



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION
POLICY AND PROCEDURE**

Barbara Alterman, Executive Director

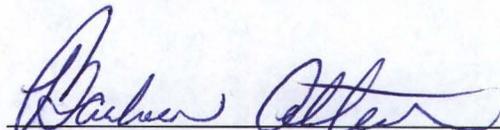
PPM # PZ-O-001

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- SUBJECT:** Natural Disaster Landscape Damage Replacement Policy
- AUTHORITY:** Article 7, Chapter H.1.A. and B. Temporary Suspension of Landscape Standards.
- PURPOSE:** To establish a policy for unincorporated Palm Beach County to address landscape replacement in case of a natural disaster. Pursuant to the Unified Land Development Code (ULDC), Article 7.H.1, "Temporary Suspension of Landscape Standards", the Executive Director of PZ&B may temporarily suspend the Standards of Art. 7 and establish a timeframe when replacement should be complete.
- BACKGROUND:** In the event of a natural disaster, timeframes and guidelines shall be established to replace destroyed or damaged landscape material. The time frames shall take into consideration the level of damage and availability of plant material both locally and statewide. The procedures shall establish clear guidelines for the public to follow in order to ensure replacement complies with the overall intent of the landscape code while recognizing unique circumstances.
- PROCEDURES:** The following procedures have been established to assist County staff and the public to coordinate the replacement of landscape material:
1. PBC, PZB Executive Director shall determine the length of time for the temporary suspension.
 2. Staff shall determine and document the availability of plant material both locally and state-wide by contacting nurseries and other landscape materials providers.
 3. Staff shall determine the impact on existing developments.

4. New Developments subject to a Certificate of Occupancy – shall comply with current landscape code requirements unless suspended by the Executive Director.
5. Existing Developments shall comply with the landscape guidelines listed below:
 - a. All tree replacements will be at 1:1 ratio regardless of species or height/diameter at time of hurricane loss.
 - b. The required minimum tree height may be reduced by two feet depending on the location. (perimeter trees minimum 12' vs 14', interior and foundation trees minimum 10' vs 12'). Trees required to be a specific height (i.e. Greenbook Standards) shall not be reduced.
 - c. Aggregated formula may be used to comply with current Code required heights. (If 10 trees @ 14' height = 140 total feet may be substituted by 10 trees @ 12' height plus 2 additional trees @ 10' height = 140 total feet or 14 trees at 10' height = 140 total feet). The minimum tree height allowed for this option is 10' high.
 - d. No reduction in palm heights are being proposed. However, a 3:1 option would still be available as a substitute for required trees up to an increased maximum of 35% of the overall quantity vs the current maximum of 25% overall quantity.
 - e. Tree species shall be selected from Article 7, Appendix A, Palm Beach County Preferred Species list, and planted in accordance with the latest edition of FPL's publication "Plant the Right Tree in the Right Place" guidelines.
 - f. Pruning of damaged branches and canopy reduction will be allowed on trees up to a maximum of fifty (50) percent of the tree canopy to lateral branches.
6. Based upon the evaluation of further availability and/or damage, the Executive Director shall prepare and publish a memorandum to the BCC establishing and publishing an extended time frame for replacement or lifting the temporary suspension.
7. The Executive Director may amend this PPM to address specific issues related to landscape replacement.


Executive Director, PZ&B