

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2019

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Josh Martin, Director of Planning, Zoning & Building

Re: Revision to Sec. 66-236 to Require Town Approval of Removing Landscape Buffers

Date: October 17, 2019

STAFF RECOMMENDATION

Staff recommends Town Council consider and forward to the Ordinances, Rules and Standards (ORS) Committee for their review, the attached proposed code change, which addresses the removal of landscape buffers on a property. The proposed code change will require Architectural Commission or Landmarks Preservation Commission (if applicable) approval to remove any landscape material that is 30 inches or higher, and within 10 feet of a property line; the code revision also requires a vegetation removal permit for the removal of this landscape buffer material.

GENERAL INFORMATION

Over the past several years there have been instances in the Town where a property owner has removed a hedge or other landscape material along their property line, and thereby eliminated the privacy enjoyed by both property owners. While this is a somewhat rare occurrence, it has occurred with enough frequency to become an issue that Town staff would like to address.

To better ensure that the privacy between property owners is maintained within the Town, staff has drafted a succinct code revision that requires a vegetation removal permit to remove a landscape buffer, or a portion of a landscape buffer. Prior to the vegetation removal permit being issued, a property owner must obtain approval for the removal of the vegetation from the Architectural Commission or the Landmarks Preservation Commission (if applicable). Staff will require the normal notice for the Commission application so that any affected neighbor will have an opportunity to address the Commission regarding the removal of the vegetation. In limited cases, staff may administratively approve the removal of the vegetation on behalf of the Commission if replacement material of the same size and opacity is also proposed.

cc: Wayne Bergman, Asst. Director of Planning, Zoning & Building
John C. Randolph, Town Attorney