

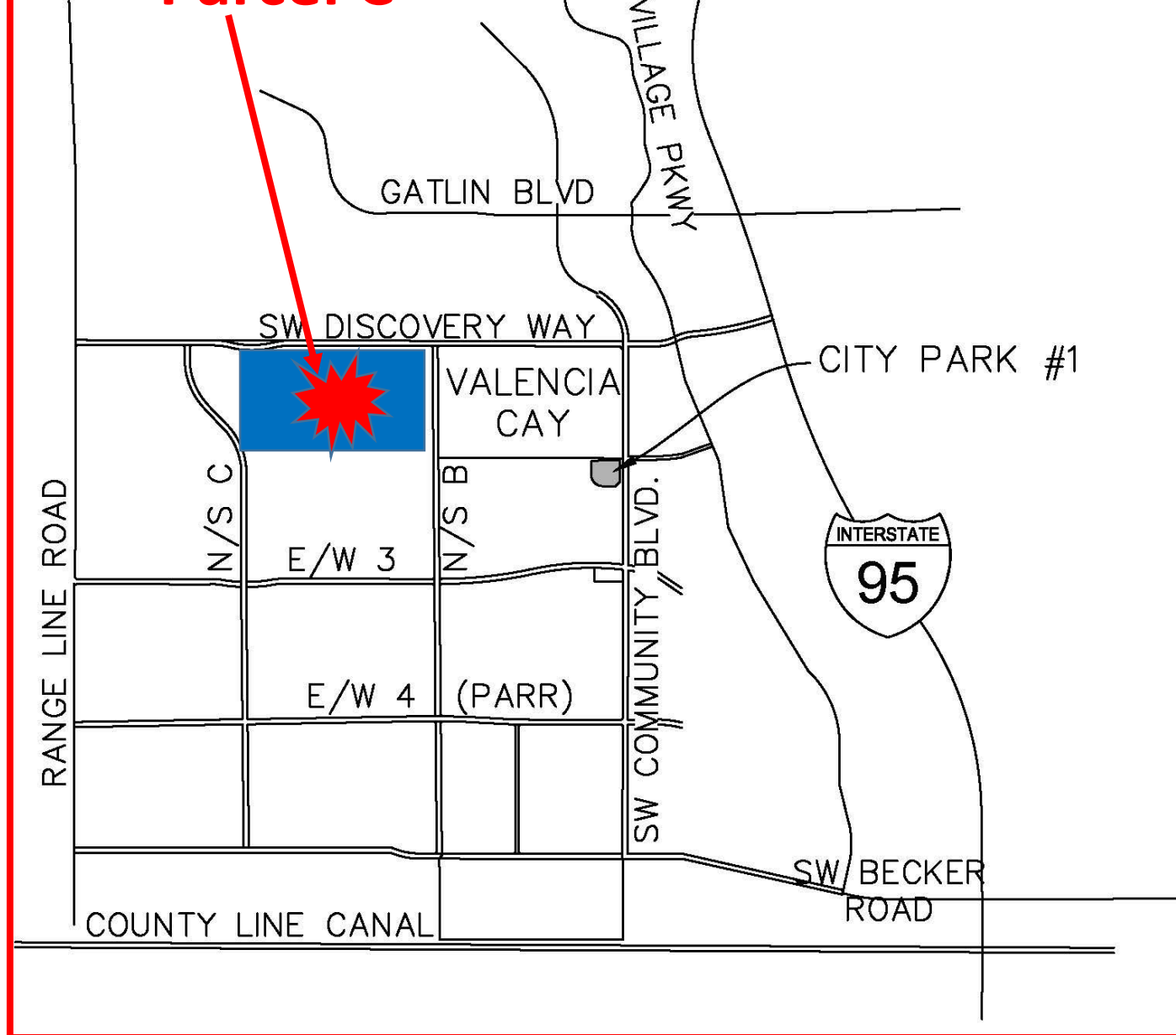
**Riverland/Kennedy**

**DRI**

**Parcel C**

**MPUD REZONE**

**Parcel C**



Parcel C



Discovery Way

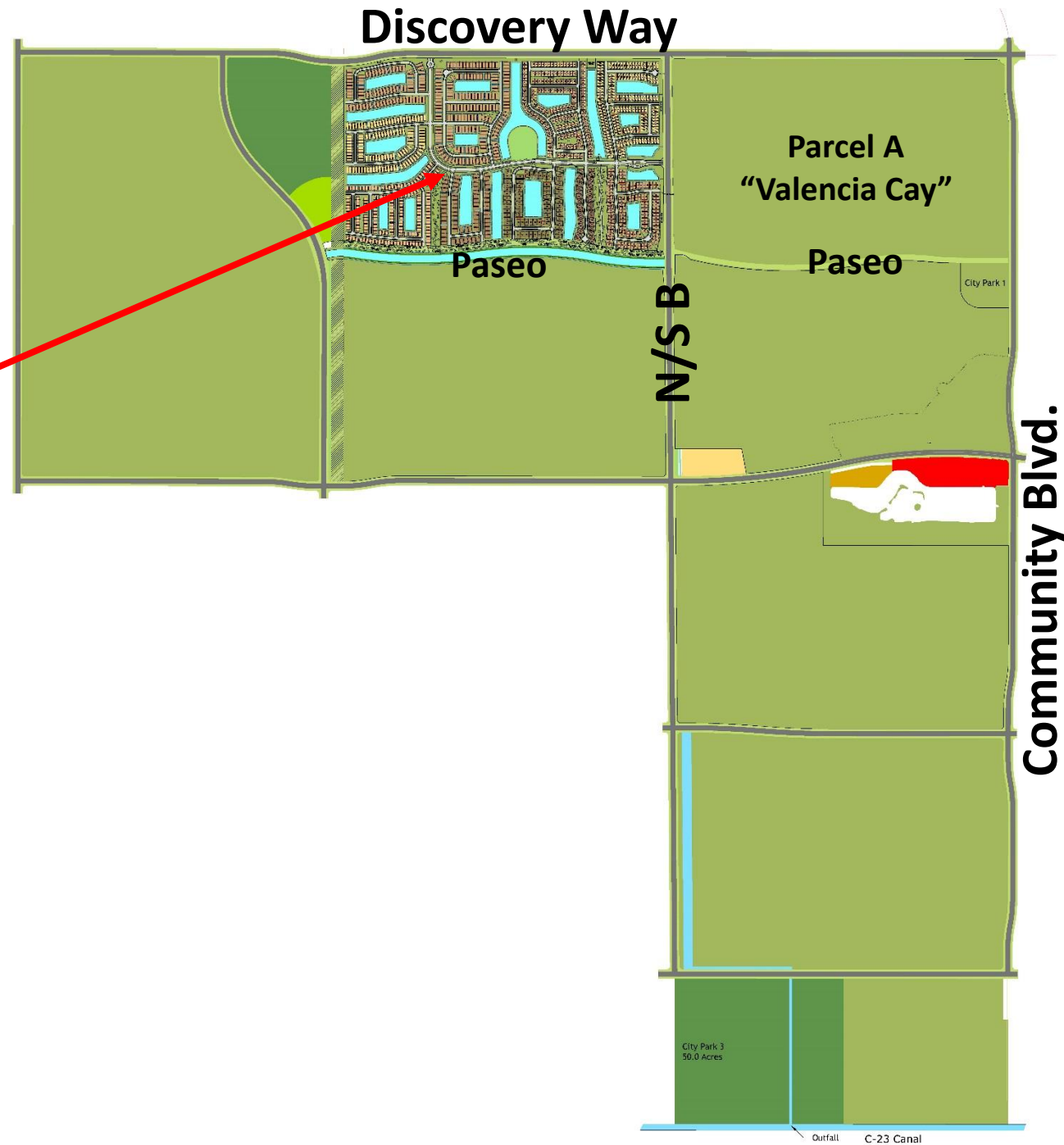
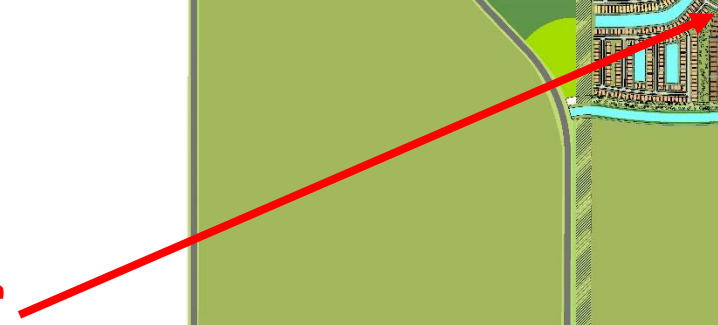
N/S B

