



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
LANDSCAPE SUB-COMMITTEE**

NOVEMBER 13, 2013 AGENDA  
2300 NORTH JOG ROAD, CONFERENCE ROOM VC-2E-12 – 2ND FLOOR  
9:30 AM – 11:00 AM

**A. CALL TO ORDER**

1. Introduction of Members, Staff and Interested Parties
2. Additions, Substitutions and Deletions to Agenda
3. Motion to Adopt Agenda

**B. REVIEW SUMMARY FROM 8-21-2013 SUBCOMMITTEE MEETING (EXHIBIT A)**

**C. REVIEW PROPOSED ULDC WALL HEIGHT (EXHIBIT B)**

1. Discussion on Where to Measure Walls
2. How Grade Change Effects Wall Height
3. Discussion on Difference Between Residential Walls and Commercial Walls

**D. REVIEW PROPOSED WALL DIAGRAM**

**D. NEXT MEETING AGENDA**

**F. ADJOURN**

## EXHIBIT A

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

#### AUGUST 21, 2013 SUBCOMMITTEE MEETING SUMMARY

Prepared by Jon Powers

On Wednesday, August 21, 2013, the Landscape Subcommittee held their sixth meeting at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida.

#### A. CALL TO ORDER (9:34 a.m.)

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

**Subcommittee Members:** Michael Zimmerman, David Carpenter

**Industry/public:** Collene Walter, Leo Urban, Drew Martin, Michelle Duchene, Nick Mihelich, Chuck Mucciolo, Gladys Digirolamo

**County Staff:** Maryann Kwok, Barbara Pinkston, Inna Stafeychuk, Bryan Davis, Dorine Kelly, 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 7-30-2013 Subcommittee Meeting

Leo Urban stated minutes from bioswales should be permeable concrete not asphalt. Gladys Digirolamo and Chuck Mucciolo had comments about maximum wall heights in residential and buffers limited to 6ft. There was also discussion concerning D.O.T. walls along highways. Maryann and Barbara explained 8ft. wall along Lyons Rd. wouldn't be approved, was lowered to 6ft. Will determine standards and bring back for further discussion.

#### C. Single Family Lot

Barbara explained SFD interior trees requirements and how to calculate. The requirements will remain the same per tier, minus the building coverage. ZLL will be 50% of the lot for calculation. Fee simple townhouse lots will require 2 trees per lot minimum. Maximum trees required on a single family lot would be fifteen. They could install more if they wanted.

#### D. Landscape Buffers for Recreation Areas.

##### 1. Discussion

- There was discussion if two buffers would be required, code is unclear. Do you need one around residential site and another around recreation site.
- What buffer type of buffer would be required for recreation site in a PUD.
- Would a buffer be required adjacent to lakes.
- Buffer for residential subdivision adjacent to commercial or different use type.
- Does a residential park or passive park require a buffer.
- Maryann explained and drew details on the board about landscape buffers around Recreation areas, Clubhouses, and Tot lots. She said an incompatible buffer is required for these areas.
- There was additional discussion on the perimeter buffers for a project. There was concern with the spacing and not taking into consideration the trees size at maturity. Projects with mature trees, everything was dying because it was shaded out. Additional discussion on this will take place at a later date.

#### E. Interior Parking Islands

##### 1. Discussion

- Mike Zimmerman. stated making islands larger to accommodate large trees; He said vision trees size in 40 years.
- Gladys suggested to relocate parking island trees to different areas.
- Michelle Duchene stated parking islands are for trees to shade and cool down the parking lot.

## EXHIBIT A

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

#### AUGUST 21, 2013 SUBCOMMITTEE MEETING SUMMARY

- Collene Walter said to use concrete instead of asphalt for cooling parking lot.
- A lot of the L.A.s stated the right tree for the right place.
- Chuck Mucciolo is going to do a study for requiring fewer islands vs. code.

#### F. Light Poles in Parking Islands

##### 1. Discussion

- Light poles in islands create problems with mature trees. Trees block lights which owners will hatrack, so parking lots have lights. Trees would have to be replaced, and then we are back to the start.
- Some L.A.s said not to allow light poles in the islands which would avoid any tree problems.
- Show light poles on site plans.
- Have light poles installed in their own parking diamonds or on concrete bollards

#### G. Foundation Plantings

##### 1. Discussion

- L.A.s stated foundation planting areas are too close to buildings and not big enough.
- Some L.A.s said it's up to the designer to put the right tree in the right place.

