

Agenda Item # R - 4

**Village of Royal Palm Beach
Village Council
Agenda Item Summary**

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION 22-6 (SP, AAR), AN APPLICATION BY R P LOGISTICS, LLC, AND ADOPTION OF RESOLUTION 22-16 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN AND ARCHITECTURAL APPROVAL TO CONSTRUCT A 128,500 SQ. FT. OFFICE-WAREHOUSE COMBINATION BUILDING AND ASSOCIATED PARKING AND LANDSCAPING ON A 7.9± ACRE SITE LOCATED ON FOUR (4) VACANT PARCELS, FOR A PROPERTY LOCATED AT 1131, 1141, 1151, AND 1161 NORTH STATE ROAD 7. BY APPLICANT STEVEN E. MCCRANEY.

Issue:

The applicant is requesting Site Plan Approval and Architectural Approval to construct a 128,500 sq. ft. Office-Warehouse combination building and associated parking and landscaping on a 7.9± acre site on four (4) vacant parcels, for a property located at 1131, 1141, 1151, and 1161 North State Road 7 situated within the Aldi Park PID. The site is located within the Limited Industrial (IL) Zoning District.

Overall, the proposed site plan and architectural plan are in conformance with the Village's requirements for the Limited Industrial (IL) Zoning District, subject to the approval of a Variance request for the building and parapet height.

The Planning and Zoning Commission considered the application on May 24, 2022, and recommended approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 22-6 (SP, AAR) and Resolution 22-16, subject to the approval of Plat Application No. 22-7 (FP) and Variance Application No. 22-8 (VAR) and Variance Order VC-22-06.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	6-16-2022	Action

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Aldi Way Warehouse

Application: 22-6 (SP, AAR)

Applicant/Owner: R P Logistics, LLC
 2257 Vista Parkway, Suite 15
 West Palm Beach, FL 33411

Request: Site Plan Approval and Architectural Approval to construct a 128,500 sq. ft. Office-Warehouse combination building and associated parking and landscaping on a 7.9± acre site located on four (4) vacant parcels, for a property located at 1131, 1141, 1151, and 1161 State Road 7.

Hearings: Planning and Zoning Commission: May 24, 2022
 Village Council: June 16, 2022

Recommendation: Approval

II. Site Data:

Site Area: 7.9 ± acres

Property Control Numbers: 72-41-43-25-23-008-0000
 72-41-43-25-23-007-0000
 72-41-43-25-23-006-0000
 72-41-43-25-23-005-0000

Existing Land Use: Vacant

Existing FLUM Designation: Industrial (IND)

Existing Zoning District: Industrial Limited (IL)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing Use:	FLUM:	Zoning:
<i>North</i>	Vacant and Warehouse	Industrial (IND)	Industrial Limited (IL)
<i>South</i>	Movie Theater (Regal)	Commercial (COM)	General Commercial (CG)
<i>East</i>	Grocery Store	Commercial (COM)	General Commercial (CG)
<i>West</i>	Self-Service Storage Facility	Industrial (IND)	Industrial Limited (IL)

Directly Below is a Map Showing the Location of the Site:



III. Intent of Petition:

The applicant is requesting Site Plan Approval and Architectural Approval to construct a 128,500 sq. ft. Office-Warehouse combination building and associated parking and landscaping on a 7.9± acre site on four (4) vacant parcels, for a property located at 1131, 1141, 1151, and 1161 North State Road 7 situated within the Aldi Park PID. The site is located within the Industrial Limited (IL) Zoning District.

