



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

JON P. MACGILLIS, ASLA, ZONING DIRECTOR

PPM # ZO-O-016

Issued: 05/20/05

Effective: 06/20/05

SUBJECT: LANDSCAPING

AUTHORITY: Article 7, Chapter D.12.C (p.26/52)

PURPOSE: To clarify the review and approval process for extenuating circumstances to allow detention area overlap in a portion of landscape buffers.

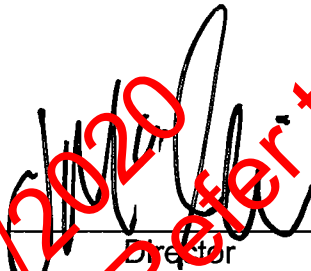
POLICY: Detention/retention areas, drainage easements, lake maintenance easements, and sloped directional swales greater than one foot below finished grade, shall not be located in or overlap required landscape buffers unless otherwise approved in writing by the Land Development Division.

PROCEDURES: Underlined provision was added to the 01/01/04 ULDC Amendments due to an additional right of way oversight and corrective action required during building permit review on a specific project. If a similar situation occurs due to unforeseen roadway design changes like expanded intersection, turn lane, right of way conveyance, etc. after Final DRO approval, a property owner may request Land Development to allow partial overlap of detention area in to a portion of the perimeter landscape buffer. The following review procedures will be coordinated between Land Development and Zoning Division:

1. These provisions shall not be available to projects with BCC Condition(s) that do not allow width reductions or easement encroachments.
2. Granting of provision is not to be considered an alternative to seeking relief from the Board of Adjustment and compliance with seven (7) criteria for hardship landscape buffer.
3. If required berms are included in landscape buffers, modifications do not reduce the plateau heights or cause 3:1 slope to become too steep due to proposed detention overlap.

No longer applicable. Refer to Art 7

4. Detention area may be allowed for maximum 25% overlap on interior side of landscape buffer width if buffer dimension is greater than 25' but less than 50'.
5. Detention area may be allowed for maximum 50% overlap on interior side of landscape buffer width if buffer dimension is greater than 50'.
6. If detention area overlap is requested into landscape buffers, additional plant materials (including water tolerant species) may be requested to maintain opaque screening requirements.



Director

**Repealed 2/20/20
No longer applicable, Refer to Art. 7**