#### H. ALP

##### 1. Discussion – When Can ALP Be Used

- ALP for bull pen parking
- ALP for combining parking islands for large trees
- ALP for foundation plantings
- Windows into commercial sites with ALP
- ALP vs. Variance
- Maryann is checking on criteria for ALPs and general guidelines

#### I. Next Meeting

The next meeting is scheduled for Wednesday October 16, 2013 9:30 – 11:00 a.m.

The meeting adjourned at 10:54 a.m.

EXHIBIT B

FINISHED GRADE AND MEASUREMENT OF FENCE  
SUMMARY OF AMENDMENTS  
(Updated 10/31/13)

1  
2 Part 1. ULDC Art. 5.B.1.A.2, Fences, Walls and Hedges [Related to Accessory and Temporary  
3 Uses] (page 11 - 16 of 100), is hereby amended as follows:  
4

<p>Reason for amendments: [PZB] 1) To clarify how fence height will be measured for adjacent parcels with differing finished grades; and, 2) Minimal reorganization of the section to combine like standards and requirements.</p>
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5 CHAPTER B ACCESSORY AND TEMPORARY USES

6 Section 1 Supplementary Regulations

7 A. Accessory Uses and Structures

8 2. Fences, Walls and Hedges

9 a. Height

10 The height of a fence or wall shall be measured from finished grade in accordance with  
11 ~~Article 7.F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS~~ Figure 1.C.4.C,  
12 Typical Example of Fence / Wall Height. Hedges may be planted and maintained along  
13 or adjacent to a lot line to a height not exceeding eight feet in the required side (to the  
14 required front setback) and rear yards and not exceeding a height of four feet in the  
15 required front yards. The height shall be measured adjacent to the hedge from the  
16 lowest grade on either side of the hedge.

17 **1) Residential Districts**

18 *The maximum height for a fence or wall on or adjacent to a lot line or in a landscape*  
19 *buffer shall be as follows: [Relocated from Art. 5.B.1.A.2.e]*

20 a) *Within required front setback: [Relocated from Art. 5.B.1.A.2.e.1]*

21 (1) *four feet, or [Ord. 2005-041] [Relocated from Art. 5.B.1.A.2.e.1.a]*

22 (2) *six feet for property owned by PBC for preservation or conservation*  
23 *purposes. [Ord. 2005-041] [Relocated from Art. 5.B.1.A.2.e.1.b]*

24 b) *Within required side, side street, and rear setback: six feet. [Relocated from*  
25 *Art. 5.B.1.A.2.e.2]*

26 c) *For a residential parcel adjacent to another residential parcel that has a different*  
27 *elevation, an average finished grade shall be determined. The elevation for each*  
28 *lot shall be measured at a distance of not less than two feet from the shared*  
29 *property line. The elevations shall be added together and divided by two to*  
30 *determine the average finished grade. The fence or wall height shall be*  
31 *measured from the established average finished grade.*

32 (1) *The finished grade shall not exceed the required height, pursuant to Article*  
33 *18 – Flood Damage Protection.*

34 (2) *Residential parcels adjacent to non-residential parcels shall comply with the*  
35 *requirements for non-residential districts.*

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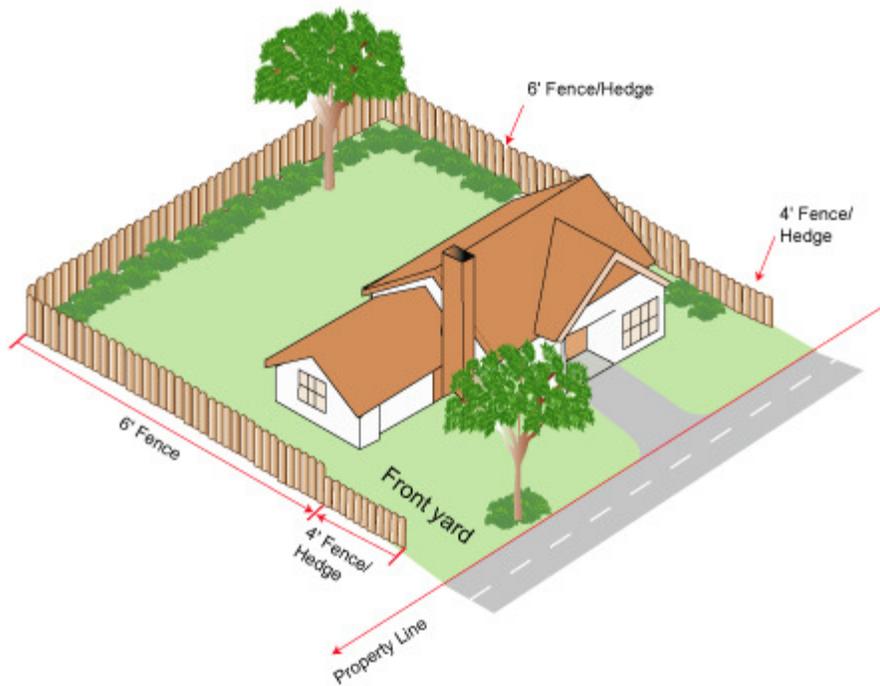
EXHIBIT B