Community Blvd.

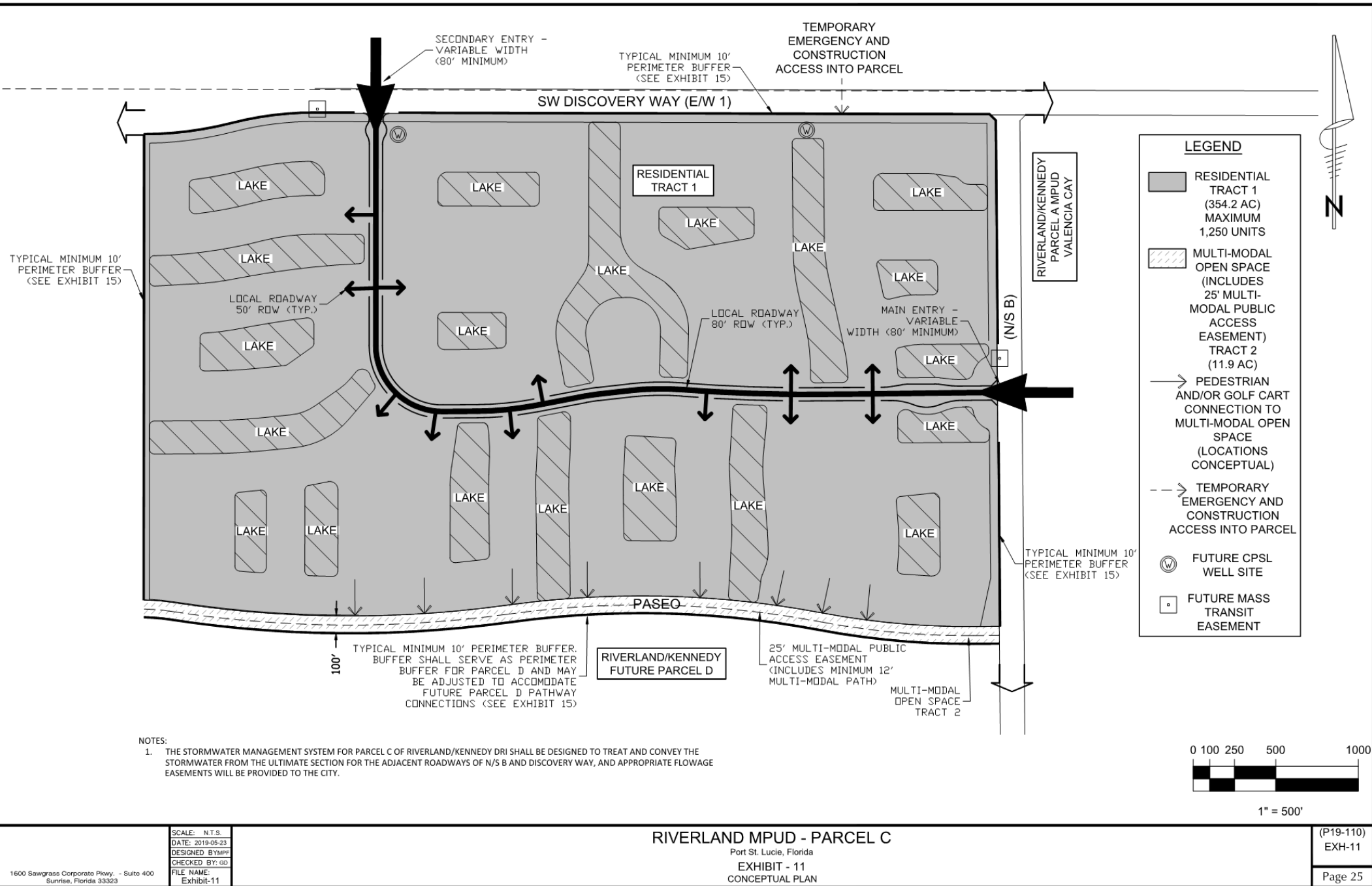
RIVERLAND



**Parcel C**







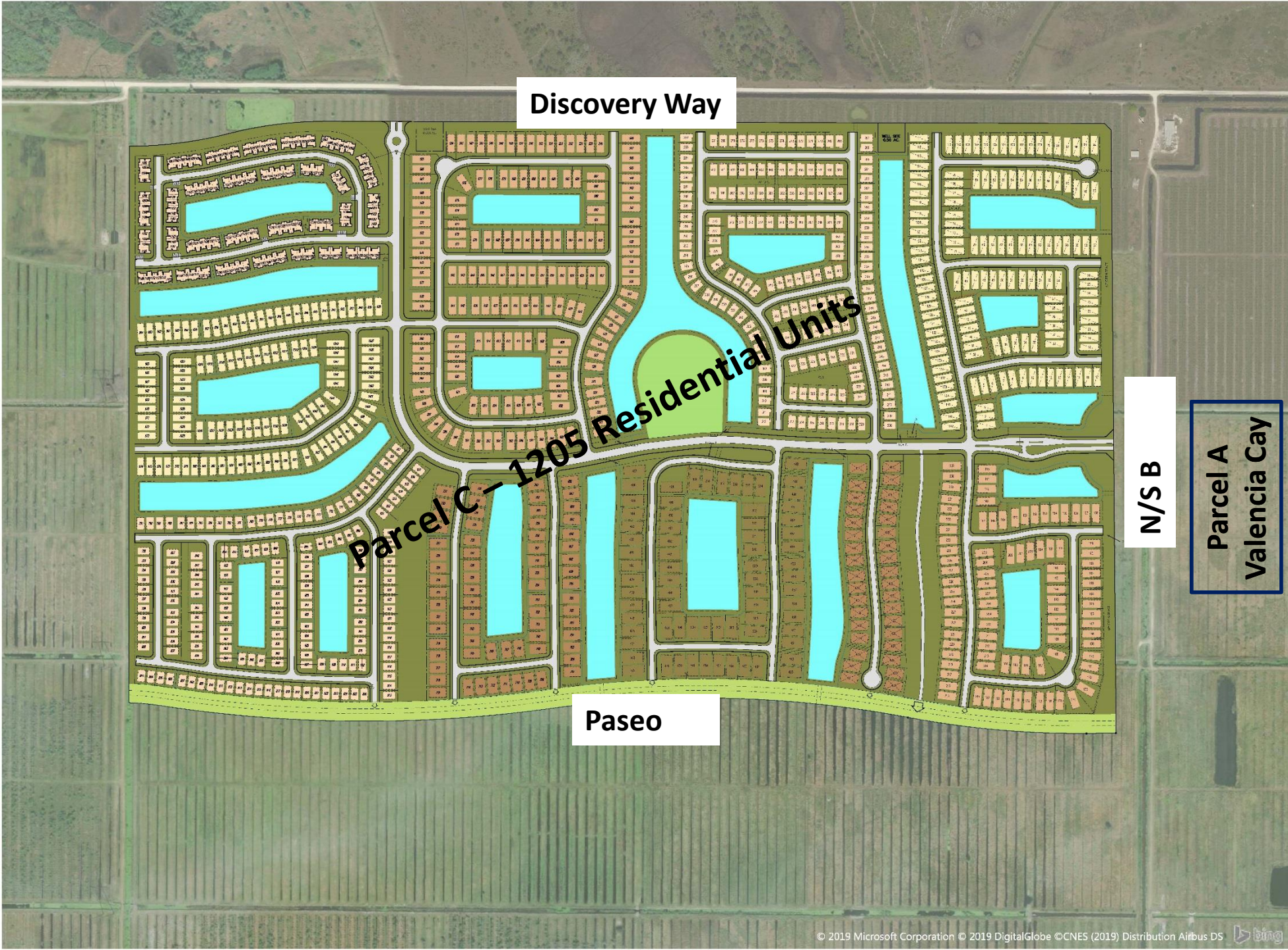


Discovery Way



N/S B





Discovery Way

