

ORDINANCE NO. 2110

AN ORDINANCE OF THE CITY OF BOCA RATON AMENDING THE CODE OF ORDINANCES RELATING TO THE COMMUNITY APPEARANCE BOARD; REDESIGNATING AND REVISING PARAGRAPH (C) ENTITLED "CRITERIA" OF SECTION 2-132 OF THE CODE; ADOPTING THE 1975 REVISED SUPPLEMENTAL CRITERIA AND PROCEDURAL RULES OF THE COMMUNITY APPEARANCE BOARD BY REFERENCE; DEFINING VIOLATIONS OF THIS ORDINANCE; AND PROVIDING FOR A PENALTY

WHEREAS, the City Council of the City of Boca Raton deems it necessary and advisable to revise the Code of Ordinances relating to the Community Appearance Board as recommended by the Board through the Chairman thereof and approved by the City Manager; now therefore,

THE CITY OF BOCA RATON HEREBY ORDAINS:

Section 1. That Paragraph (C) of Section 2-132 of the Code of Ordinances is redesignated and revised as follows:

Section 2-132.1. Community Appearance Board Criteria.

The Community Appearance Board may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of whether the following criteria are complied with:

- (A) The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of Boca Raton as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.
- (B) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (C) The proposed structure is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring said structure or project into conformity.

If any application is disapproved, the Community Appearance Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request.

(D) The proposed structure or project is in harmony with the proposed developments in the general area, with the comprehensive plan for the City of Boca Raton, Florida, and with the criteria set forth in "Supplemental Criteria and Procedural Rules of the Community Appearance Board," as may be from time to time amended or revised, which appears as Section 2-132.2 of this Code of Ordinances. Any decision of the Board must comply with such supplemental criteria and procedural rules of the Community Appearance Board, which supplemental criteria and rules must be consistent with the criteria set forth in this section. The supplemental criteria and rules of the Board may be amended from time to time by ordinance regularly adopted upon action initiated by the City Council. If the Community Appearance Board shall make a recommendation to the City Council for any such changes the Council shall consider same and may adopt such recommendations with or without modifications by ordinance, or may reject same.

Section 2. That new Section 2-132.2 is hereby adopted as follows:

Section 2-132.2. Supplemental Criteria and Procedural Rules.

The City of Boca Raton hereby adopts by reference the Supplemental Criteria and Procedural Rules of the Community Appearance Board, as revised under date of March, 1975, a copy of which is attached hereto marked Exhibit A and made part hereof, and additional copies of which are available on file in the office of the City Clerk for public reference and inspection, as and for an ordinance of the City of Boca Raton. Said provisions and regulations are hereby adopted and incorporated into the Code of Ordinances of the City of Boca Raton without further codification as if fully set out herein at length.

Section 3. That new Section 2-135 is hereby adopted as follows:

Section 2-135. Violations.

(A) It shall constitute a violation of this ordinance should any owner, agent or person having charge of or occupying any lot or premises covered by the provisions of this ordinance refuse or neglect, for a period of

fifteen (15) days after receiving notice from the City of any violation hereof, fail to cure such violation without further notice.

(B) In the case of such violation, as above stated, the City may then cause the work of removal, replacement and/or cutting to be done and the cost of such work shall forthwith be paid by such owner, agent or other person.

(C) Upon failure of the owner, agent or other person to promptly pay the cost of such work the City Clerk shall cause an affidavit to be placed upon the public records of the County describing the work done and the amount of cost incurred by the City. Such affidavit shall constitute a claim of lien against the property, forecloseable in the manner of mechanic's liens, together with the costs of the action and all reasonable attorneys fees incurred by the City.

(D) Any notices required by this ordinance may be mailed to the owner of record as shown on the taxroll of Palm Beach County or may be posted upon the premises by affixing in any conspicuous place on any structure located on such premises or may be given by leaving a copy of such notice with any person of legal age occupying or having charge of the premises.

Section 4. That new Section 2-136 is hereby adopted as follows:

Section 2-136. Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined twenty-five (\$25.00) dollars. Each day a violation exists shall constitute a separate offense.

Section 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. That specific authority to codify this ordinance in the City Code of Ordinances is hereby granted, except as to the provisions adopted in Section 2 hereof, which have been adopted by reference.

CITY OF BOCA RATON, FLORIDA

Byrd F. Marshall  
Byrd F. Marshall, Mayor

ATTEST:

Louise C. Owens  
Louise C. Owens, City Clerk

Adopted 3/25/75

SUPPLEMENTAL CRITERIA AND PROCEDURAL RULES  
of the  
COMMUNITY APPEARANCE BOARD

Revised March, 1975, and adopted by  
Reference in Ordinance No.  
As Exhibit A thereof.

100.0 PREAMBLE

This Board has been established by the City Council of Boca Raton in recognition of the fact that beautiful communities can be created only through a deliberate search for beauty on the part of the community leadership, architects, planners, realtors and the building industry, backed by an appreciation of the visual world by the people.

Public action for improving community appearance, as embodied in the Community Appearance Board, will provide the ultimate designers of individual structures with the larger contexts in which their particular works will be viewed. Since the beauty of a community involves the aesthetic quality of all one sees in moving about, it goes far beyond the design of individual architectural facades.