IV. History:

The subject property was annexed into the Village of Royal Palm Beach on May 18, 2000 through the adoption of Ordinance 586. The subject parcel was given a Village land use designation of Industrial (IND) on April 19, 2001 through the adoption of Ordinance 599. The property was subsequently rezoned to Industrial Limited (IL) on September 6, 2001 through the adoption of Ordinance 608. The property had another land use change to Residential Mixed Use on December 16, 2004, through the adoption of Ordinance 689. It was subsequently rezoned from the Industrial Limited (IL) Zoning District to the Residential Mixed Use (RMU) Zoning District on October 6, 2005, through the adoption of Ordinance 730. A site plan, special exception and preliminary plat for a residential development were approved for the site on November 17, 2005, through the adoption of Resolution 05-46. That site plan expired on November 17, 2006 as no building permit was issued for commencement of

development prior to that date. In December of 2008, the property received a Village land use designation of Industrial through the adoption of Ordinance 801 and was subsequently rezoned to Industrial Limited in November of 2008 with the adoption of Ordinance 811. On August 16, 2012, a site plan was approved for an 822,804 square foot distribution center to be located on Parcel 1.

V. Analysis:

The applicant is requesting Site Plan Approval and Architectural Approval to construct a 128,500 sq. ft. Office-Warehouse combination building and associated parking and landscaping on a 7.9± acre site on four (4) vacant parcels, for a property located at 1131, 1141, 1151, and 1161 North State Road 7 situated within the Aldi Park PID. The site is situated within the Industrial Limited (IL) Zoning District. For an illustration of the Site Plan, please refer to **Attachment C**.

The Applicant is also seeking Architectural approval for the building's architecture and color scheme along with the Landscape Plan. For an illustration of the Landscape Plan, refer to **Attachment D**; for an illustration of the building's architecture and color scheme please, refer to **Attachment E**.

In reviewing this application, Village Staff considered conformity with Chapter 26 of the Village's Code of Ordinances. Specifically, the proposed project meets the requirements for the Industrial Limited (IL) Zoning District and Section 26-68, PID - Planned Industrial Development; as outlined below:

1. Parcel size: The site is 7.9± acres, which is greater in size than the minimum requirement of 2 acres for Industrial Limited (IL) Zoning District.
2. Parcel width: The property has 554.84 feet of frontage on Aldi Way, which exceeds the minimum parcel width requirement of 150 feet.
3. Setbacks: The proposed building conforms to the setback standards for the Industrial Limited (IL) Zoning District.
4. Pervious area: The proposed Site Plan provides 20.1% of the site as pervious area, which exceeds the minimum 20% required by Village Code.
5. Parking Requirements: The proposed building conforms to the setback standards for the Industrial Limited (IL) Zoning District.
6. Landscape Areas: The proposed landscape plan meets all of the minimum planting material standards of Chapter 15 Landscaping.
7. Maximum Building Height: The applicant is proposing construction of a one-story building with a maximum height to the top of the roof decking of 37 feet 9 inches, which exceeds the 32-foot maximum height limitation for the district. A variance

request was submitted to request approval of the proposed building height and associated parapet.

Overall, the proposed site plan is in conformance with the Village's requirements for the Industrial Limited (IL) Zoning District, subject to the approval of the Final Plat and Variance request for the building and parapet height.

VI. Disposition Options:

Recommend: Approval of the application;
Denial of the application.

VII. Staff Recommendation:

Staff is recommending Approval of Application No. 22-6 (SP, AAR) and Resolution 22-16, subject to the approval of Plat Application No. 22-7 (FP) and Variance Application No. 22-8 (VAR) and Variance Order VC-22-06.

VIII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission considered the application on May 24, 2022, and recommended approval by a vote 5-0.

**Attachment A
Legal Description
Aldi Way Warehouse
Application No. 22-6 (SP, AAR)
Resolution 22-16**

Directly below is the Legal Description of the subject site:

Parcels 5, 6, 7 and 8, ALDI PARK, according to the Plat thereof, recorded in Plat Book 116, Page 17, of the Public Records of Palm Beach County, Florida.