Parcel C - 1205 Residential Units

Paseo

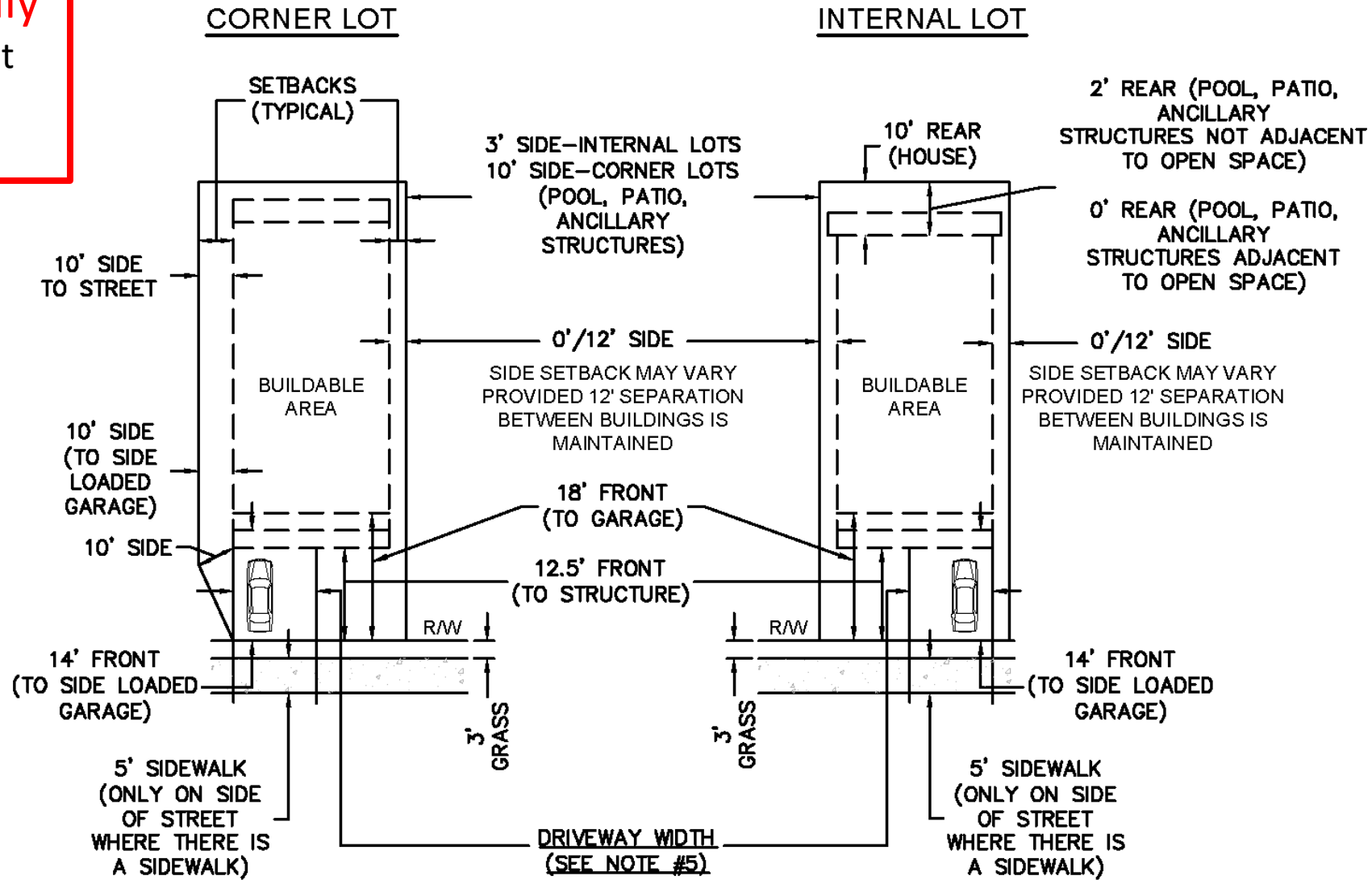
N/S B

Parcel A  
Valencia Cay



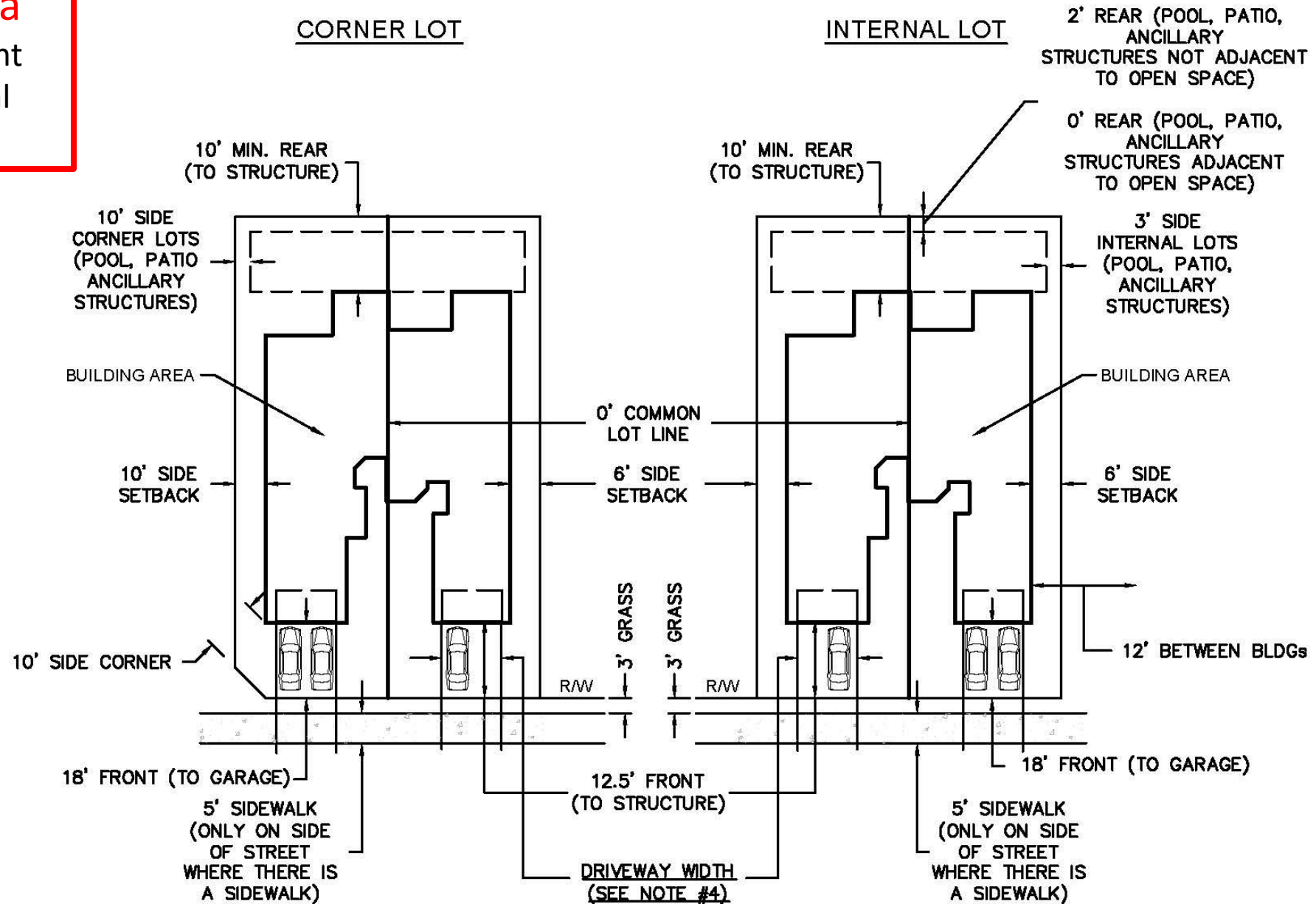
## Single Family

(No Alley; Front  
Load; 50' Local  