FINISHED GRADE AND MEASUREMENT OF FENCE  
SUMMARY OF AMENDMENTS  
(Updated 10/31/13)

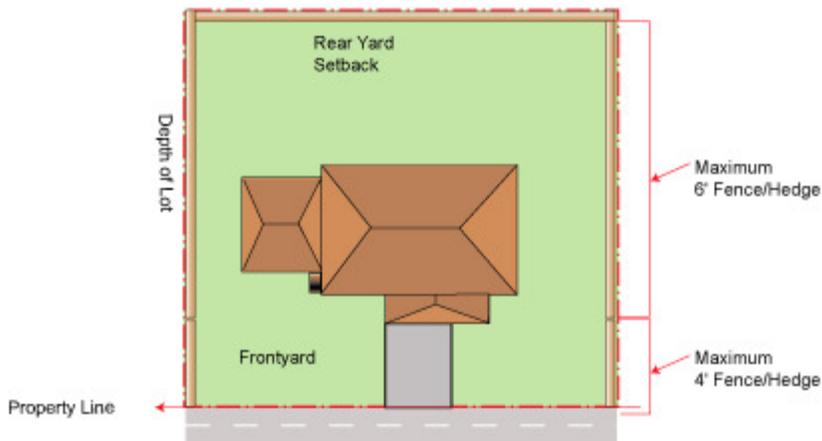
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Figure 5.B.1.A – Fence & Wall Height

RESIDENTIAL DISTRICT



PLAN VIEW



[Ord. 2005-041]  
[Relocated from Art. 5.B.1.A.2.e]

**2) Nonresidential Districts**

The maximum height for a fence or wall on or adjacent to a lot line or in a landscape buffer shall be as follows: [Relocated from Art. 5.B.1.A.2.f]

- a) Within the required front setback: six feet. [Relocated from Art. 5.B.1.A.2.f.1]
- b) Within the required side, side street, and rear setback: eight feet. [Relocated from Art. 5.B.1.A.2.f.2]
- c) For parcels that 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. This provision also applies when residential parcels and non-residential parcels are adjacent to each other.
  - (1) the finished grade shall not exceed the required height pursuant to Article 18 – Flood Damage Protection.

**b. Appearance**

The exterior surface of a wall shall be finished with paint, stucco, or other commonly accepted material, and continuously maintained in its original appearance.

**c. Attachments**

Gates, gateposts, decorative features, and lights attached to a fence or wall in the front setback shall not exceed three feet in any horizontal distance or two feet in height above the fence or wall. Decorative features and lights shall be spaced a minimum of eight feet apart. [Relocated from Art. 5.B.1.A.2.g]

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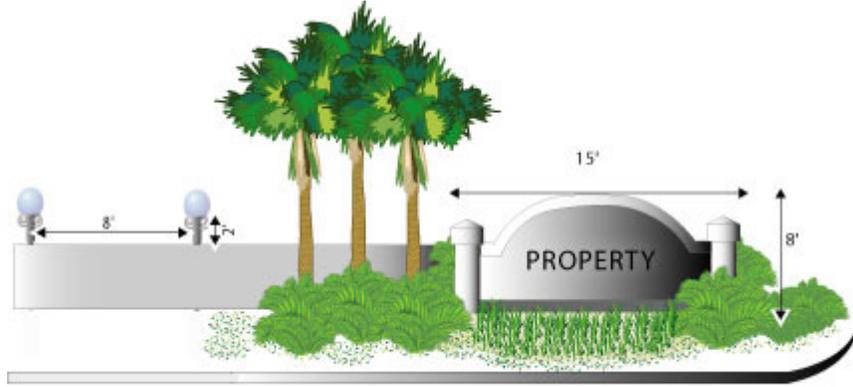
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FINISHED GRADE AND MEASUREMENT OF FENCE  
SUMMARY OF AMENDMENTS  
(Updated 10/31/13)

