



History of Landscape Buffer Requirements For Residential Developments

Palm Beach County Landscape Code – Ordinance No. 73-1

**There were no buffer requirements
for residential developments.**

**Palm Beach County
Landscape Code –
Section 500.35 April
1986**

Minimum perimeter landscape strip for developments fifteen (15) acres or more were required to be twenty-five (25) feet in width (along Right-of-Way). No plantings were required for interior buffers, only sod.

Minimum perimeter landscape strip for developments less than (15) acres varied according to the ultimate width of the abutting right-of-way (along Right-of-Way).

**0 – 99 feet
100 + feet**

**Buffer width 10 feet
Buffer width 15 feet**

Minimum Planting requirements for the buffer was one (1) tree for each thirty (30) lineal feet of perimeter landscape strip (along Right-of-way). Minimum tree height was ten (10) feet tall.

**Palm Beach County Land
Development Code –
Article 7.3 Adopted June
1992**

**In 1992 the Code was
changed to require
buffers with plantings in
along perimeters of a
Development.**

Perimeter compatibility buffer. A five (5) foot compatibility buffer shall be required between all compatible use types. One (1) Tree shall be planted for each thirty (30) lineal feet of perimeter landscape strip. Tree sizes were twelve (12) feet tall.

Right-of-way buffer. One (1) tree shall be planted for each thirty (30) lineal feet of perimeter landscape strip. Tree sizes were twelve (12) feet tall.

0 – 99 feet

Buffer width 15 feet

100 + feet

Buffer width 20 feet

Perimeter incompatibility buffer. An incompatibility buffer shall be required between all incompatible types or incompatible pods in a Planned Development. One (1) tree shall be planted for each twenty (20) lineal feet of perimeter landscape strip. The width of the incompatibility strip varied from ten (10) to twenty (20) feet, depending on the density, height and use of the adjacent property. Tree sizes were twelve (12) feet tall.

**Palm Beach County
Unified Land
Development Code –
Article 7 Adopted
January 2004**

Right-of-way buffer. One (1) tree shall be planted for each twenty-five (25) lineal feet of perimeter landscape strip. Tree sizes are twelve feet tall. Tier Shrubs requirements were added at this time.

0-99 feet

Buffer width 15 feet

100+ feet

Buffer width 20 feet

Perimeter compatibility buffer. A minimum five (5) foot buffer shall be required between all compatible use types. One (1) tree shall be planted for each twenty-five (25) lineal feet of perimeter buffer strip. Tree size are twelve (12) feet tall. A continuous solid visual screen at least three feet in height composed of hedge or shrubs either alone or in combination with a wall, fence or berm. **Hedges and shrubs shall reach the required height within two years of installation.**

Perimeter Incompatibility buffer. An incompatibility buffer shall be required between all incompatible types or incompatible pods in a Planned Development. One (1) tree shall be planted for each twenty (20) lineal feet of perimeter landscape strip. The width of the incompatibility strip varied from ten (10) to twenty (20) feet, depending on the density, height and use of the adjacent property. Tree size is twelve (12) feet tall.



History of Residential Landscape Requirements

**Palm Beach County
Landscape Code –
Ordinance No. 73-1**

**There were no interior
requirements for residential
developments.**

Palm Beach County Landscape Code – Section 500.35 April 1986

One tree shall be planted or preserved for every 1,500 square feet of area of a residential lot or fraction thereof, excluding only areas of vegetation required to be preserved by law. No more than fifteen (15) new trees shall be required.

Palm Beach County Land Development Code – Article 7.3 Adopted June 1992

One (1) tree shall be planted or preserved for every 1,500 square feet of single family lot, excluding area of vegetation required to be preserved. No more than fifteen (15) new trees shall be required per lot. Black Olive trees must be a minimum fifteen (15) feet from any structure or utility and Ficus trees must be a minimum of thirty (30) feet from any structure or utility.

**Palm Beach County Unified
Land Development Code -
Article 7 Adopted January
2004**

**The Code established minimum
tier requirements for residential
lots.**

U/S Tier – one (1) tree shall be planted for every 1,250 square feet of single family lot.

AGR and Glades Tiers – one (1) tree shall be planted for every 1,000 square feet of single family lot.

Exurban and Rural Tiers – one (1) tree shall be planted for every 800 square feet of single family lot.

During this code revision the maximum number of trees per lot increased to thirty (30).

Table 7.C.3 - Minimum Tier Requirements Code Requirements

U/S Tier ⁸

AGR and Glades Tiers

Exurban and Rural Tiers

Minimum Tree Quantities - Residential Lot

1 per 1,250 sq. ft. (max. 15) 1 per 1,000 sq. ft. (max. 30) 1 per 800 sq. ft. (max. 30)

Minimum Tree Quantities - Non-Residential Lot

1 per 2,000 sq. ft. 1 per 1,500 sq. ft. 1 per 1,200 sq. ft.

Minimum Shrub Quantities - Residential Lot⁵

3 per 1,250 sq. ft. (max. 45) 3 per 1,000 sq. ft. (max. 90) 3 per 800 sq. ft. (max. 90)

How is the required landscaping currently determined for a residence?

The required minimum planting is based on the lot size. In the US tier if a lot is 75' x 130' the total sq/ft = $9750/1250 = 7.8$ or 8 trees (rounded up) and 24 shrubs. There is no requirement as to where on the property the material is to be planted.

What is currently allowed to be planted on a residential lot?