Street)



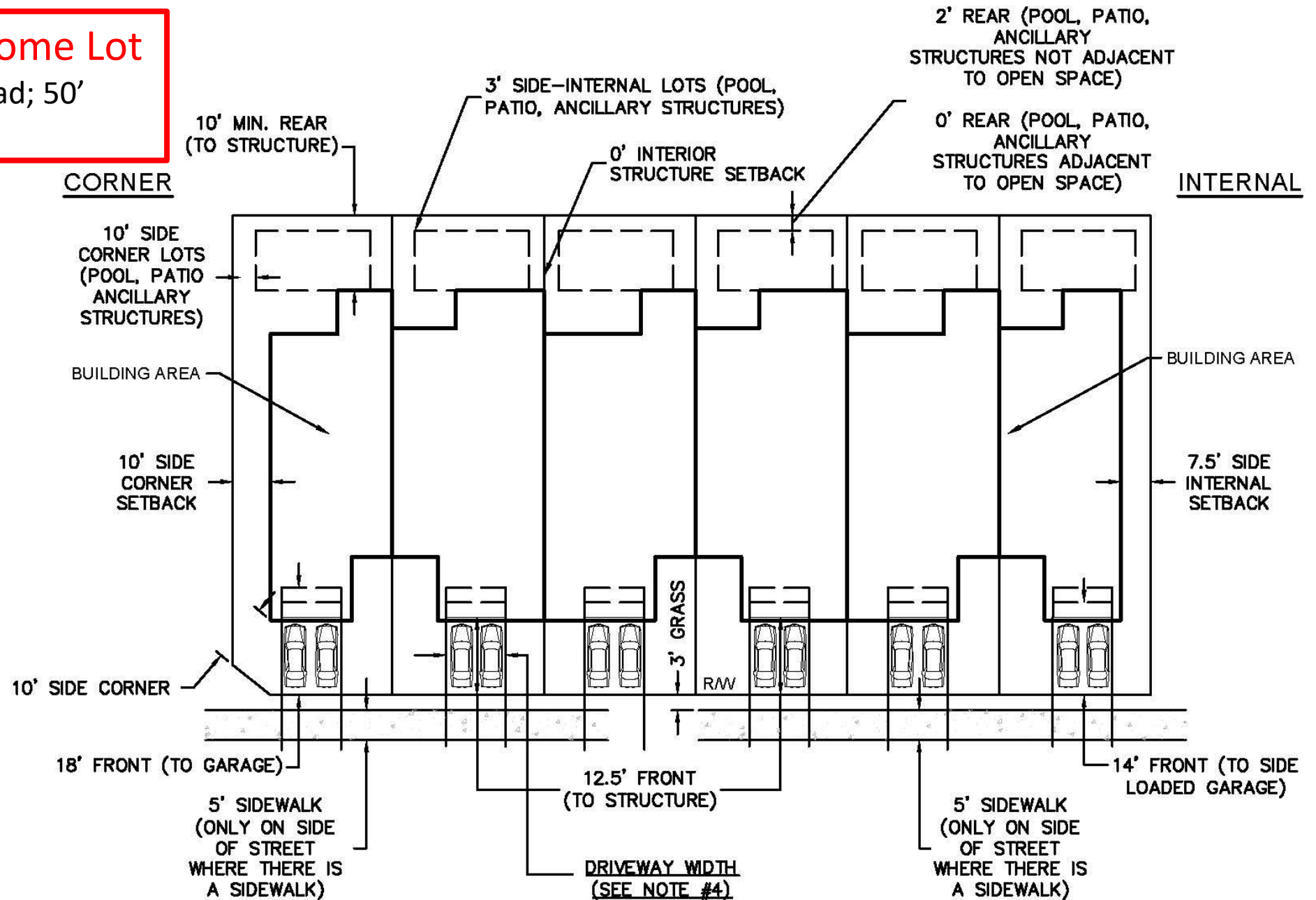
## Typical Villa

(No Alley; Front  
Load; 50' Local  
Street)



# Typical Townhome Lot

(No Alley; Front Load; 50'  
Local Street)