Zoning is the single most powerful legal enforcement of an overall urban concept, but it does not fully plan building locations, traffic movement or parklands; it does not create beauty, aesthetic order, or amenity. The task of this Board is therefore to preserve various elements of urban beauty and require that new projects enhance the existing.

The essential foundation of beauty in cities is harmony with nature. The plan for achieving beauty must grow out of our special local characteristics of site, aesthetic tradition, and developmental potential. Some local areas of natural beauty are the beaches, the Intracoastal Waterway, Lake Boca Raton, the canals and the parks. The vistas and visual delight of these should be allowed only to be enhanced. It is the intent of this Board to achieve a pleasant and comprehensible cohesiveness in our community development. The method of achieving this goal is by the use of a Community Design Plan - "the larger contexts" referred to above - which would indicate for the various parts of the municipality the aesthetic character to be encouraged and the means by which aesthetic character is to be attained and protected. The Community Appearance Board is composed of persons with experience in judging three dimensional forms and their interrelationships, who have the ability to meet any particular designer on the grounds of his own aesthetic understanding. The Board acts in review of specific projects to ascertain whether proposals would enhance the Community Design Plan or violate its spirit. The Board defines the objectives and looks to see if the aesthetic intentions are actually embodied in proposed projects.

The Community Design Plan has been approved by the City Council officials representing the citizenry. By their action the local elected officials thus determine the basic aesthetic character to be achieved in the development of the community.

200.0 PRESENTATION REQUIREMENTS FOR BOARD REVIEW

The filing deadline for consideration at the next regularly scheduled meeting of the Community Appearance Board can be determined by consulting the Department of Community Development, Division of Planning.

201.0 SCOPE

This Board, by the nature of its function, will require certain information from an applicant for a permit within the City of Boca Raton over and above that required by the Building Department, Engineering Department, Department of Community Development Division of Planning and Fire Department. This information should be submitted with such application for a permit for any building, group of buildings, site development, alterations affecting their exterior, parking lots and vehicular use areas. There shall be no application of these provisions to single family residences.

202.0 PRELIMINARY REVIEW REQUIREMENTS (Optional)

It is the policy of the Community Appearance Board to encourage preliminary review when it is possible and make itself available to answer any questions that might arise in the design or development of any project.

202.1 Two sets of preliminary drawings and specifications which may include any or all of the following items on which the owner or his representative may desire consultation with the Board:

- a. Site plan showing all improvements, existing conditions, fully dimensioned.
- b. Landscape Plan (may be incorporated into site plan) showing all plant material existing and proposed with required information as to location, type, size and quality.
- c. Exterior elevations with material designations.
- d. Outline specifications of facade and roof treatments.
- e. Sketches of signs and their dimensions.
- f. General exterior color description, including signs.

202.2 The submission shall include two copies completed of the Community Appearance Board application form.

203.0 FINAL REVIEW REQUIREMENTS

203.1 Two copies of the Community Appearance Board application form and three sets of working drawings which shall include:

- a. Site Plan showing setbacks, and all site development as required by this ordinance.
- b. Building Plans (including roof plan).
- c. All exterior elevations. (elevations must

include all items effecting the appearance of the building including but not limited to, air conditioning, grills, compressors and signs.

- d. Detailed drawings for all signs, except those which cannot be determined because the occupancy of the space is not known. Any signs not approved by the Board for this reason must be approved prior to the issuance of a sign permit.
- e. Exterior surface treatments, including roofs.
- f. Exterior color samples shall be submitted with the application, including that of signs.

204.0 Approval of this Board on any project shall be in the form of stamped and signed sets of drawings returned to the Building Department. Three (3) members of the Board will sign the approval. The approval will state that "No changes shall be made to the information on this approved set of drawings during or after the construction period, that could in any way constitute a change in the aesthetic character of the project, without approval of the Community Appearance Board.

#### 300.0 THE COMMUNITY DESIGN PLAN

##### 301.0 SCOPE

The overall Community Design Plan is a single, unified three dimensional impression of the community in its existing state and development potential. It consists of a general description of the City's attributes, followed by the treatment of specific areas, buildings and exterior space. It is intended that everything stated-- the general descriptions as well as the specific recommendations--shall be considered a part of the design plan and as such shall constitute the basis of review by this Board.

In general our community possesses an evident geometric order derived from the directional influence of natural topographic features - ocean, Intracoastal Waterway, ridges. These are made more pleasing, are softened, and enlivened through variety among their component parts - inlet, lakes, etc. This same variety carries through into man-made features of roads and canals whose curves and bends give us the change the produces interest instead of monotony.

The City of Boca Raton is primarily a residential community with its accompanying commercial and service facilities. Densities vary from ten (10) persons per acre in single family residential areas (comprising approximately 75% of the City) upward to one hundred (100) persons per acre in areas of high rise zoning. Boca Raton is a suburban community where travel primarily necessitates auto transportation for recreation, service and commuting to work. This community differs from others in the area not only in topographic and man-made features, but in the presence of strong cultural development in the form of a State University and other educational institutions. A developing community orientation about these institutions will increase the appreciation of beauty of which community appearance is a part.