All trees and palm species as defined in the preferred species list and those subject for approval from the Palm Beach County landscape department

Palms may not be used in excess of 25 percent of the total number of required trees. Article 7.D.2.B

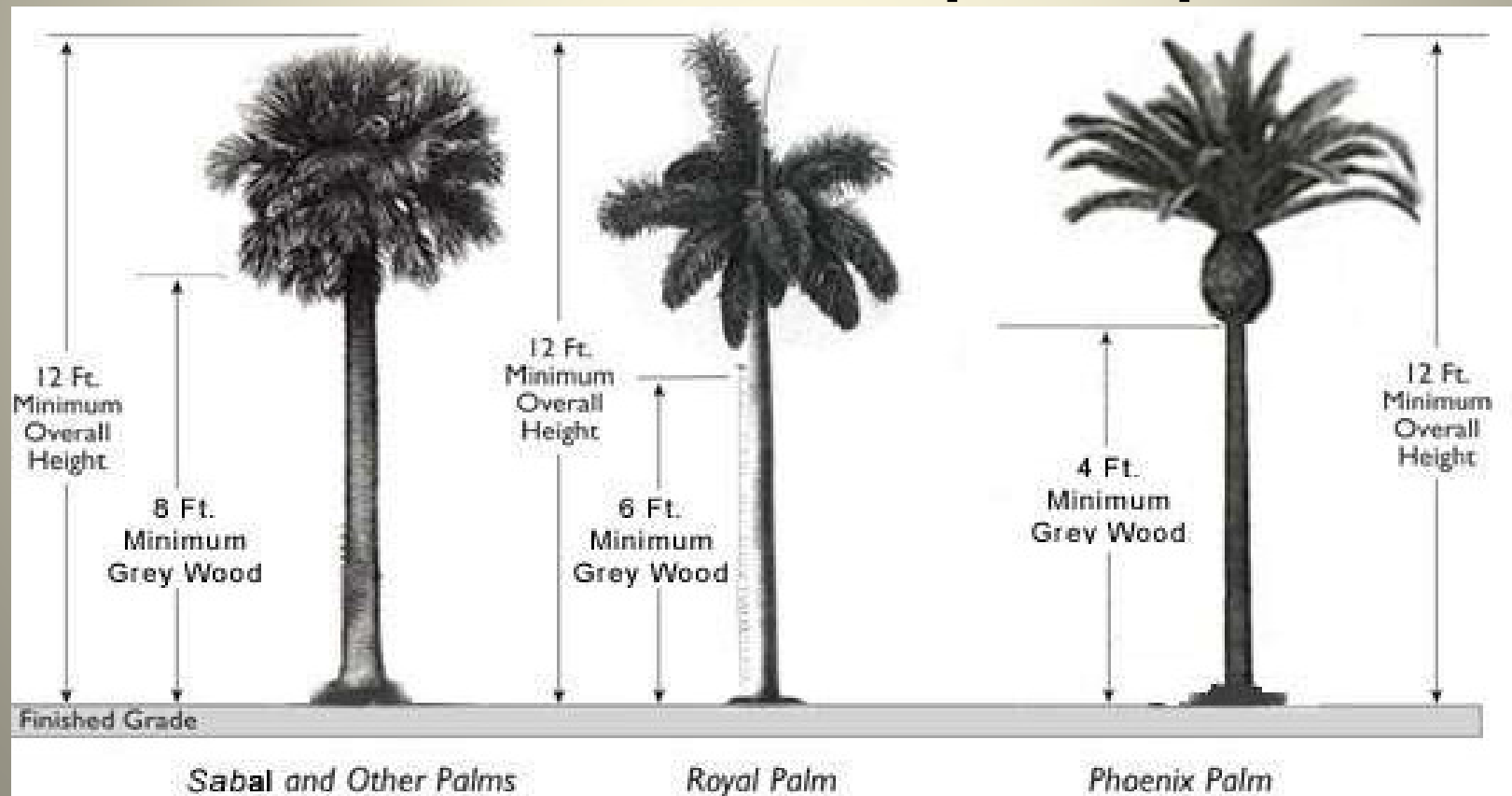
Table 7.D.2.B - Palm Height Standards
Minimum Height

12 feet overall height as noted below;
8 feet clear trunk

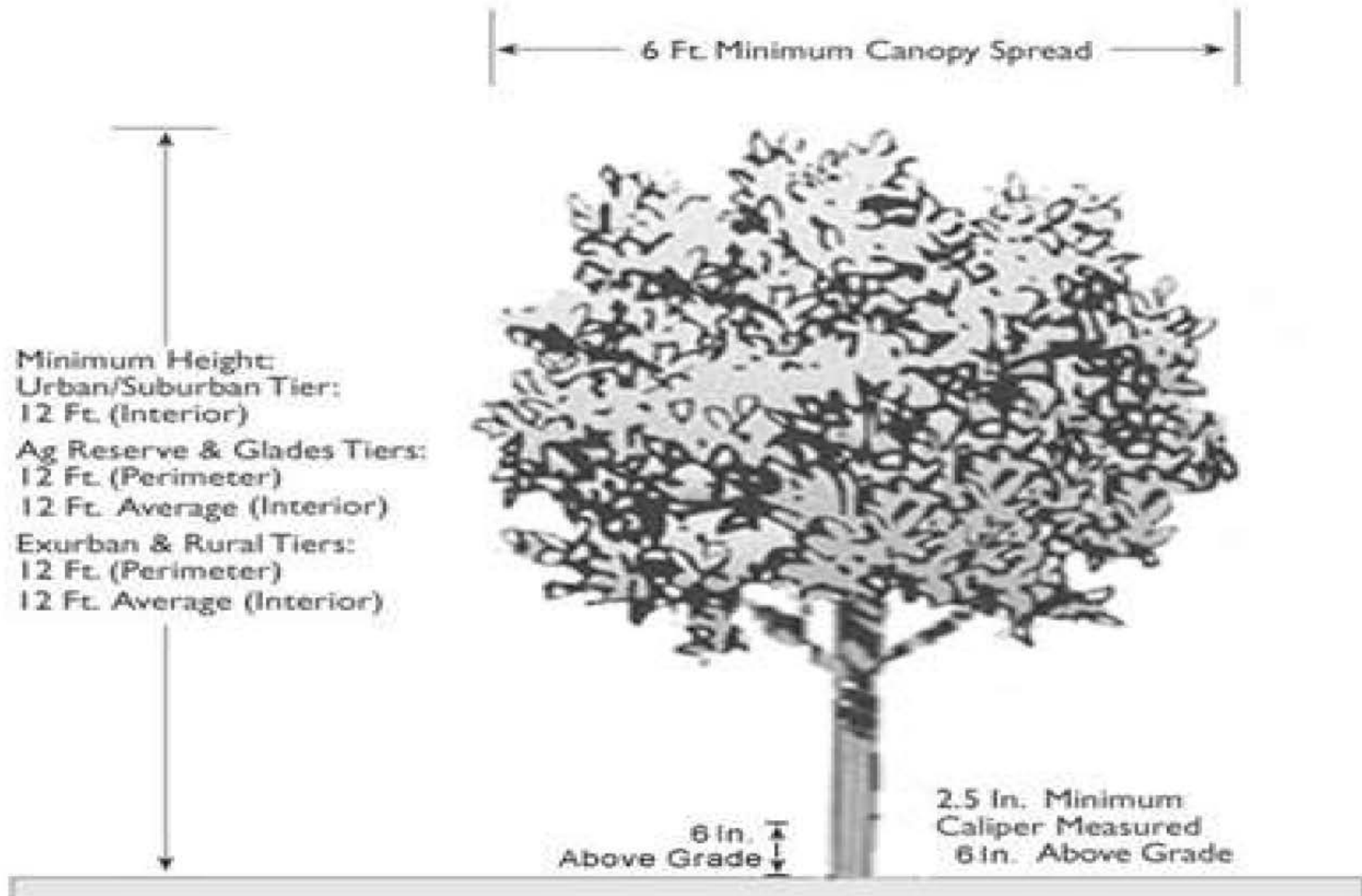
6 feet Grey wood for Royals and similar species
4 feet Grey wood for Phoenixes and similar species
4 feet clear trunk for preserved native palms