Attachment B
Conditions of Approval
Aldi Way Warehouse
Application No. 22-6 (SP, AAR)
Resolution 22-16

1. Development Order:

This development order constitutes approval for:

Site Plan Approval and Architectural Approval to construct a 128,500 sq. ft. Office-Warehouse combination building and associated parking and landscaping on a 7.9± acre site on four (4) vacant parcels, for a property located at 1131, 1141, 1151, and 1161 North State Road 7 situated within the Aldi Park PID.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

2. Site Specific Conditions:

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- B. Dumpster pads will be sloped to drain onto a pervious area.
- C. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- D. The site shall be maintained free of all trash at all times.
- E. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this project is 1% of the total vertical construction costs using a certified cost estimate, equivalent to \$68,000.00. The art installation shall be in the location depicted on the Site Plan and installed prior to the issuance of the Certificate of Occupancy.

Standard Conditions:

- A. This site plan approval shall expire one (1) year from the date of Council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- C. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus except where specifically noted herein, the specific Village Code provisions governing design standards will apply.
- D. All utility services shall be underground.

- E. Lighting shall be required on all roadways and parking facilities and shall be installed on all streets on which any building construction has commenced. No certificates of occupancy shall be issued until street lighting is installed and operating in accordance with the provisions of Sec. 22-50 (a)(10). Light spill over onto adjacent properties or roadways shall be less than 0.1-foot candles.
- F. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- G. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of site construction engineering plans and an electronic copy in .TIF format to the Engineering Department for review and approval. Site construction plans shall include a final signed off version of the site plan. Allow 30 days for review and comment. A certified cost estimate for the total site development shall be included in the engineering submittal. An engineering plan review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent of the said fee shall be due at time of plan submission, and the remaining 50% will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.
- H. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of landscape and irrigation plans for review and approval, incorporating any changes requested by the Planning and Zoning Commission and/or Village Council. A landscape and irrigation plan review and inspection fee of three percent (3%) of the cost estimate shall be paid to the Building Department at the time permits are issued.
- I. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- J. Prior to the issuance of any building permit or conditional building permit the following must be completed:
 - 1. No building permits shall be issued until the construction drawings have been approved.
 - 2. The site plan, plat and engineering drawings must be submitted in AutoCAD electronic format.
- K. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

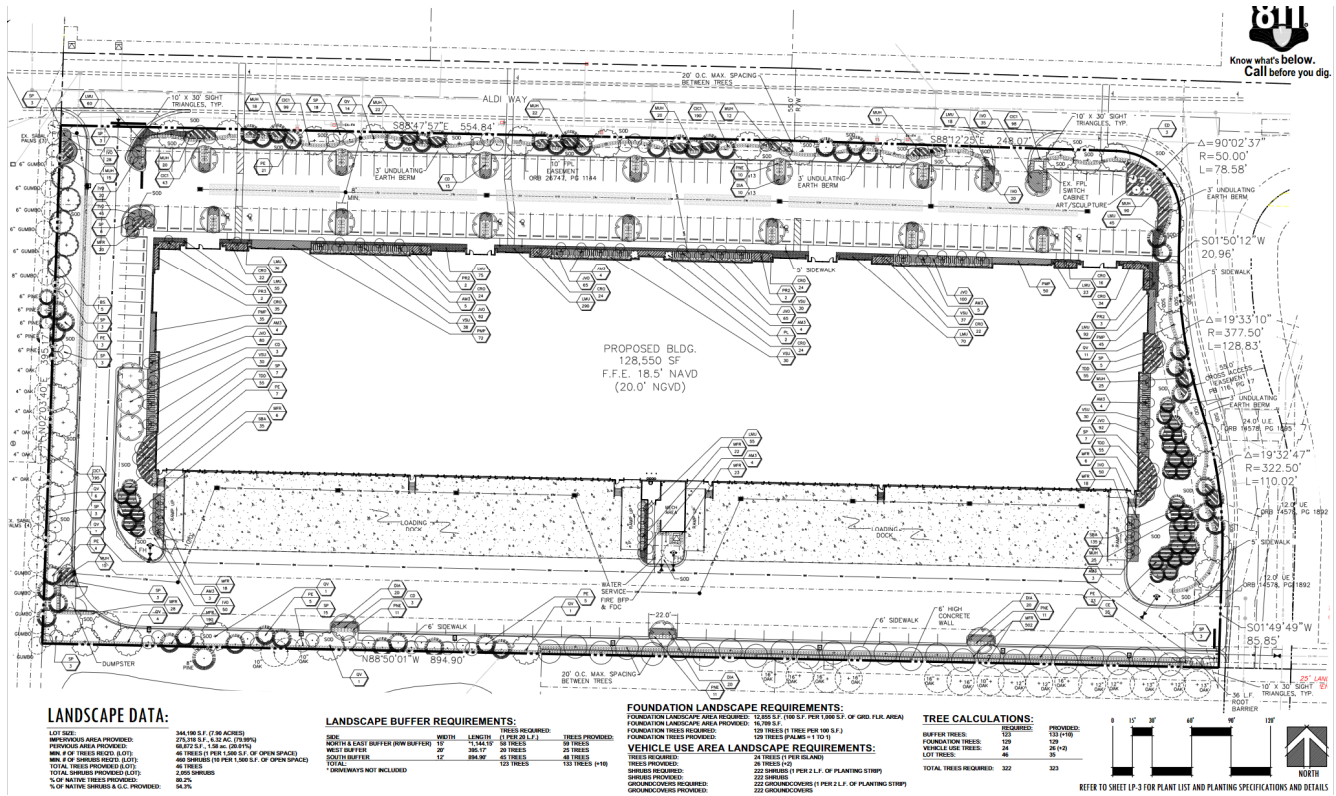
4. Landscaping Conditions:

- A. Prior to the issuance of a Certificate of Occupancy the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
- B. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- C. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- D. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.
- E. The developer shall submit a landscape maintenance plan to the Village Landscape Inspector prior to the issuance of a Certificate of Occupancy.

- F. The landscape plan shall be revised and resubmitted to the Village to ensure that all landscaping is located outside of all easements prior to the issuance of a building permit.
- G. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- H. The practice of “hat racking” defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree’s crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- I. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

Attachment D Landscape Plan Aldi Way Warehouse Application No. 22-6 (SP, AAR) Resolution 22-16

Directly below is an illustration of the Landscape Plan:



LANDSCAPE DATA:

LOT SIZE:	344,196 S.F. (7.96 ACRES)
IMPERVIOUS AREA PROVIDED:	273,285 S.F. (6.22 AC.) (79.7%)
PERVIOUS AREA PROVIDED:	66,911 S.F. (1.54 AC.) (20.3%)
MIN. # OF TREES REQ'D. BLDG.:	46 TREES (1 PER 1,000 S.F. OF OPEN SPACE)
MIN. # OF TREES PROVIDED BLDG.:	46 TREES (1 PER 1,000 S.F. OF OPEN SPACE)
TOTAL TREES PROVIDED BLDG.:	46 TREES
TOTAL TREES PROVIDED LOT:	322 TREES
% OF NATIVE TREES PROVIDED:	80%
% OF NATIVE SPECIES & C.C. PROVIDED:	64%

LANDSCAPE BUFFER REQUIREMENTS:

SIZE	WIDTH	LENGTH	TREES REQUIRED (1 PER 20 L.F.)	TREES PROVIDED
NORTH EAST SERVICE DRIVE BUFFER	15'	174 L.F.	10 TREES	10 TREES
WEST BAY FRONT	20'	395 L.F.	20 TREES	20 TREES
SOUTH SERVICE	15'	394 L.F.	19 TREES	19 TREES
TOTAL			49 TREES	49 TREES (100%)

* DRIVEWAYS NOT INCLUDED

FOUNDATION LANDSCAPE REQUIREMENTS:

FOUNDATION LANDSCAPE AREA REQUIRED:	12,865 S.F. (295 S.F. PER 1,000 S.F. OF GRID FLR. AREA)
FOUNDATION LANDSCAPE AREA PROVIDED:	16,785 S.F.
FOUNDATION TREES REQUIRED:	129 TREES (1 TREE PER 100 S.F.)
FOUNDATION TREES PROVIDED:	129 TREES (100%)

VEHICLE USE AREA LANDSCAPE REQUIREMENTS:

TREES PROVIDED:	20 TREES (100%)
SHRUBS PROVIDED:	222 SHRUBS (1 PER 2 L.F. OF PLANTING STRIP)
GROUNDCOVERS PROVIDED:	222 GROUNDCOVERS (1 PER 2 L.F. OF PLANTING STRIP)

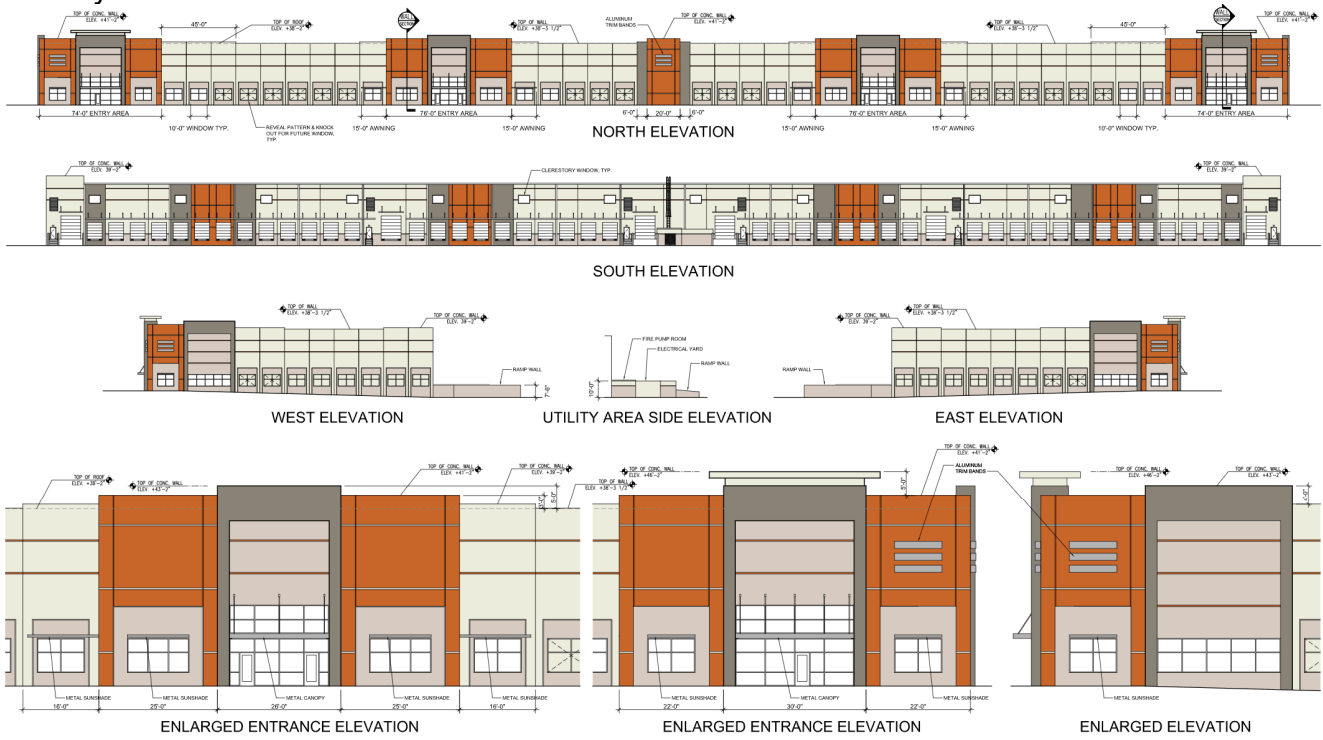
TREE CALCULATIONS:

REQUIRED	PROVIDED
BASE PER TREES:	133 (100%)
FOUNDATION TREES:	129
VEHICLE USE TREES:	20 (100%)
LOT TREES:	46
TOTAL TREES REQUIRED:	322
TOTAL TREES PROVIDED:	322

REFER TO SHEET LP-3 FOR PLANT LIST AND PLANTING SPECIFICATIONS AND DETAILS

**Attachment E
Architecture
Aldi Way Warehouse
Application No. 22-6 (SP, AAR)
Resolution 22-16**

Directly below is an illustration of the Architecture:



RESOLUTION NO. 22-16

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-6 (SP, AAR) – THE APPLICATION OF R P LOGISTICS, LLC, BY DEVELOPER MCCRANEY PROPERTY COMPANY - PERTAINING TO A SITE PLAN AND ARCHITECTURAL APPROVAL FOR A 128,500 SQ. FT. OFFICE-WAREHOUSE COMBINATION BUILDING AND ASSOCIATED PARKING AND LANDSCAPING ON A 7.9± ACRE SITE LOCATED ON FOUR (4) VACANT PARCELS TOTALING 7.19± ACRES IN THE INDUSTRIAL LIMITED (IL) ZONING DISTRICT AT 1131, 1141, 1151 AND 1161 NORTH STATE ROAD 7, IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

WHEREAS, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

WHEREAS, Application No. 22-6 (SP, AAR) was presented to the Village Council at its public hearing conducted on June 16, 2022; and

WHEREAS, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

WHEREAS, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT APPLICATION NO. 22-6 (SP, AAR), THE APPLICATION R P LOGISTICS, LLC, BY DEVELOPER MCCRANEY PROPERTY COMPANY, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions and site plan depiction:

PLEASE SEE EXHIBIT “B” and “C” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of June, 2022.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
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2. Site Specific Conditions:

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- B. Dumpster pads will be sloped to drain onto a pervious area.
- C. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- D. The site shall be maintained free of all trash at all times.
- E. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this project is 1% of the total vertical construction costs using a certified cost estimate, equivalent to \$63,557.50. The art installation shall be in the location depicted on the Site Plan and installed prior to the issuance of the Certificate of Occupancy.

Standard Conditions:

- A. This site plan approval shall expire one (1) year from the date of Council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.

- C. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus except where specifically noted herein, the specific Village Code provisions governing design standards will apply.
- D. All utility services shall be underground.
- E. Lighting shall be required on all roadways and parking facilities and shall be installed on all streets on which any building construction has commenced. No certificates of occupancy shall be issued until street lighting is installed and operating in accordance with the provisions of Sec. 22-50 (a)(10). Light spill over onto adjacent properties or roadways shall be less than 0.1-foot candles.
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- G. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of site construction engineering plans and an electronic copy in .TIF format to the Engineering Department for review and approval. Site construction plans shall include a final signed off version of the site plan. Allow 30 days for review and comment. A certified cost estimate for the total site development shall be included in the engineering submittal. An engineering plan review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent of the said fee shall be due at time of plan submission, and the remaining 50% will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.
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- I. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- J. Prior to the issuance of any building permit or conditional building permit the following must be completed:
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 - 2. The site plan, plat and engineering drawings must be submitted in AutoCAD electronic format.

- K. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

4. Landscaping Conditions:

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- B. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- C. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- D. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.
- E. The developer shall submit a landscape maintenance plan to the Village Landscape Inspector prior to the issuance of a Certificate of Occupancy.
- F. The landscape plan shall be revised and resubmitted to the Village to ensure that all landscaping is located outside of all easements prior to the issuance of a building permit.
- G. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- H. The practice of "hat racking" defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree's crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- I. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