Tourism has not developed as rapidly as in neighboring cities, although the potential exists.

Industrial areas are comprised of varying manufacturing activities

and warehousing. All efforts on the part of the community are to encourage industry of a nature compatible to Boca Raton. These overall statements plus the following specific localized descriptions and information make up the Community Design Plan. Project designers, owners, and realtors are advised to study the entire Community Design Plan in order to better grasp the overall intent. This plan is by nature an evolving plan with relation to comprehensive plan, zoning, parking and traffic studies, street and bridge development, and many other facets of city growth.

### 302.0 GENERAL REQUIREMENTS

The general requirements outlined in this section are minimum aesthetic standards for all site development, buildings, structures, or alterations within the corporate limits of Boca Raton, Florida, except single family residences.

It is required that all site development, structures, buildings or alterations to site development, structures, or buildings, show proper design concepts, express honest design construction and be appropriate to surroundings.

### 302.1 BUILDINGS

#### 302.1.1 GENERAL

- a. Buildings or structures which are a part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the City, the design, scale, and location on the site shall enhance rather than detract from the character, value and attractiveness of the surroundings.
- b. Buildings or structures located along strips of land or on single sites and not a part of a unified multi-building complex shall strive to achieve visual harmony with the surroundings. If they are built in undeveloped areas the three primary requirements shall be met - express honest design, construction, show proper design concepts, and be appropriate to the City of Boca Raton.
- c. All facades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear as a material foreign to the rest of the building.
- d. It is not to be inferred that buildings must look alike to be of the same style to be harmonious. Harmony can be achieved through the proper consideration of scale, proportions, site

planning, landscaping, materials and color.

- e. Look alike buildings are not allowed unless, in the opinion of the Board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit duplication of floor plans and exterior treatment in a planned development where, in the opinion of the Board, the aesthetics of the development depend upon or are enhanced by the look alike buildings and their relationship to each other.
- f. Buildings, which are of symbolic design for reasons of advertising and buildings which are not compatible to the atmosphere of Boca Raton, will not be approved by this Board. Symbols attached to buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building project and neighborhood.
- g. Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if in the opinion of the Board the overall effect will be garish or detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional and aesthetic value.
- h. Building surfaces, walls, and roofs that are considered garish by the Board will be denied approval.
- i. "Take out" or "pick up" windows of retail or wholesale establishments shall not be located on a building facade that faces a public right-of-way, unless they are designed in such a manner as to be an aesthetic asset to the building and neighborhood.
- j. All exterior forms, attached or not to buildings, shall be in conformity to and secondary to the building. They shall be an asset both to the aesthetics of the site and to the neighborhood.
- k. All telephones, vending machines, or any facility dispensing merchandise or a service on private property shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building.
- l. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

### 302.1.2 GASOLINE STATIONS

Gasoline stations must follow all criteria set forth in this and all sections of "Supplemental Criteria and Procedural Rules of the Community Appearance Board." The following is added criteria:

- a. Symbolic color of the exterior facades or roofs may not be used unless they are harmonious with the atmosphere of the neighborhood and Boca Raton.
- b. Exterior display of goods for sale or displays designating a service will not be allowed, except that a display of goods and tools of a service may be displayed on the pump island, provided the island is not considered by the Board to be enlarged to take advantage of this provision, and provided the goods and tools be such that they can be used or installed at the island. For example: An oil rack is acceptable, but a tire display is not.
- c. Areas used to store materials such as mufflers, tires, packing crates or cases, refuse and garbage, shall be screened from adjacent property and from the public view.

### 302.1.3 SIGNS

The aesthetic quality of a building, or indeed of an entire neighborhood, is materially affected by achieving visual harmony of the signs on or about a structure as they relate to the architecture of the building or the adjacent surroundings. In addition to the mechanical limitations on signs imposed by Ordinance 1051 there are certain aesthetic considerations which must be met.

- (a) The scale of the sign must be consistent with the scale of the building on which it is to be placed or painted.
- (b) The overall effect of the configuration or coloring of the sign shall not be garish. The colors shall not conflict with other signs already on the building or in the immediate vicinity.

### 302.2 EXTERIOR SPACE

The scale of exterior space is to be relative to its neighborhood, adjacent properties, buildings, access (roads and pedestrian routes) and its activity. Building facades enclosing a space must be harmonious. Where, because of their use or age, like facades are not possible, consideration should be given to unifying the walls of the space by the application of landscaping, or man-made objects of like design, at modular spacing. The floor of a space is of primary importance. Its materials, texture and color, contour and shadow on it are to be considered, not only in relation to the space, but to its setting. Careful consideration shall be given to the preservation of natural vistas and to the future development of vistas which open into undeveloped areas.

#### 302.2.1 GENERAL LANDSCAPING CRITERIA

(A) Emphasis shall be placed upon landscaping as a means of achieving beauty in the community. It will be required on all projects, and in some projects and areas it will be the primary tool available. Boca Raton with its sub-tropical vegetation and characteristics, is blessed with diverse areas of native plants and terrain to serve as guides and models.

(B) Landscape design and planning shall be integrated with the overall area design concept and not be considered merely as an afterthought. Toward this end, proposed landscaping schemes will be evaluated as to their relationship to the existing natural landscape, developed and other proposed landscape, including those on adjacent properties and street rights-of-way and the building or buildings existing and proposed.