Minimum Diameter

See Florida Standards for specific species



Tree Specification requirements

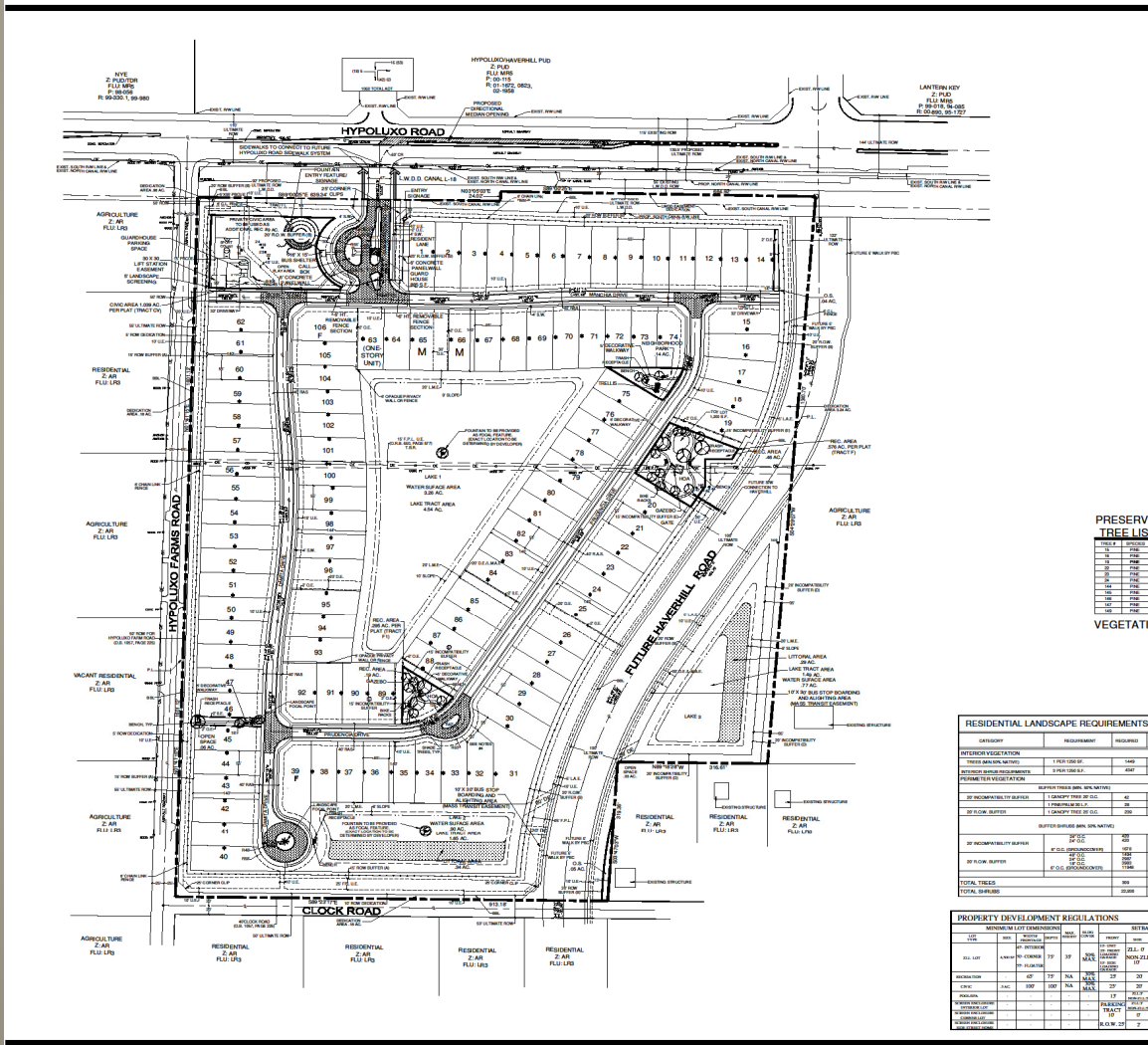


Code does not specify location of where required landscaping is to be installed on residential lots but, care should be taken for future needs. I.e.. Pools, additions etc.

The Golden Rule to follow is – “Plant The Right Tree in the Right Place”

**How do we
determine the
requirements for
the interior planting
of a project?**

Abell Property 2005-289



NOTES
 1. RESIDENTS ARE PRIVATE AND ONLY FOR THE USE OF THE AREA TO PROVIDE THE OWNED AND MAINTAINED BY THE AREA.
 2. ALL CORNER CLIPS TO BE 20' UNLESS OTHERWISE NOTED.
 3. ALL CORNER CLIPS TO BE 20' UNLESS OTHERWISE NOTED.
 4. ON CURVED STREETS, SIDEWALKS OR CURBS, THE REQUIRED FRONTAGE FOR LOTS BETWEEN THE POINTS OF CURVATURE MAY BE REDUCED BY AN EQUAL PERCENTAGE TO THE CENTERLINE (PER SECTION 13.1.1).
 5. ROOF OVERHANGS MAY NOT EXCEED FOUR FEET.
 6. SETBACKS TAKEN FROM INTERIOR EDGE OF PUD BUFFER.
 7. AREA OF OVERHANGS AREAS ARE BASED ON FUTURE REQUIREMENTS AND DO NOT INCLUDE BUFFERS.