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Figure 5.B.1.A - Attachments to Walls



ATTACHMENT

[Relocated from Art. 5.B.1.A.2.g]

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**d. Exceptions**

- 1) *Fences and walls up to eight feet in height shall be permitted within a street buffer adjacent to a golf course. [Relocated from Art. 5.B.1.A.2.h.1]*
- 2) *Fences around tennis courts may exceed six feet in height, subject to the setback requirements in Table 5.B.1.A, Tennis Court Setbacks. [Relocated from Art. 5.B.1.A.2.h.2]*
- 3) *The ZC and BCC may require increased heights in order to ensure adequate screening and buffering between incompatible uses. [Relocated from Art. 5.B.1.A.2.h.3]*
- 4) *DRO may approve increased fence heights and modify allowable locations for fences with and without barbed wire for minor utilities, water and wastewater treatment plants. [Ord. 2007-013] [Relocated from Art. 5.B.1.A.2.h.4].*

**ee. Dangerous Materials**

- 1) **Barbed Wire Exceptions**  
....
- 2) **Electrified Fences - Exceptions and Regulations**  
....

**ef. Sight Distance**

Walls and fences shall comply with Article 11.E.9.E, Minimum Safe Sight Distance and Corner Clips at Intersection.

**e. Residential Districts**

~~The maximum height for a fence or wall on or adjacent to a lot line or in a landscape buffer shall be as follows:~~ [Relocated to Art. 5.B.1.A.2.a.1]

- 1) ~~Within required front setback:~~ [Relocated to Art. 5.B.1.A.2.a.1.a]
  - a) ~~four feet, or [Ord. 2005-041]~~ [Relocated to Art. 5.B.1.A.2.a.1.a.1]
  - b) ~~six feet for property owned by PBC for preservation or conservation purposes.~~ [Ord. 2005-041] [Relocated to Art. 5.B.1.A.2.a.1.a.1]
- 2) ~~Within required side, side street, and rear setback: six feet.~~ [Relocated to Art. 5.B.1.A.2.a.1.b]

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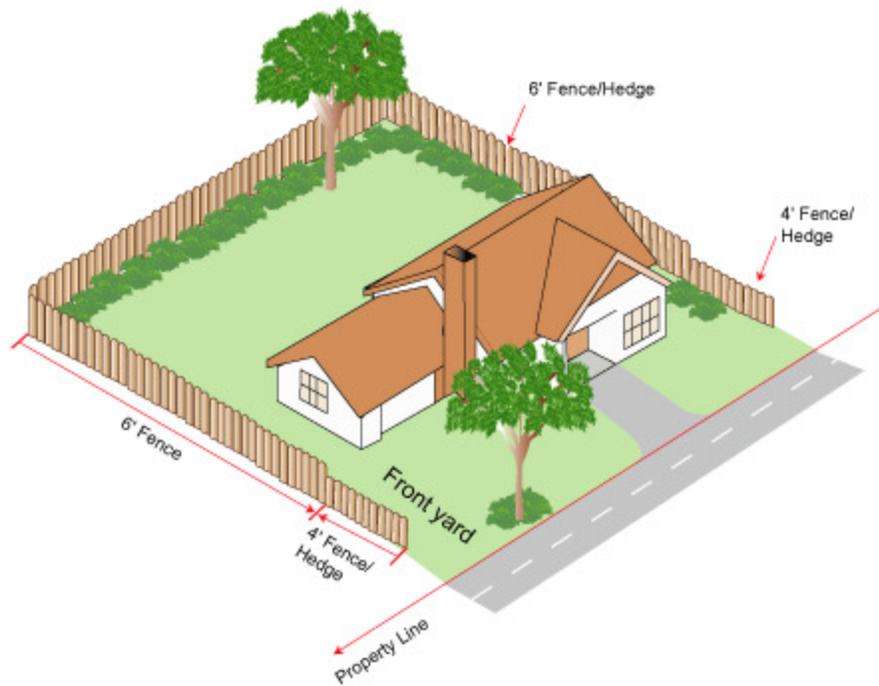
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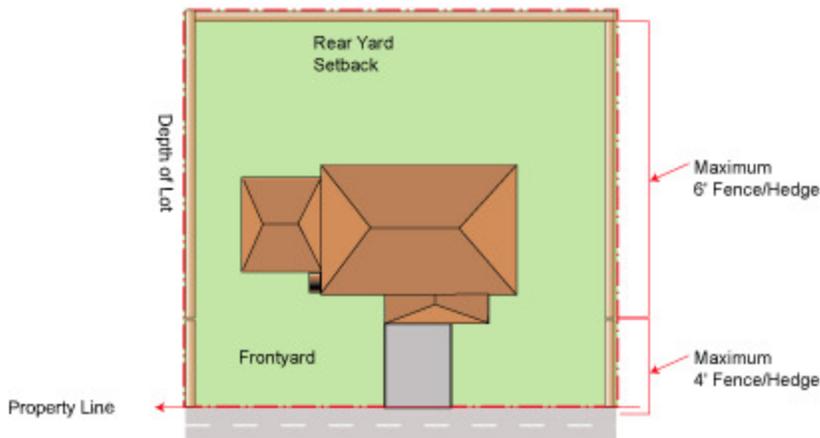
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**Figure 5.B.1.A—Fence & Wall Height**

