann recommended the need to add a lighting diagram to landscape plans, and this should be addressed in tech. manual, so as to show proper planting in relationship to lighting to prevent future removal and access pruning.

**F. Next Meeting**

The next meeting is scheduled for August 21, 2013.

The meeting adjourned at 11:09 am