LEGEND
 L - LAKE WATER SURFACE ELEVATION
 L-1 - LAKE ACCESS TRACT
 A-1 - AVERAGE DAILY TRIPS
 U - UTILITY EASEMENT
 AC - ACRES
 S - CENTERLINE
 T - TYPICAL LINE
 F - TO BE RELOCATED
 R - TO BE RELOCATED
 F - FLYCATCHER TRAP
 S - SCHEDULE
 CE - OVERHEAD UTILITY LINES
 M - MODEL HOME
 UCL - BASE BUILDING LINE

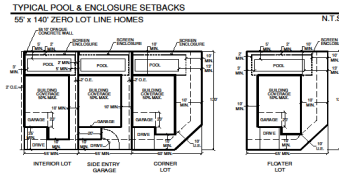
DRO CONDITIONS OF APPROVAL
 1. PER D.U.C. ARTICLE 8, SEC. 8.02(2). PERMITS FOR MO MORE THAN ONE RESIDENTIAL USE ONLY PERMITS SHALL BE ISSUED FOR THIS DEVELOPMENT UNTIL THE REQUIRED IMPROVED CIRCULATION AREA AND PRIVATE CIVIC SITE HAVE BEEN COMPLETED AS TO BE COMPLETED BY THE DEVELOPMENT'S HOMEOWNERS.
 2. PRIOR TO THE SIGNING OF A BUILDING PERMIT, THE PROPERTY OWNER MUST BE IN POSSESSION OF A LETTER RECALLED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONFIRMING THAT ALSO TERMINATION OF NO FURTHER ACTION HAS BEEN ISSUED FOR THE CONTAMINATED SITE, OR THAT CONTAMINATION ASSESSMENT AND CLEANUP OF THE SITE HAS BEEN COMPLETED BY CONTRACTORS AND DEVELOPMENT MAY PROCEED SUBJECT TO ANY INSTITUTIONAL AND/OR ENGINEERING CONTROL APPROVED BY FDEP. (DRO PERMIT MONITORING - HEAL TO)

RESIDENTIAL LANDSCAPE REQUIREMENTS

CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
INTERIOR VEGETATION	1 PER 1000 SF LOT	44	1448
RESIDENTIAL BUFFER AREAS	2 PER 1000 SF LOT	100	4007
BY 2004/2005/2006	1 PER 1000 SF LOT	44	36
BY 2007	1 PER 1000 SF LOT	44	332
BY 2008	1 PER 1000 SF LOT	44	100
BY 2009	1 PER 1000 SF LOT	44	100
BY 2010	1 PER 1000 SF LOT	44	100
TOTAL TREES		44	400
TOTAL BUFFER		100	4000

PROPERTY DEVELOPMENT REGULATIONS

METHOD OF LIFT DEVELOPMENT	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK
BY LOT	20'	20'	20'	20'	20'
BY CORNER	20'	20'	20'	20'	20'
BY SIDE	20'	20'	20'	20'	20'
BY FRONT	20'	20'	20'	20'	20'
BY REAR	20'	20'	20'	20'	20'
BY INTERIOR	20'	20'	20'	20'	20'
BY SIDEWALK	20'	20'	20'	20'	20'
BY DRIVEWAY	20'	20'	20'	20'	20'
BY PARKING	20'	20'	20'	20'	20'
BY FLOOR BUFFER	20'	20'	20'	20'	20'



VEGETATION TRACKING #VFP-011

NO.	DATE	BY	REVISION
1	11/15/04	AS	ISSUED FOR PERMITS
2	11/15/04	AS	REVISED FOR PERMITS
3	11/15/04	AS	REVISED FOR PERMITS
4	11/15/04	AS	REVISED FOR PERMITS

AMENDMENTS
 ZZR-2012-285 3-6-2012
 ZAR-2012-768 5-2-2012

SITE DATA
 PROJECT NO. 0952-001
 CONTROL NO. ABELL PROPERTY #2
 PROJECT NAME URBAN SUBDIVISION
 ZONING DESIGNATION WEST BOUNTON AREA COMMUNITY PLAN OVERLAY
 FUTURE LAND USE DESIGNATION WEST BOUNTON AREA COMMUNITY PLAN OVERLAY
 SOU CODE SECTION 11 TOWNSHIP 45 RANGE 43
 PROPERTY CONTROL NUMBERS 084641100001340 084641100001350 084641100001360 084641100001370 084641100001380
 COUNTY/SECTION/FED PROJECT IS AS SHOWN ON THE MASTER PLAN PER 2006-407R

TRAFFIC ANALYSIS ZONE
 WEST BOUNTON AREA COMMUNITY PLAN
 APPROPRIATE OVERLAY/S
 44.43 AC (1.085, 106.7 F.C.)
 TOTAL SITE AREA (ACRES)
 NET SITE AREA (ACRES)
 TOTAL LOTS (TOTAL) 100
 50' X 140' LOTS (TOTAL) 100
 GROSS DENSITY 1.00 AC/L
 NET DENSITY 1.00 AC/L
 TOTAL LAKE TRACT AREA 7.88 AC (17.89%)
 LAKE 1 7.88 AC (17.89%)
 LAKE 2 0.00 AC (0.00%)
 TOTAL WATER SURFACE AREA 7.88 AC (17.89%)
 LAKE 1 7.88 AC (17.89%)
 LAKE 2 0.00 AC (0.00%)
 RECL. AREA REQUIRED 84 AC (1.84%)
 PRIVATE RECL. AREA PROVIDED 84 AC (1.84%)
 CDD AREA REQUIRED 84 AC (1.84%)
 PRIVATE CDD PROVIDED 84 AC (1.84%)
 LANDSCAPE BUFFER AREA 28 AC (0.62%)
 RESIDENTIAL LOT AREA 100 AC (2.22%)
 OPEN SPACE 132 AC (2.94%)
 RECEPTION AREA 132 AC (2.94%)
 LANDSCAPE BUFFER EASEMENT AREA 132 AC (2.94%)
 TOTAL SITE AREA 44.43 AC (1.00%)
 HOUSING TYPE ZERO LOT LINE DETACHED