(C) The existing natural landscape character shall be preserved whenever possible. As an example of this, in an area containing a stand of trees, the developer should preserve as many of these trees as possible and further landscape in a complementary manner, rather than destroy the existing trees and replant with a type of vegetation foreign to the immediate natural environment.

(D) Landscaping includes not only trees and plantings, but paving, benches, fountains, exterior lighting fixtures, fences, and any other item of exterior furniture. All items of the landscape are to be selected not only for their functional value but for their aesthetic value, and must complement the whole.

(E) One of the uses of landscaping will be to screen. It is the masking out or concealing of any objectionable area. The achievement of this is left to the designer, whether by walls, fences, mounds of earth, or vegetation. It must be complementary to the whole as outlined above. Screening shall be employed as outlined in parking lots, Section 302.2.2 (B), and to mask from the public view of adjacent properties such service areas as trash and garbage areas, outside equipment of unaesthetic character, and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or neighborhood. Screening of air conditioning units and other mechanical equipment shall be accomplished in a manner that does not interfere with the proper operation and/or maintenance of such equipment.

(F) Landscaping shall be designed in such a manner as to impart its aesthetic character when viewed from any area accessible to the public or from adjacent properties. This is to include view from high-rise and bridges.

(G) All landscaping and plantings designated on the plans approved by the Board shall be installed in accordance with the specified height, spread and quality before a Certificate of Occupancy is issued.

(H) Plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants," Part I, Current Edition, and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests of diseases.

(I) Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion. Seed where used shall be of a variety that will produce complete coverage within ninety (90) days from sowing. Where other than solid sod or grass seed is used, nurse grass seed shall be sown

for immediate effect and protection until coverage is otherwise achieved.

(J) Installation - All landscaping shall be installed in a sound workmanlike manner and according to accepted good planting procedures with the quality of plant materials as described. All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements.

(K) Landscaped areas shall require protections from vehicular encroachment. Car stops shall be placed at least three (3) feet from the edge of such landscaped areas. Where a wheel stop or curb is utilized, the paved area between the curb/wheel stop and the end of the parking space may be omitted, provided it is landscaped in addition to the required landscaping provided. Car stops shall be located so as to prevent damage to any trees, fences, shrubs or landscaping by automobiles.

(L) Maintenance - The owner, occupant, tenant and the respective agent of each, if any, shall be jointly and severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be kept free from refuse and debris. Any dead vegetation and landscaping material shall be promptly replaced with healthy, living plantings.

(M) All landscaped areas shall be provided with an approved irrigation system.

(N) All landscaping materials shall be either bonded or guaranteed by the owner of the premises for a period of one year after the approval or acceptance thereof by the City.

#### 302.2.2 CRITERIA FOR PARKING LOTS AND VEHICULAR USE AREAS

(A) Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space, a transitional space which is experienced between the access (such as roads) and the building, group of buildings or other outside spaces, which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.

(B) Parking lots, vehicular use areas, and their parked vehicles are to be effectively screened from the public view and from adjacent property and in a manner that is attractive and compatible with safety, the neighborhood, and facilities served.

(C) The atmosphere within the parking lot and vehicular use area is to be park-like rather than the harsh hardstand of paving. Trees are of primary importance in the landscape. They are not to be minimized in either height or quantity. The tree imparts, especially in a relatively flat area, a sense of three-dimensional space. It casts shadows that reduce the monotony of the expanse of paving and creates a refuge from the tropical sun. Signs designating entrances, exits, and regulations, are to be of a tasteful design and subject to review by the Board. The pavement is to be more than wall to wall asphalt.

It is recommended that pavement be varied in texture or color designating lanes for automobile traffic, pedestrian walks and parking spaces. Bright colored pavement is to be used only with restraint. In order to create a pleasant atmosphere it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrances and exits to the lot. Trash, refuse and unaesthetic storage and mechanical equipment should be screened from the parking lot.

(D) Lighting is to be designed not only from the standpoint of safety and resistance to vandalism, but for visual effect. It should avoid any annoyance to the neighbors from brightness or glare. It should not impart a prison-like atmosphere. Low lights of a modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected not only for their functional value but for their aesthetic qualities. They are to be considered furniture of the parking lot visible both day and night.

(E) Minimum Requirements for Off-Street Parking and Other Vehicular Use Areas:

- (1) All areas used for the display of parking of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and all land upon vehicles traverse the property as a function of the primary use, hereinafter referred to as "other vehicular uses," including but not limited to activities of a drive-in nature such as, filling stations, grocery and dairy stores, banks, restaurants, and the like, shall conform to the minimum landscaping requirements hereinafter provided.
- (2) Ten per cent (10%) minimum of the gross parking area is to be devoted to living landscaping, which includes grass, ground cover, plants, shrubs and trees. The gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks, extended five feet (5') in all directions, but is not to include any area enclosed by the building or covered by a building overhand.
- (3) Perimeter Screening: All parking lots and vehicular use areas shall be screened from all abutting properties and/or rights of way with a wall, fence, hedge or other durable landscape barrier. Any living barrier shall be established in a two foot (2') minimum wide planting strip. This living barrier shall be at least thirty inches (30") high at the time of planting and shall attain a minimum height of three feet (3') one year after planting. A non-living barrier shall be a minimum of three feet (3') high at time of installation. In addition, one (1) tree in each forty (40) lineal feet or fraction thereof shall be provided in the perimeter landscape planting area. Trees referred to in this section shall be of a species common to South Florida and having an average mature spread of crown of greater than fifteen (15) feet and having trunk(s) which can be maintained in a clean condition over five (5) feet of clear wood. Trees having an average mature spread of crown less than

fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot crown of spread. Trees species shall be a minimum of eight (8) feet overall height immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen thirty-six inches (36") high within a maximum of one (1) year after time of planting. The remainder of the required landscaped areas shall be landscaped with grass, ground cover, or other approved landscape treatment excluding paving. All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least grass or other ground cover. This shall include the off-property swale between the actual pavement of a public street or alley and the right-of-way/property line. Appropriate provisions of this section may be waived in the following situation:

Where a proposed parking area or other vehicular use area abuts an existing hedge, wall or other durable landscape barrier it may be used to satisfy the landscape barrier requirements of the subsection provided that said existing barrier meets all applicable standards of this ordinance and protection against vehicular encroachment is provided for hedges.

(4) Interior Landscaping:

Interior areas of parking lots shall contain planter islands located so as to best relieve the expanse of paving. A maximum of twelve (12) parking spaces in a row will be permitted without a planter island.

Interior areas of vehicular use areas shall contain planter islands located so as to best relieve the expanse of pavement. This section may be modified under the following circumstances:

- (a) When a strict application of this section will seriously limit the function of an area the required landscaping may be relocated with the approval of the Community Appearance Board.
- (b) In an industrial project the Community Appearance Board may lower the overall landscape area from ten (10) per cent to five (5) per cent of the gross parking area. This reduction would apply only to the interior requirements. Perimeter minimums will not change.

- (5) Planter islands shall be a minimum of fifty (50) square feet in area and shall contain at least one (1) tree having a minimum clear trunk of five (5) feet and a minimum overall height of eight (8) feet. The remainder shall be landscaped with shrubs, lawn, ground cover or other approved material not to exceed three (3) feet.

(F) Existing Plant Material: In instances where healthy plant material

exists on a site prior to its development, the above-mentioned standards may be adjusted to allow credit for such plant material, if in the opinion of the Community Appearance Board, such an adjustment is in keeping with and will preserve the intent of this ordinance.

### 303.0 AREAS OF PARTICULAR NOTE AND THEIR ADDED REQUIREMENTS

The following is a list of natural and man made areas and thoroughfares of particular note with their descriptions and added requirements. Requirements in the previous "General Requirements" also govern these areas.

#### a. OCEAN BEACH AND STATE ROAD A-1-A

The existence of the ocean on our east imparts more directional and aesthetic influence than any other natural attribute. We should maintain an awareness of it in the development of the community. It is felt that it is essential to maintain and develop physical and visual contact with it through vistas, overlooks, adjacent roads and access parks. The ridge between State Road A-1-A and the beach, with its minimum height defined by ordinance, produces the potential overlooks, is a natural barrier between traffic and the beach, and defines the beach as an entity in itself. State Road A-1-A is a north-south highway between the Intracoastal Waterway and the ocean traversing the length of Boca Raton. It is the only man-made artery where the true character of the coastal community can be experienced in its fullness. Its variance in elevation allows unparalleled views of the ocean and of the sloping terrain to the Intracoastal Waterway. The natural topography of the slope as well as the ocean ridge must be preserved. The natural landscape adjacent to this artery is all but destroyed in other South Florida communities. This landscape must be fully considered and preserved to the greatest extent in development. (See Landscaping, Section 302.2.2.a.) It is the strong feeling of the Board that openness both to the east and west be maintained. Therefore buildings are to be designed and sites planned in such a manner as to allow maximum visual contact with the beach, ocean and slope to the Intracoastal.

Of particular note is the area adjacent to the inlet bridge. Buildings and grounds in this area must be designed to be viewed from all directions, including that from the elevations of the bridge and highrise buildings.

#### b. INTRACOASTAL WATERWAY

The Intracoastal Waterway, a natural north-south thoroughfare, has two main inherent attributes. One is the natural vistas from parks, bridges and other points of public access. The second is the imparting of an aesthetic experience together with an insight into the basic character of Boca Raton when traversing the waterway, with its winding and varied width course. Therefore, buildings within view of the waterway must present to it their facade of greatest or equal to greatest importance. All accessory buildings and facilities shall be screened from the public view or designed to the standards of adjacent buildings.

c. EL RIO CANAL

There is an important natural attribute that divides our community in the north-south direction. This tide affected waterway, navigable at least part way, bends often to have the feeling of a meandering stream. Also helpful toward its character is the limited use of bulkheading. The east bank possesses natural landscape potential for fine vistas from bridges at Camino Real and Palmetto Park Road. This should be maintained and developed. The area on the east bank opposite Florida Atlantic University has an openness that could be developed for views of the University. Private property owners and the city should consider this and work toward it through landscaping and possible use of bicycle and walking paths in some areas. The vistas from all of the bridges and opposite banks are important for visual enjoyment of the community, and projects adjacent to the canal shall present an acceptable facade to this exposure.