RESIDENTIAL DISTRICT



PLAN VIEW



**[Ord. 2005-041]** [Relocated to 5.B.1.A.2.a.1]

**f. Nonresidential Districts**

~~The maximum height for a fence or wall on or adjacent to a lot line or in a landscape buffer shall be as follows:~~ [Relocated to Art. 5.B.1.A.2.a.2]

~~1) Within the required front setback: six feet.~~ [Relocated to Art. 5.B.1.A.2.a.2.a]

~~2) Within the required side, side street, and rear setback: eight feet.~~ [Relocated to Art. 5.B.1.A.2.a.2.b]

**g. Attachments**

~~Gates, gateposts, decorative features, and lights attached to a fence or wall in the front setback shall not exceed three feet in any horizontal distance or two feet in height above the fence or wall. Decorative features and lights shall be spaced a minimum of eight feet apart.~~ [Relocated to Art. 5.B.1.A.2.a.c]

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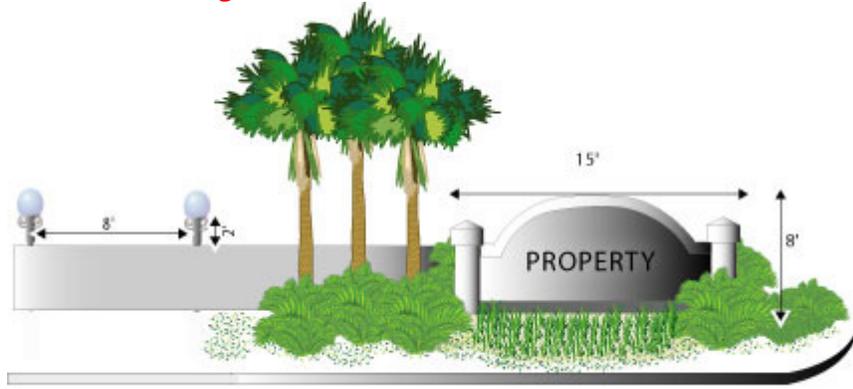
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*Figure 5.B.1.A – Attachments to Walls*



ATTACHMENT

[Relocated to Art. 5.B.1.A.2.c]

***h. Exceptions***

- 1) ~~Fences and walls up to eight feet in height shall be permitted within a street buffer adjacent to a golf course.~~ [Relocated to Art. 5.B.1.A.2.d, Exceptions]
- 2) ~~Fences around tennis courts may exceed six feet in height, subject to the setback requirements in Table 5.B.1.A, Tennis Court Setbacks.~~ [Relocated to Art. 5.B.1.A.2.d, Exceptions]
- 3) ~~The ZC and BCC may require increased heights in order to ensure adequate screening and buffering between incompatible uses.~~ [Relocated to Art. 5.B.1.A.2.d, Exceptions]
- 4) ~~DRO may approve increased fence heights and modify allowable locations for fences with and without barbed wire for minor utilities, water and wastewater treatment plants.~~ [Ord. 2007-013] [Relocated to Art. 5.B.1.A.2.d, Exceptions]

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