LAND DESIGN SOUTH
 Planning and Landscape Architects
 Environmental Services | Transportation
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**VISTA LAGO
 FINAL SUBDIVISION PLAN
 PALM BEACH COUNTY, FLORIDA**

REVISION DATES

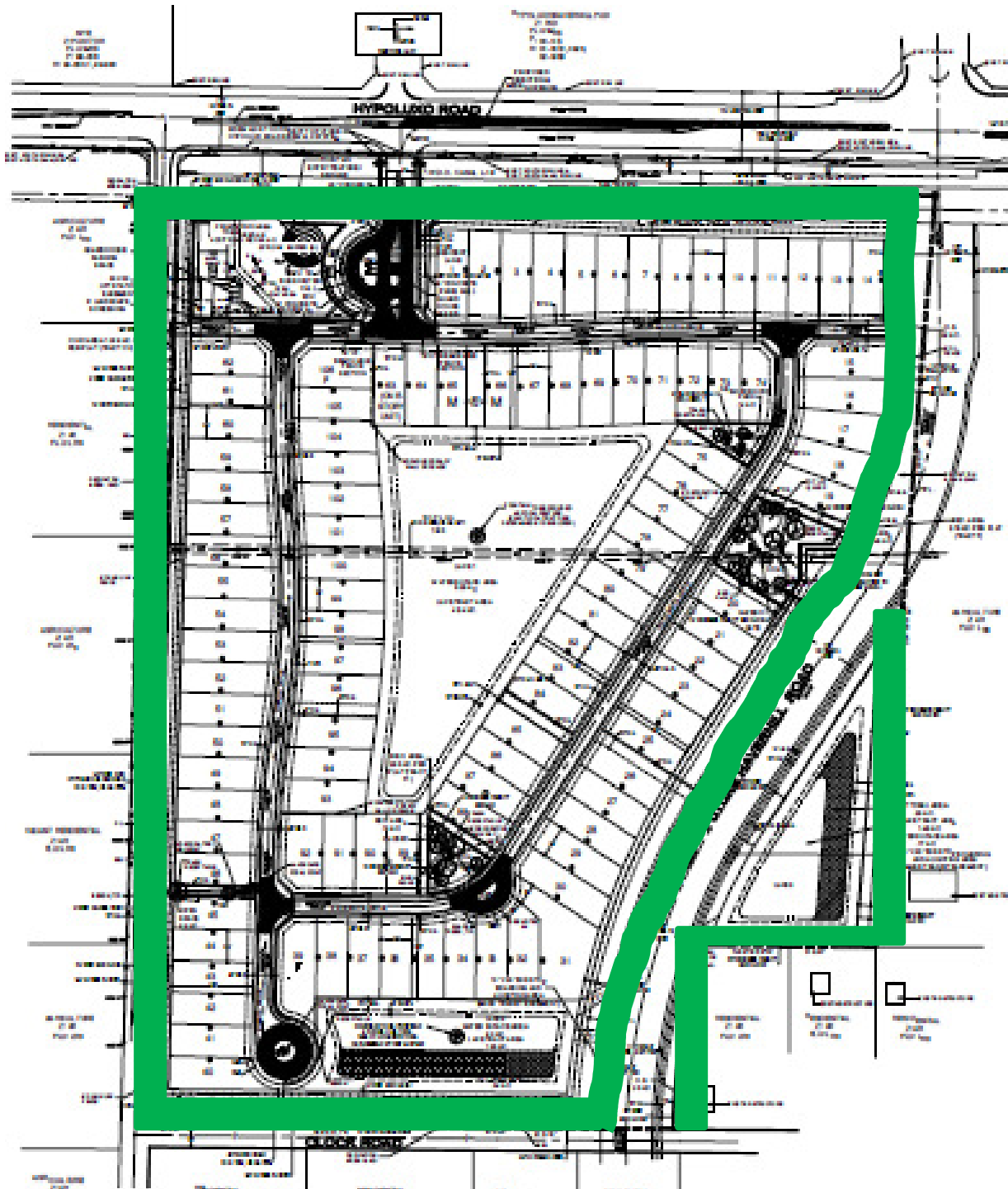
NO.	DATE	DESCRIPTION
1	11/15/04	ISSUED FOR PERMITS
2	11/15/04	REVISED FOR PERMITS
3	11/15/04	REVISED FOR PERMITS
4	11/15/04	REVISED FOR PERMITS

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ZONING STAMP
 PROJECT#: 0952-001
 PETITION#: 2005-00289
 EXHIBIT#: 10
 SUPERSEDES EXH.#: 6
 DATE APPROVED: 3-22-2006