d. NORTH-SOUTH RIDGE

The natural ridge running from S.W. 11th Place to 20th Street and generally adjacent to N.W. and S.W. 4th Avenue is a definite aesthetic asset to the community. It affords vistas to the west at many points and an almost continuous overlook to the east, when traversing N.W. and S.W. 4th Avenue, with a most important view at its intersection of Palmetto Park Road. Structures placed on this ridge shall not disturb the natural elevation and shall be designed in such a manner as to complement it. Structures adjacent to the ridge shall be designed and placed in such a manner as to afford maximum unobstructed view to the east from N.W. and S.W. 4th Avenue. The structures viewed from this ridge, even though a distance from it, shall be designed in relation to the surroundings, with particular attention given to the views of its forms, facades, roof coverings, and landscaping.

e. U.S. HIGHWAY NO. 1

U.S. Highway No. 1 is presently our major north-south artery of interurban traffic. Only a small area remains where off-street parking is not required. Even though U.S. Highway No. 1 has a diversity of zoning and uses, and consequently a variety of form, all projects shall meet criteria of the General Requirements. The importance of site planning and landscaping is stressed on this road in order to reduce the chances of the undesirable features of over-advertising and confusion, and to develop an identity to the natural landscape and desired character of Boca Raton. The character of the roadway itself is enhanced by curves, standard width, island plating and the extremely wide open space between lanes at the south end. Buildings set in locations of impact, such as at the end of a long vista (curve in road) shall be designed with this aspect in mind (termination of a vista).

The south entrance to the city is enhanced by the vistas from the U.S. Highway No. 1 bridge to the east and west along the Hillsboro River. The south entrance possesses natural beauty, and projects proposed on the Boca Raton side of the river shall make all efforts to preserve this beauty.

f. DIXIE HIGHWAY AND THE FLORIDA EAST COAST RAILROAD

Dixie Highway and the Florida East Coast Railroad are considered to be main routes of north-south traverse through Boca Raton. They act as entrances and exits, and views from them impart an insight into the atmosphere of the City. It is, therefore, felt that areas seen from these routes, even though of a varied use (residential to manufacturing) must be developed in a manner that reflects the true tone of the community. Buildings shall be designed with major considerations given to forms, facades, roof coverings and landscaping, not only as viewed from Dixie Highway, but from the elevation of a railroad car. The facade of greatest importance or one of an aesthetic equal shall be presented to these routes. General requirements covering structure, landscaping and exterior spaces shall also pertain. (See "Industrial Section 303.011" criteria for manufacturing zones.) Individual site landscaping is to be encouraged, but it is necessary that it be relative to future city plans for public right-of-way landscaping.

Of special note is the intersection of these routes and the Hillsboro Canal. The vistas to the N.W. and S.E. are of the utmost value. Development in this area must be in such a manner as to allow for the maximum preservation of the views. They must preserve the natural landscape characteristic and profile of the canal. It is recommended that concrete bulkheads not be used. The Banyan tree located on the east right-of-way of Dixie Highway just south of the intersection of Palmetto Park Road is of significant value, not only because of its beauty, but as a landmark. All efforts, both on the part of private parties and the government, shall be taken to preserve it.

g. PALMETTO PARK ROAD

BEACH TO DIXIE HIGHWAY - This is a dominate artery of E-W direction and will remain so because it is a County road and will make important connections at its west end (I-95 and SR-808). This is also a secondary downtown axis for development of business. This area will be the heart of the E-W development, mainly because of the existing bridge, and therefore has a head start over other E-W arteries. Off-street parking is required and there will be a median strip when traffic requires it. It is necessary to relate individual landscaping to the future city plans for right-of-way landscaping. Building along this street should enhance the total effect by introducing diversity of form and treatment.

DIXIE HIGHWAY TO WEST - The cut through the ridge should be developed when the right-of-way is widened. The grade on the north side shall not be reduced in height, but the high bank should be landscaped as a feature. This can be a pleasant change with the vistas opening in either direction as one tops the rise.

h. FLORIDA ATLANTIC UNIVERSITY.

In general the buildings, being set far apart from any potential structures on neighboring property, will impart little influence directly. That is to say, the materials and texture of construction of the University group will have less

than usual influence on surroundings. There are three aspects which are important concerning community appearance. First is the massing and scale of the group as it still exists - unlike many private projects we are to some extent able to envision this from the comprehensive plan for the University.

Second is the importance of the remaining open spaces relative to adjacent views, vistas, spaces, traffic patterns, etc. Third is probably the most important influence - the sociological. The very existence of the University will strongly determine the kinds of businesses and their appearance that will occupy the business zoned property on the east. It is felt that the University is of importance to the city's appearance, not only through the cultural and educational aspects, but by the fact that it occupies a 1,200 acre area that will always be predominantly open in character. Florida Atlantic University is the largest single land usage in Boca Raton, and from sheer size alone will have a strong influence. We can assume that the State will provide a worthy site development, but it is the responsibility of this Board to see that the surroundings are harmonious, and advantages taken of views from streets and waterways.

