

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 12, 2022

To: Mayor & Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Maximum Landscape Height of Buffers and Separation Distances Between Landscape Buffers and Neighboring Buildings – First Reading of Ord. No. 007-2022

Date: April 4, 2022

STAFF RECOMMENDATION

Staff requests that the Mayor and Town Council consider the draft ordinance regarding changes to Chapter 88, Property Maintenance Code, that prohibit certain plantings and plant heights that provide for rodent or pest access onto adjacent buildings.

GENERAL INFORMATION

As was evidenced in the 2020 review and discussion of 131 Seaview Avenue, the planting of new landscaping directly next to neighboring buildings can be problematic. The vegetation, including tall hedges, trees and palms, can be the pathway for rodents (primarily rats) and Iguanas to access roofs and eaves.

This matter has been reviewed by the Town Council twice and sent to the ORS Committee for study. The ORS Committee reviewed and discussed this item at four separate meetings over the past year and a half.

Staff initially approached this matter with an ordinance to add new code regulations to Chapter 66, Natural Resource Protection, Article IV, Vegetation. However, the ORC Committee members requested that staff review existing regulations to see if this matter is already regulated under another Town Code. Staff reviewed Chapter 88, Property Maintenance Code, Sections 88-16 and 88-23, which deal with rodent and pest control, rodent harborage, and rodent infestation. These two sections did not provide the exact protection that staff and the ORS Committee was looking for, but these two sections were easily modified to incorporate prohibitions on plantings and plant heights that provide for rodent or pest access onto adjacent buildings.

At the February 3, 2022 ORS Committee meeting, staff was given the direction to prepare a draft ordinance to amend the Property Maintenance Code (Chapter 88) to provide a prohibition on certain plants and plant heights that provide access for rodents and Iguanas onto or into

neighboring buildings. Staff was asked to bring the draft ordinance to the Town Council for consideration.

If acceptable, Ord. No. 007-2022 is ready for First Reading.

Attached: Ordinance No. 007-2022, to Amend Chapter 88