PROJECT MANAGER:
 A. Harper

SHEET #
 FSP. I



**We first determine
the area for the
buffers**

**West buffer 15 x 1601 =
24,015 sq/ft**

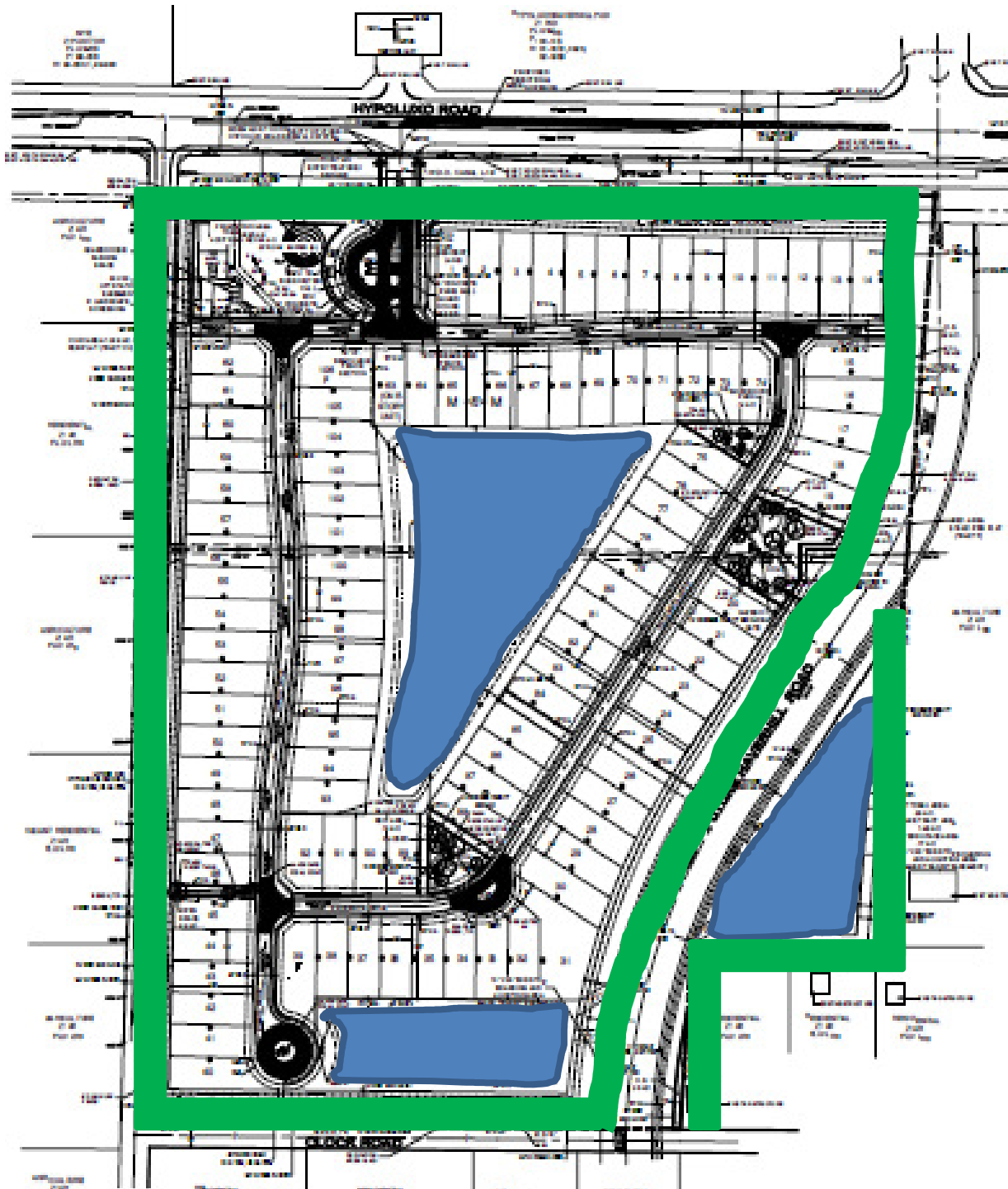
**North Buffer 20 x 664 =
13,280 sq/ft**