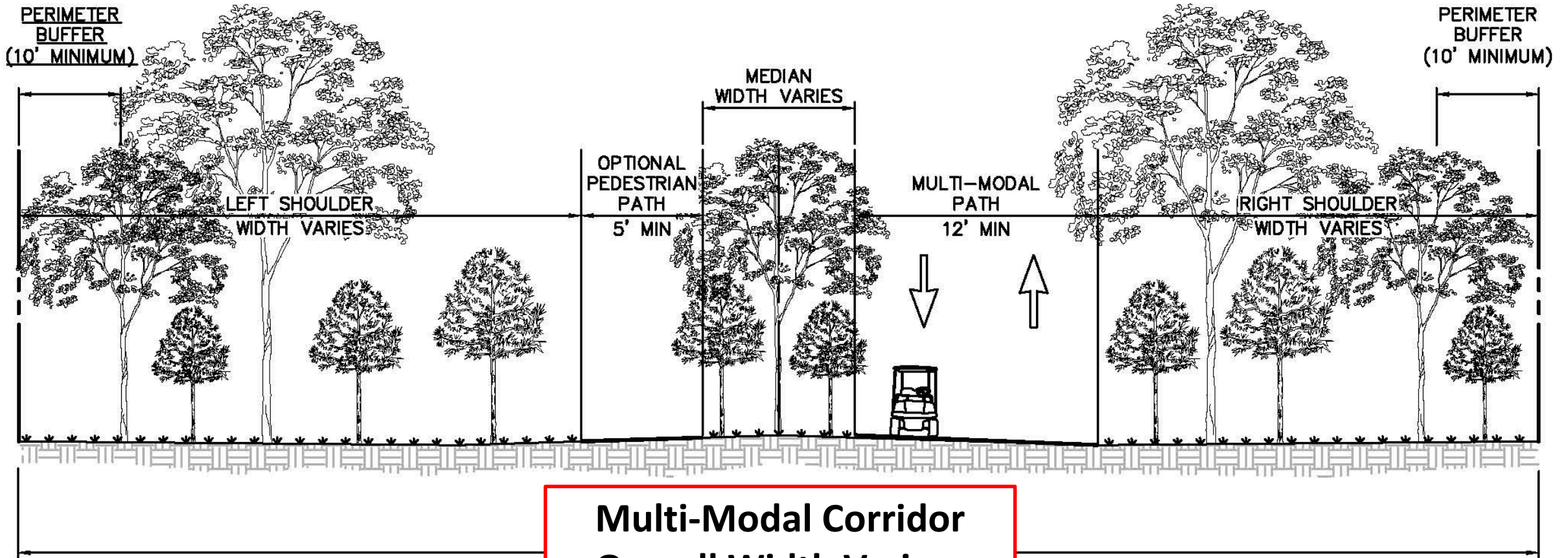




# PASEO CROSS SECTION (INCLUSIVE OF MULTI MODAL PATH)

NORTH

SOUTH

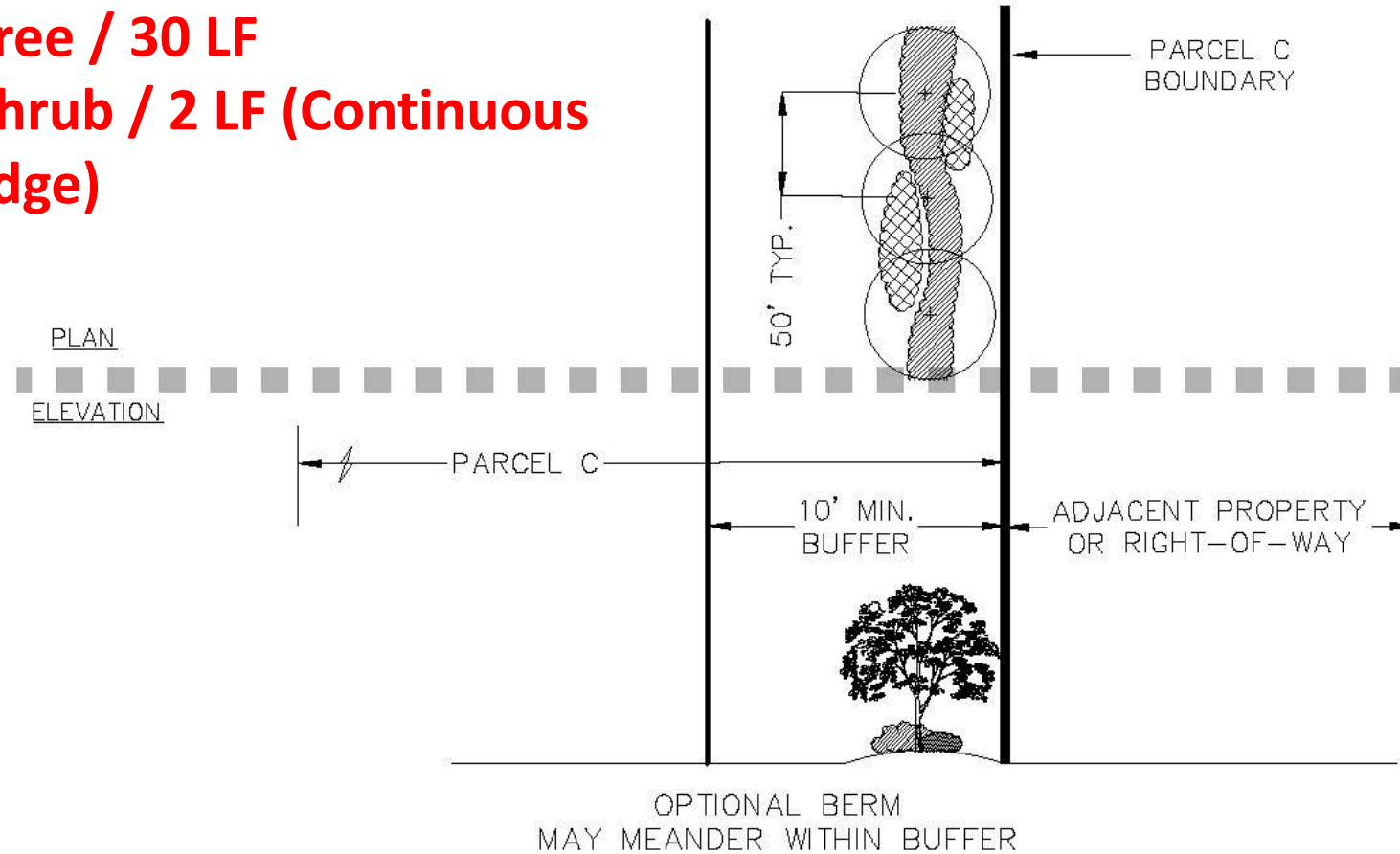


**Multi-Modal Corridor  
Overall Width Varies  
25' Min.**

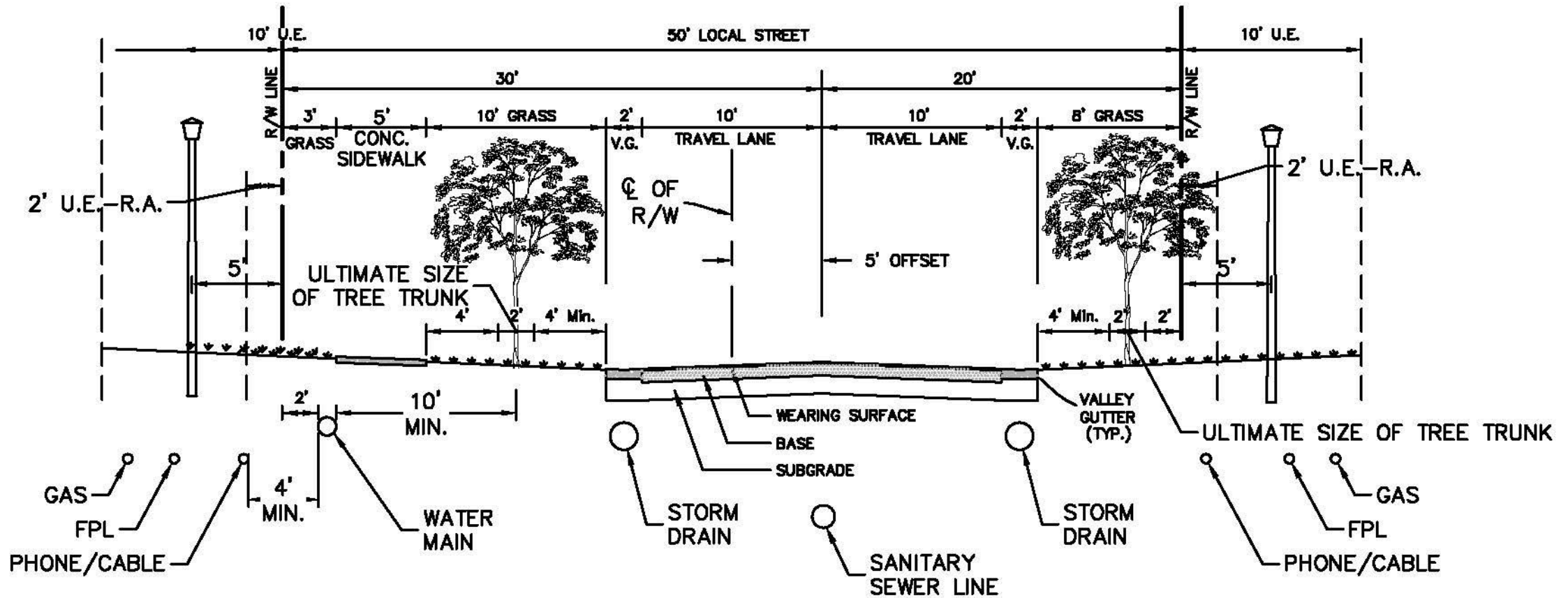
NOTE:

# 10' PERIMETER LANDSCAPE BUFFER PARCEL C

**1 Tree / 30 LF**  
**1 Shrub / 2 LF (Continuous Hedge)**

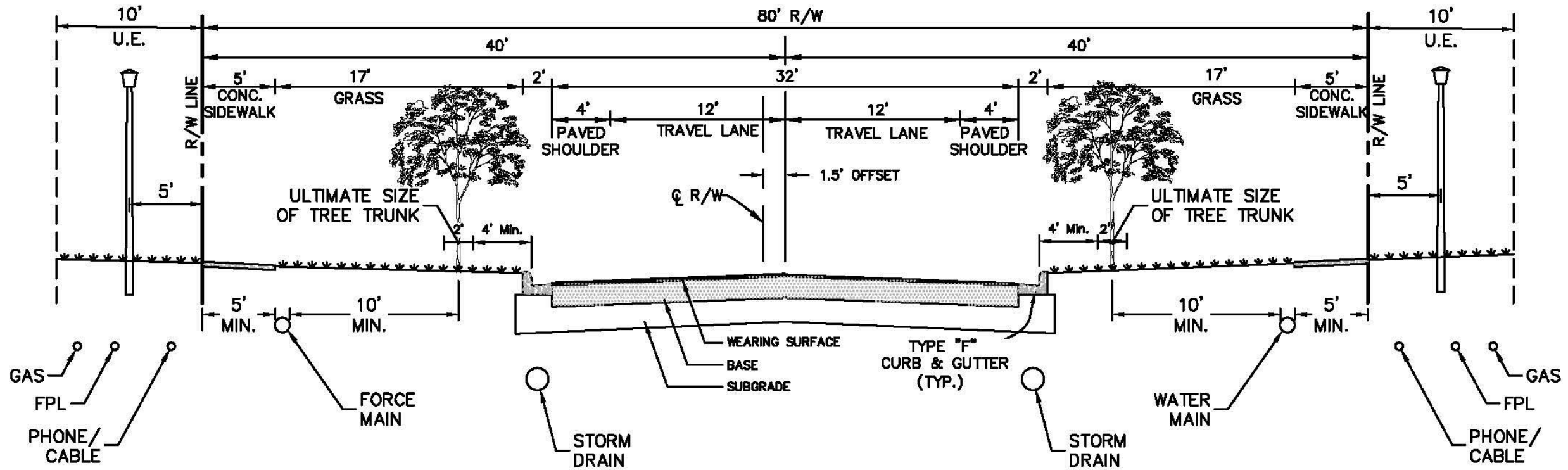


# 50' ROW (Residential Local Roadway)

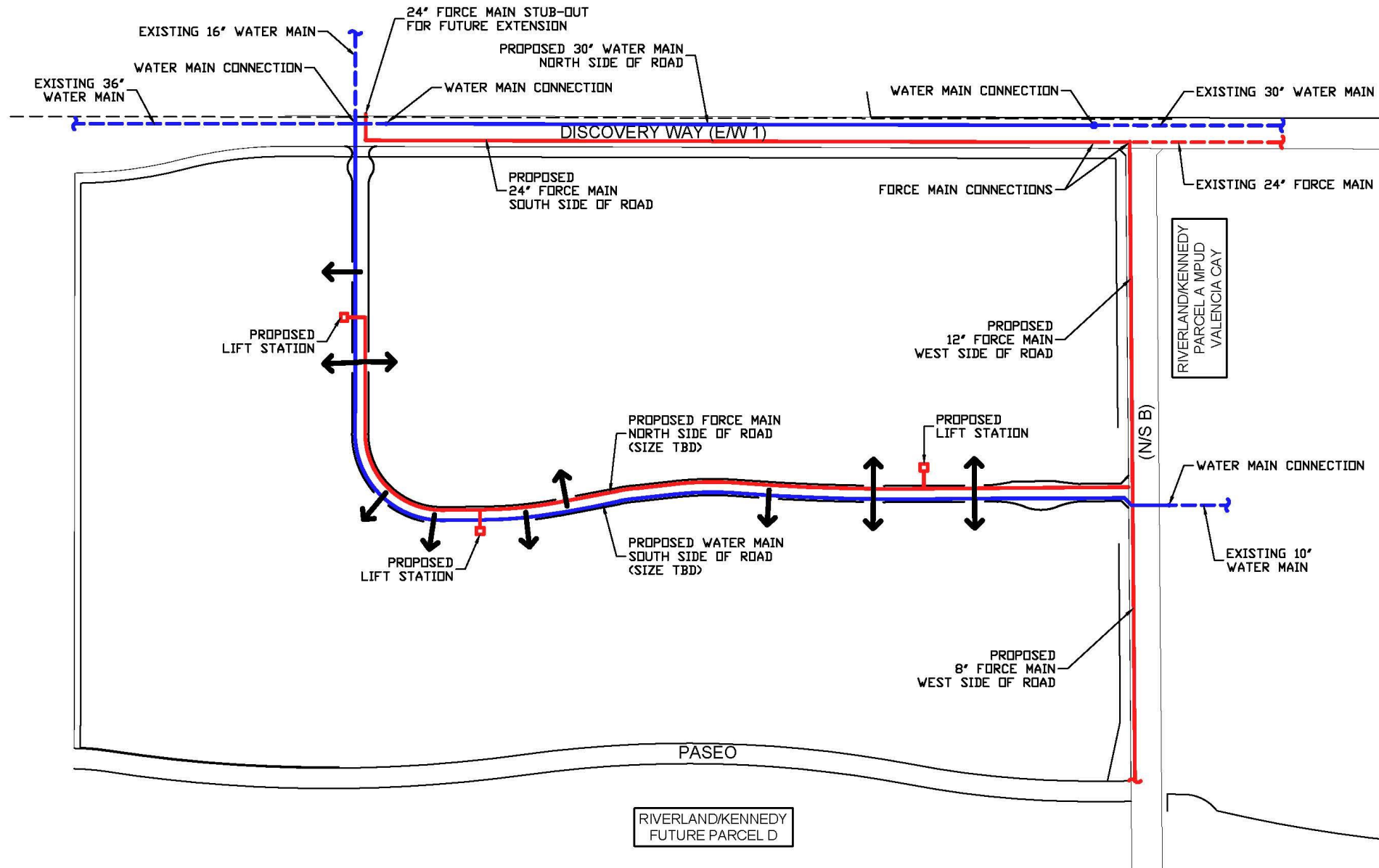




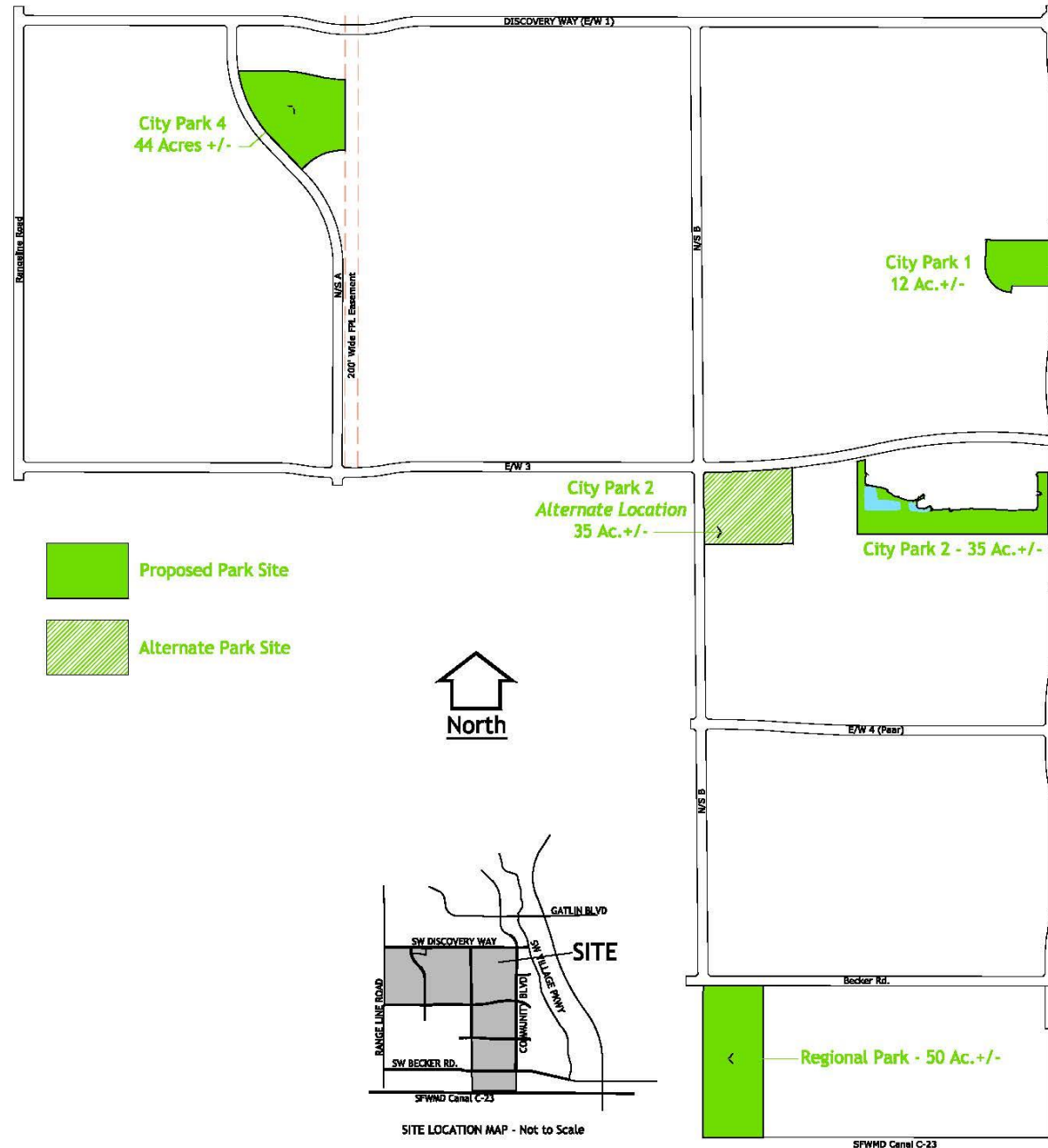