Although the lands immediately adjacent to the University are residentially zoned, some areas are combination residential-business and other areas along the east-west accesses are zoned business. It is extremely important that the architectural treatment, the character and site development of these areas be carefully reviewed to insure that a harmonious and beneficial growth takes place. These areas are the entrances to the University and deserve special care and attention as both the University and the City grow. The influence of the University on the City of Boca Raton is only beginning to be felt. As this influence and interaction increase, every aspect of this relationship which comes within the purview of community appearance should be carefully considered to insure that standards of beauty and excellence are kept high.

i. BOCA RATON HOSPITAL

This building shall be considered separately because of its eventual size and importance to the community. It will no doubt have considerable influence on surroundings, not only because of its height and site development, but because of the usage of buildings in the immediate area - doctors' offices, clinics, and rest homes. Design of buildings in the area shall consider the hospital as a dominant element and be designed to blend harmoniously and complement the architecture of the hospital complex. The serenity of the park-like atmosphere of the site shall be maintained.

j. BOCA RATON HOTEL AND CLUB.

The Boca Raton Hotel and Club finds its history in the development of Florida - not old in years, but as an example of bygone splendor. Its architecture imparts a distinctive character which will influence surroundings. The golf course and Lake Boca Raton set it apart and give it a setting related to the mass. Beyond these vistas it gives our community its beautiful palm-lined Camino Real and fountain circle. This product from the past gives us a man-made example of the

aesthetic potential of our community. The vista from U.S. 1 is considered important and projects on the east side, through site planning, non-screening landscaping and other considerations, shall make all efforts to preserve it. The present shopping center on Golf View Drive has adopted the character and has brought the Mediterranean influence into the commercial area of downtown. A feature of this center considered desirable in future developments along Golf View Drive is the recognition of the importance of the view of the Golf Course and the Club. Future buildings should capitalize on this and present a facade of aesthetic importance to this street.

k. CIVIC CENTER AREA

Situated along both sides of Palmetto Park Road, a main East-West artery, its boundaries are: Starting at the intersection of Crawford Boulevard and the 4th Diagonal; 4th Diagonal to Southeast, N.W. 4th Street East to within 100 feet of N.W. 1st Avenue, South and parallel to N.W. First Avenue to Palmetto Park Road, West on Palmetto Park Road to S.W. 2nd Avenue, South on S.W. 2nd Avenue to S.W. 1st Street, West on S.W. 1st Street to S.W. 4th Avenue, S.E. 4th Avenue North to Palmetto Park Road East to 100 feet East of S.W. 3rd Court, parallel to S.W. 3rd Court North to N.W. 4th Street, N.W. 4th Street East to Crawford Boulevard, Crawford Boulevard N.E. to 4th Diagonal. The area has a natural slope from West to East, the Northern portion of the area is developed as a municipal recreation - city government center. Its atmosphere is that of the monumental and formal. The views of the area from the West (N.S. Ridge) are of importance. (See "N.S. Ridge, Section 303.0-d.")

l. INDUSTRIAL SECTION

Boca Raton's industrial section is a relatively narrow strip of land running North and South. It begins in the North at the City limits and with but two interruptions, extends South to N.W. 4th Street. While the East-West boundaries vary, the industrial zone can be said to be approximately between the West side of Dixie Highway on the East and the East side of West 2nd Avenue on the West. For its full length the zone lies in the approximate center of the city and is clearly visible from two of the present North-South arteries. It is also traversed by several East-West thoroughfares that figure prominently in plans for future growth and development of the city. Because of this it is felt that the industrial section must be strictly controlled and must conform to the overall image of Boca Raton.

Buildings must, of necessity, reflect the manufacturing activity, but they shall be designed in accordance with proper design concepts and honest design construction.

Design emphasis shall be placed on all facades visible to the public or from adjacent properties. The grounds surrounding the building, although they must also reflect the manufacturing activity shall be planned to present a sense of aesthetic order. There shall be definite boundaries to storage, activity, and parking area. Screening shall be

used to shield parking, storage and activity areas from the public view. Landscaping is to be employed on the site, not only to enhance the building or buildings, but to create a pleasing atmosphere throughout the site. Accessory buildings shall be harmonious with the main building. Outside equipment, hoppers, cranes, etc., shall be painted a pleasing color that will blend with the whole. Vibrant or bright colors are to be discouraged.

#### 304.0 DEFINITIONS

304.1 PROPER DESIGN CONCEPTS - refers to architectural planning and to the analysis of the whole structure in terms of form and composition, color, materials, and surface decoration. It includes scale in relationship to scale of adjacent buildings and landscape. It applies to inner character of the individual project. It applies in the same manner to alterations and advertising on the project (building). No one will be permitted the excuse that the area contains other unsightly buildings.

304.2 HONEST DESIGN CONSTRUCTION - concerns proper design of all work in its details, the uses of weather resistant material, etc. Applies also to advertising. Cheap and poorly designed work must always be discouraged.

304.3 APPROPRIATE TO SURROUNDINGS - this does not mean uniformity in style or subordination to existing buildings, but rather to bringing new buildings into an orderly relationship with landscape and nature, other buildings, and open areas. Again, scale and composition come into importance, related here to adjacent properties. Surroundings are not only the buildings within a neighborhood, but shall be considered as the total picture. Future surroundings must also be weighed. Advertising signs on buildings must be appropriate to the surroundings in the same way.