**East Buffer 20 x 1619 =
32,380 sq/ft**

**South Buffer 15 x 913 =
13,695 sq/ft**

**Buffer east side of
future Haverhill Rd 20 x
1225 = 24,500 sq/ft**

**Total perimeter
Buffer = 107,870
sq/ft**

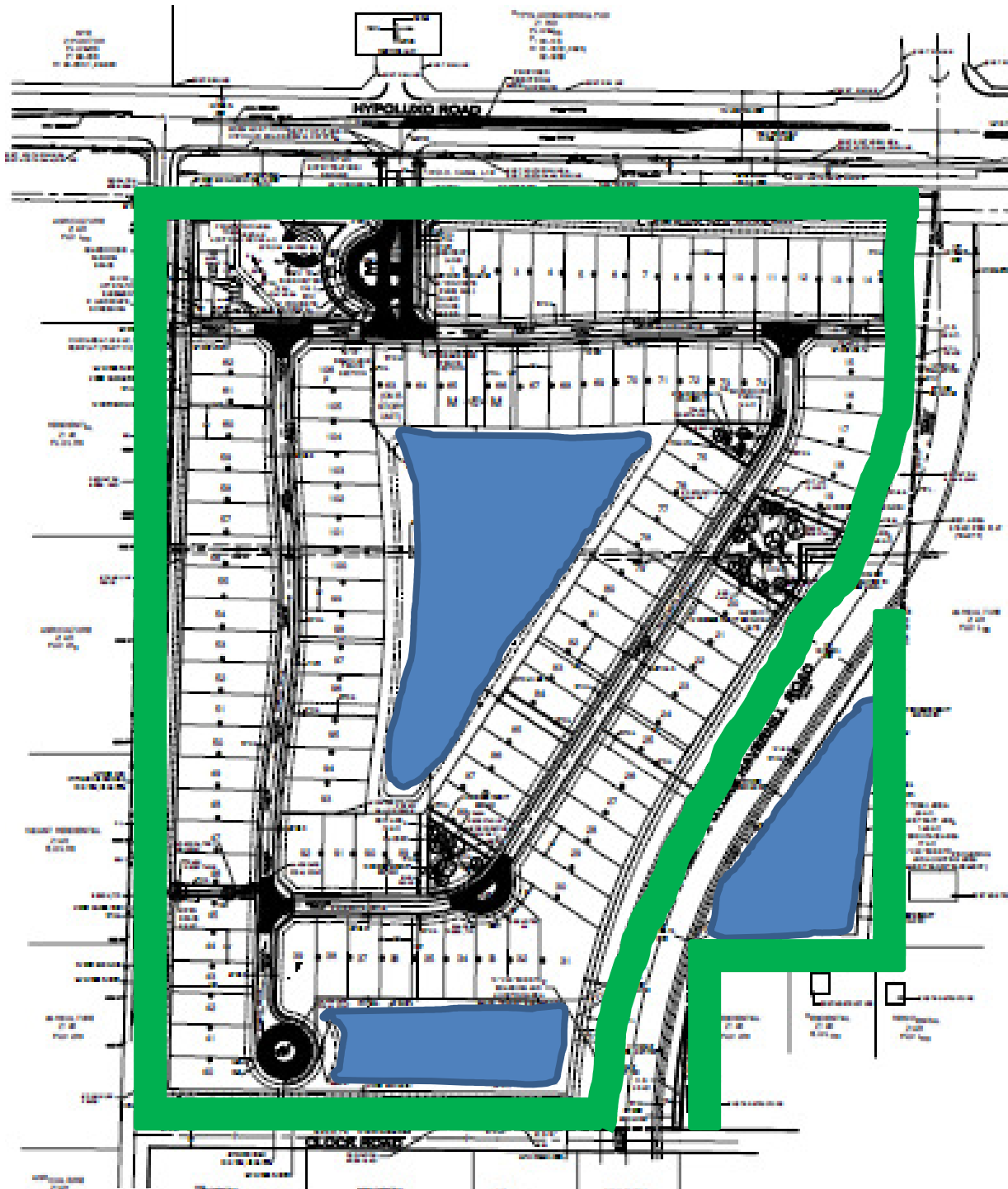


**Total area is 39.87
acres or 1,935,198
sq/ft**

**1,935,198 - 107,870
(buffers) = 1,827,328
sq/ft**

**We then need to remove
the square footage of the
required lake areas**

**4.54 acre + 1.65 acre
+ 1.49 acre = 7.68
acres = 334,540 sq/ft**

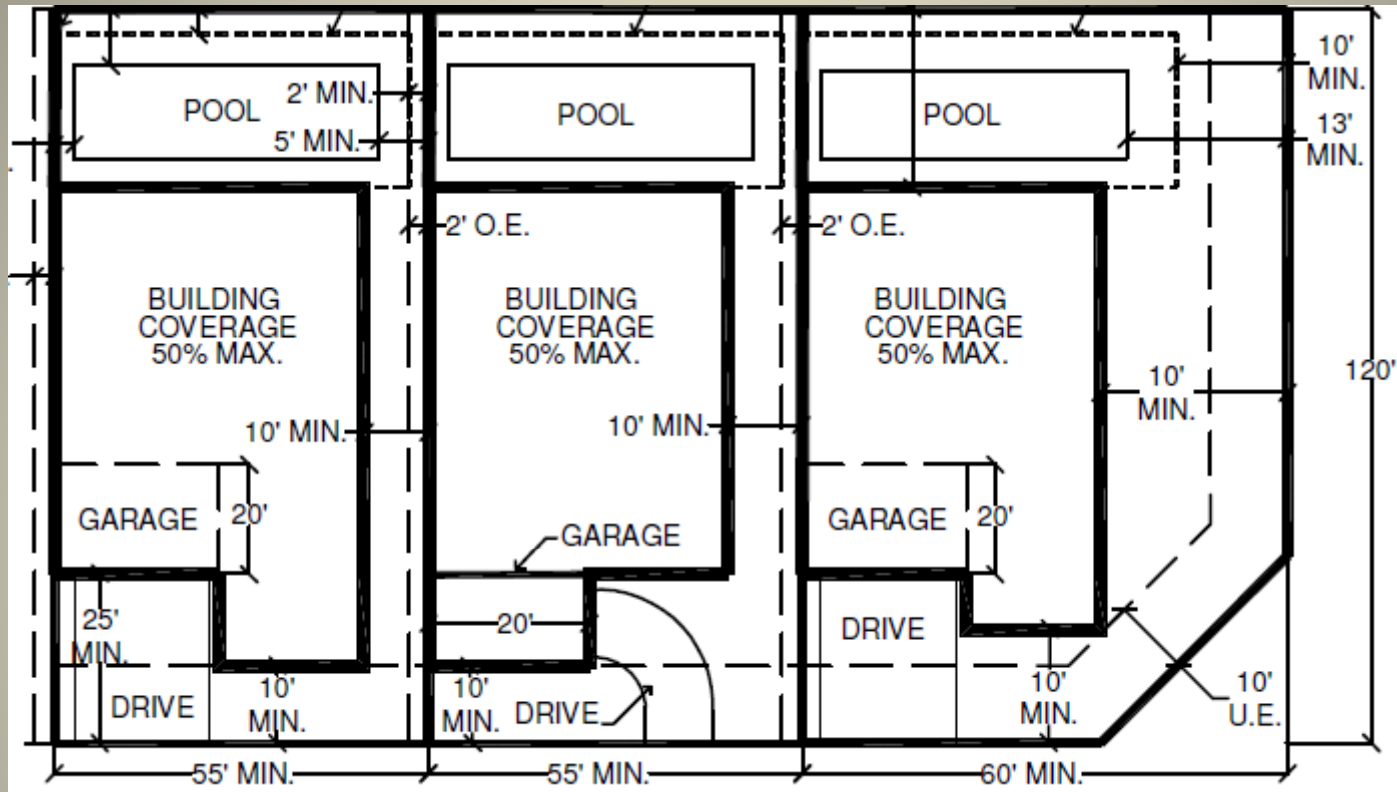


**Total interior area
= 1,492,788 sq/ft or
34.26 acres**

**With 1,492,788 sq ft
interior space divided by
1250 = 1194 required
interior trees**

**Where do these
required tree go???**