# 80' ROW (Residential Local Roadway)



# Water & Sewer Plan – Parcel C



## Exhibit "B" Park Sites





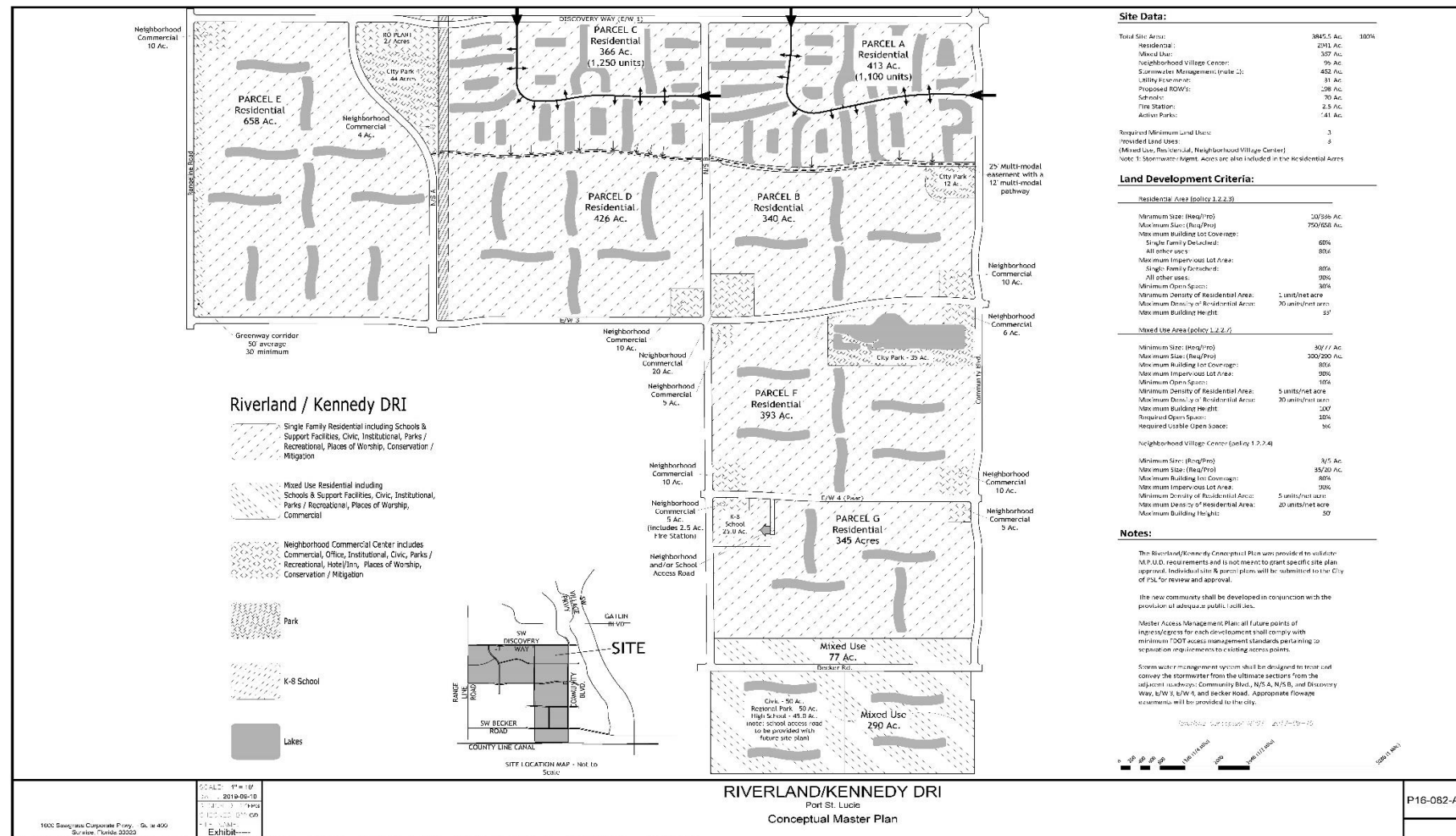
**STAFF RECOMMENDATION:**

The Site Plan Review Committee reviewed the request at their meeting of July 24, 2019 and recommended approval.