**There are 106 zero lot line
homes with pools with an
average of 5.5 trees per lot
which = 583 trees**

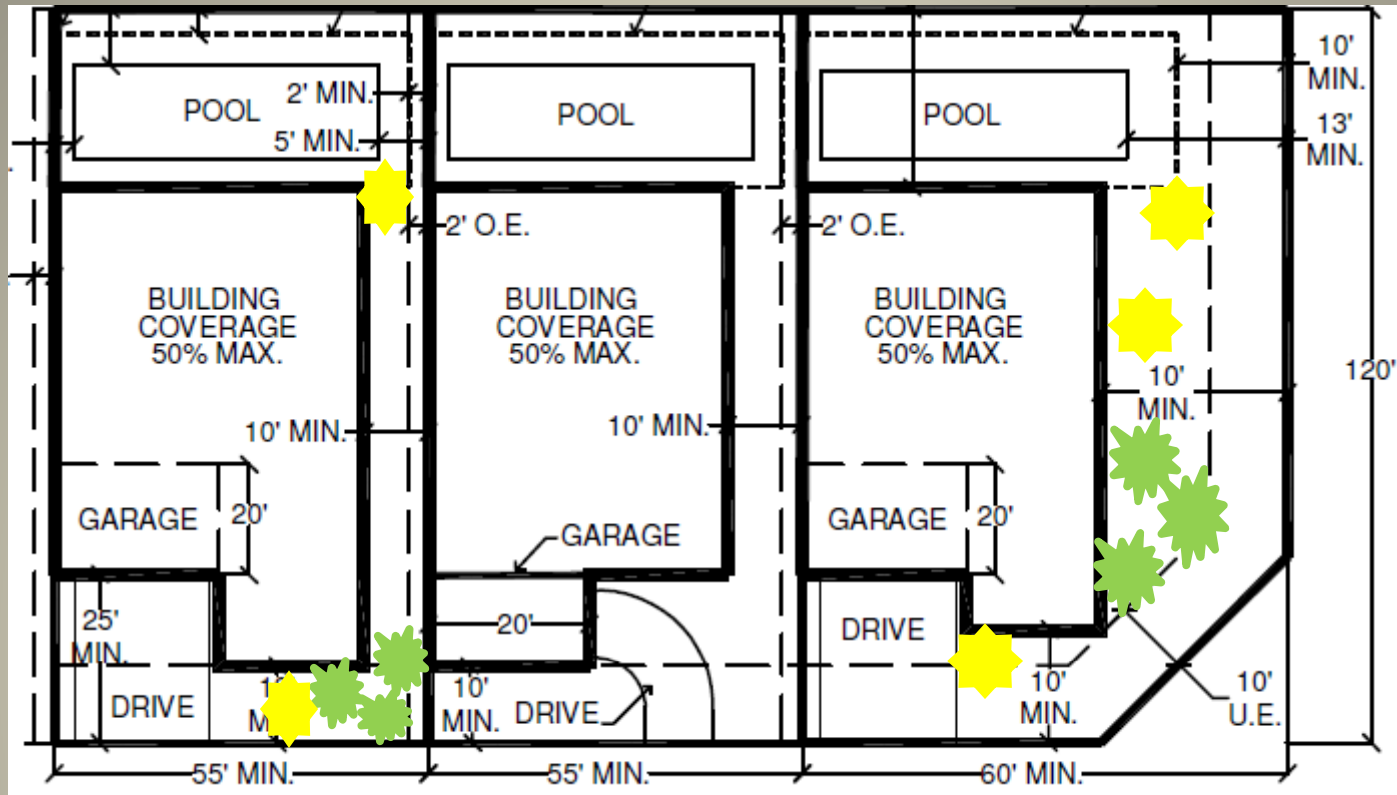


Interior Landscaping

Minimum [Tree](#) Quantities - Residential Lot US Tier

1 per 1,250 sq. ft. (max. 15)

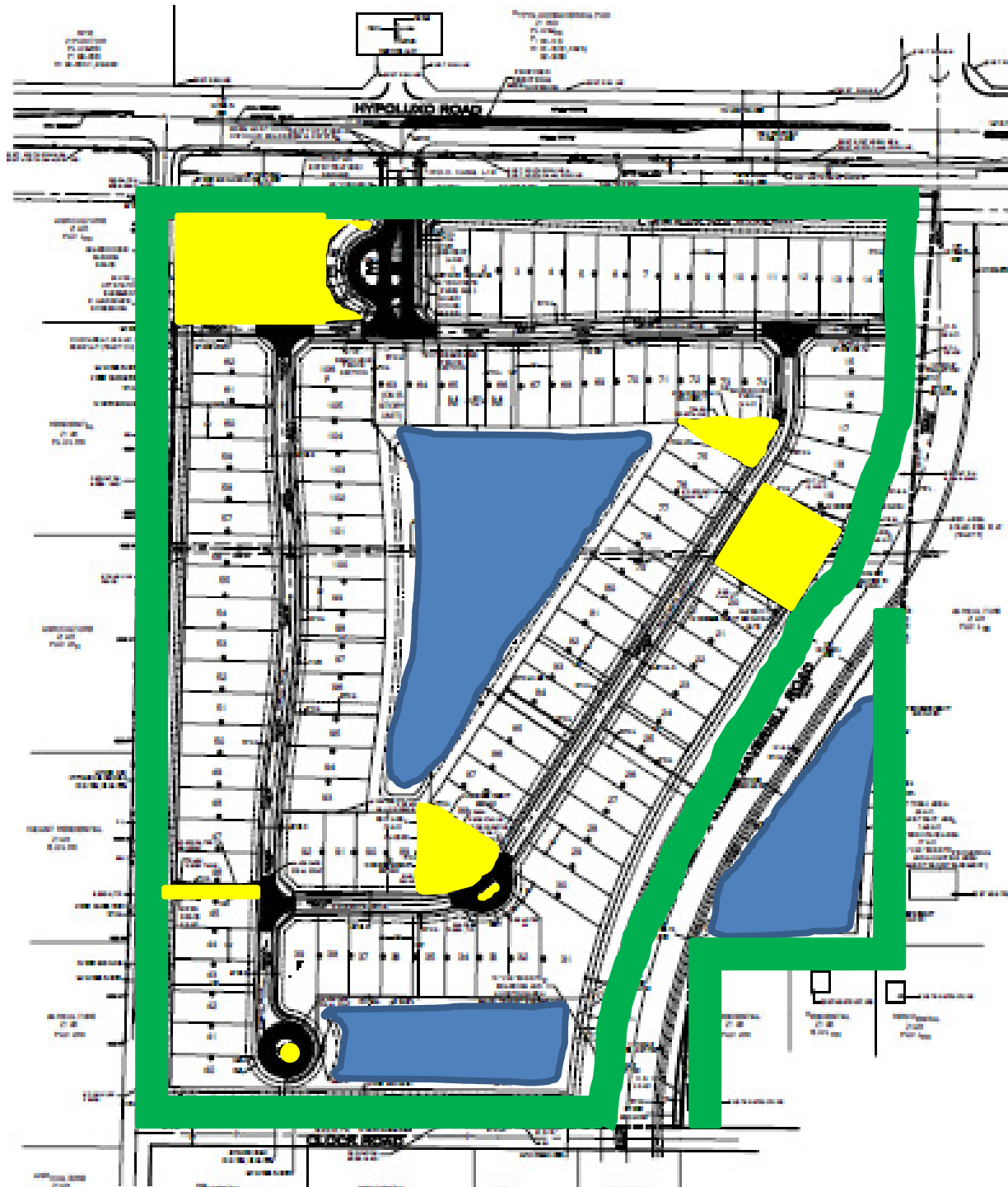
55 x 120 = 5 trees / 60 x 120 = 6 trees



How can we fit the required landscaping on site?



**By planting the required
583 trees on the lots
this leaves a balance of
611 tree to be planted
on the property as
current code is written.**



The yellow high lighted area represents the remaining space for planting although more than the minimum required trees can be planted on individual lots