**Planning and Zoning Board (October 1, 2019):**

Unanimous Recommendation of Approval





# MPUD – Section 4: Landscaping:

## (E) Street Tree Planting:

- Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 13A). Due to the separation restrictions from utilities and driveways on differing lot widths, one tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect. Additionally, when a right-of-way and open space tract are directly adjacent to each other, street trees shall not be required on the open space tract side of the right-of-way.





Plat 3, Birds-eye view Looking North East

Proposed spacing - 1 tree per Lot

Not to Scale

Riverland  
Parcel 'A'

2/19/19





*Plat 3, Brighton Falls Drive at Sunray Street - Looking East*  
*Proposed spacing - 1 tree per Lot*

*Not to Scale*

Riverland  
Parcel 'A'

2/19/19





Plat 3, Brighton Falls Drive at Sunray Street - Looking North  
Proposed spacing - 1 tree per Lot

Not to Scale

Riverland  
Parcel 'A'

2.19.19



Department of Engineering  
and Public Works

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West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

Palm Beach County  
Board of County  
Commissioners

Paulette Burdick, Mayor  
Melissa McInlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Sтивен L. Abrams

Mary Lou Berger

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity/  
Affirmative Action Employer"

INTEROFFICE MEMORANDUM

DATE: August 17, 2017  
TO: Land Development Division Staff  
FROM: Joanne M. Keller, P.E., Director *gmk*  
RE: Procedural Changes

Pursuant to a meeting with Deputy County Engineer Tanya McConnell, Assistant County Engineer Steve Carrier, Streetscape Section Manager Carl Bengtson and me on August 14, 2017, several procedural changes were made involving the Land Development Division and Streetscape Section.

Effective immediately, Streetscape Section Staff will now coordinate directly with the Code Enforcement Division on all possible streetscape landscape violations. Specifically, these possible violations will no longer be routed through Land Development Division staff for coordination or research. If Code Enforcement staff contacts Land Development staff on any of these violations, please refer them to the Streetscape Section.

At this point, the Streetscape Section only has one staff person available for review of submittals sent to the Land Development Division. Mr. Bengtson will re-evaluate the current review timeframes and staff levels in an effort to reduce review times from the Streetscape Section to less than 30 days.

~~Finally, Land Development now has a new policy for proposed street trees within private rights-of-way for subdivisions under an active or pending Land Development Permit. Land Development will no longer approve street trees proposed within 10-feet of any Required Improvement, including but not limited to curb, sidewalk, pavement and underground utilities. This generally means that street trees will not be permitted between the curb and sidewalk area of street sections 60-feet in width and less. Any submittal for trees solely in these locations shall be returned as denied without sending the submittal out to review agencies. Land Development will still accept applications to plant street trees within medians, cul-de-sacs and "eyebrows" provided that the proposed locations are not within 10-feet of a Required Improvement. Should a developer plant trees in an unacceptable location prior to the Land Development Permit receiving a final inspection, the Engineering Department will have the right to utilize the subdivision's surety to remove all offending street trees.~~

Please keep me posted on how these new policies are working.

Land Development will no longer approve street trees proposed within 10 feet of any Required Improvement, including but not limited to curb, sidewalk pavement and underground utilities. This generally means that street trees will not be permitted between the curb and sidewalk area of street intersections 60 feet in width or less.



# Palm Beach County – Update to 2017 Memo

- Palm Beach County Streetscape Division will allow selective palms and small trees to be planted within the 10' of any curb, sidewalk, pavement, and underground utilities.
- NO canopy trees, inclusive of Live Oak, are permitted within 10' of any curb, sidewalk, pavement, and underground utilities in PBC.
- Foxtails are a permitted street tree in Palm Beach County. Example - Seven Bridges with \$1M+ homes.
- Riverland proposal – Foxtails with 10-12' clear trunk and 16' canopy spread – 1 per lot.

# Lake Charles – Port St. Lucie





# Lake Charles – Port St. Lucie





# Lake Charles – Port St. Lucie





# Lake Charles – Port St. Lucie





# Lake Charles – Port St. Lucie





# Lake Charles – Port St. Lucie





# Lake Charles Port St. Lucie





# Lake Charles – Port St. Lucie





# Lake Charles – Port St. Lucie





# Lake Charles Port St. Lucie





# Lake Charles – Port St. Lucie





# Tradition – Live Oak Street Tree (sidewalk lifting and curb beginning to crack)





# Tradition – Live Oak street tree (shaved sidewalk)





# Tradition - pruned Live Oak





# Tradition – Live Oak Street Tree (sidewalk crack)



# Tradition – pruned Live Oak





# Tradition – pruned Live Oak (curb lifting)



# CANYON LAKES HOA BOYNTON BEACH

**Lifted Sidewalks**

**Liability + Resident  
Safety Issue**



**New Sidewalk Poured 24  
Months Ago**

**Walkway Lifted 1"**





# CANYON LAKES HOA

BOYNTON BEACH



Roots Growing Around  
Entire Concrete Edge

Broken Concrete +  
Lifted Pavers

Lifted Pavers | Resident Safety Issue



# CANYON LAKES HOA BOYNTON BEACH





# CANYON LAKES HOA

BOYNTON BEACH

Irrigation Pipe  
Breakage



Broken Pipe immediately  
under tree

CANYON  
LAKES

# CANYON LAKES HOA

BOYNTON BEACH

Repairing Irrigation Line  
Next to Impossible  
without Removing Tree  
+ Roots





# CANYON LAKES HOA BOYNTON BEACH

## HOA Incurred Costs as a Direct Result of Problematic Street Trees

### Past Several Years: “Shaving” Down Sidewalks, Replacement of Sidewalks, Driveway Paver Repair

#### 2016

May 2016: Sidewalk Replacement, Grinding / Shaving: \$17,500

#### 2017

First Major signs of Tree Issues. Spent 6 months researching vendor costs, and our HOA options

#### 2018

March 2018: Tree + Stump Removal: \$3,321

April 2018: Storm Valley Replacement / Roadway Repair: \$5,772.50

June 2018: Sidewalk Replacement: \$5,000 ←

June 2018: Sidewalk Grinding / Shaving: \$3,321 ←

June 2018: Tree Removal Due to Irrigation Line Break: \$4,900

+ Homeowner Driveway Repairs [UNKNOWN]

+ Irrigation Repairs [Due to Costs, Used our Maintenance Crew]

**TOTAL: \$22,314.50**

HOA capped expenditure to mitigate the “worst” areas.  
More Issues that were not taken care of still exist.







# Crepe Myrtles on Westmoreland



# Crepe Myrtles on Westmoreland





# Seven Bridges (PBC)

## Royal Palm and Foxtail palms for street trees



# Seven Bridges (PBC)

## Royal Palm and Foxtail palms for street trees