304.4 SCALE - the character of any architectural work is determined both in its internal space and in its external volume by the fundamental factor of scale, the relation between the dimensions of a building and the dimensions of man. Every building is qualified by scale.

304.5 SPACE - the experience of space, a characteristic of architecture, has its extension in the city, in the streets, squares, alleys and parks, in the playgrounds and in the gardens, wherever man has defined or limited a void and so has created an enclosed space. If in the interior of a building, space is defined by six planes (floor, ceiling and four walls), this does not mean that a void enclosed by five planes instead of six - as, for example, a roofless courtyard or public square, cannot be regarded with equal validity as space.

All urban space wherever the view is screened off, whether by stone walls or rows of trees or embankments, presents the same features we find in architectural space.

Every building creates two kinds of space: its internal space, completely defined by the building itself and its external or urban space, defined by that building and the others around it. All objects - bridges, fountains, groups of trees, walls and in particular, the facades of buildings

are brought into play in the creation of urban space.

304.6 PROPORTION - the relation of the parts of a building to each other and to the whole of the building. Proportion is closely ties to the scale of a building.

304.7 LANDSCAPE ENCROACHMENT - Any protrusion of any vehicle outside of a parking space, display area or access way into a landscape area.

304.8 TREES - Any self-supporting woody plants of species which normally grow to an over-all height of a minimum of fifteen (15) feet in Boca Raton.

304.9 SHRUBS - Any self-supporting woody evergreen species which normally grow in Boca Raton.

304.10 VINES - Any plants which normally grow in Boca Raton which require support to reach mature form.

304.11 LAWN GRASS - Any grass area which are planted in species which is normally grown as permanent lawn in South Florida.

304.12 OTHER VEHICULAR USE AREAS - Any land areas over which vehicles, boats or heavy construction equipment of any type, traverses, whether self-propelled or not, including, but not limited to, the activities of a drive-in nature, such as filling stations, grocery and dairy stores, banks, restaurants and the like.

CITY OF BOCA RATON, FLORIDA

*Byrd F. Marshall*

Byrd F. Marshall, Mayor

ATTEST:

*Louise C. Owens*

Louise C. Owens, City Clerk

ADOPTED:

3/25/75

ORDINANCE NO. 3859

AN ORDINANCE OF THE CITY OF BOCA RATON  
CREATING SUBSECTION (5) OF SECTION 2-239,  
CODE OF ORDINANCES, RELATING TO LANDSCAPE  
DESIGN; PROVIDING FOR CODIFICATION;  
PROVIDING AN EFFECTIVE DATE

WHEREAS, it is the intent of the City of Boca Raton to promote the health, safety, and welfare of existing and future residents of South Florida by conserving potable and non-potable water resources; and

WHEREAS, water conservation is promoted by efficient landscape and irrigation design; now therefore

THE CITY OF BOCA RATON HEREBY ORDAINS:

Section 1. Subsection (5) of Section 2-239, Code of Ordinances, is created to read:

Section 2-239. Community appearance board criteria.

The community appearance board may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction after consideration of whether the following criteria are complied with:

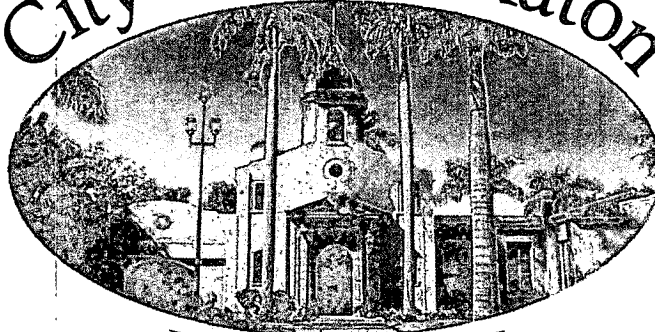
(5) The proposed landscape and irrigation design shall promote water conservation. Water requirements may be reduced by providing for:

(a) Preservation and reestablishment of native plant communities;

(b) The use of drought tolerant, site specific, and shade producing plants; and



# City of Boca Raton



Incorporated 1925

## ORDINANCE

5085

1  
2  
3  
4  
5 AN ORDINANCE OF THE CITY OF BOCA RATON AMENDING  
6 SECTION 302.1.4 OF THE SUPPLEMENTAL CRITERIA AND  
7 PROCEDURAL RULES OF THE COMMUNITY APPEARANCE  
8 BOARD (ADOPTED UNDER ORDINANCE NO. 2110 AND  
9 AMENDED BY ORDINANCE NO. 4074) RELATING TO  
10 MECHANICAL EQUIPMENT; PROVIDING FOR SEVERABILITY;  
11 PROVIDING FOR REPEALER; PROVIDING AN EFFECTIVE  
12 DATE

13  
14 WHEREAS, Ordinance No. 2110 was adopted on March 25, 1975 and was amended  
15 on February 23, 1993 by Ordinance No. 4074 to incorporate certain regulations pertaining to  
16 mechanical equipment; and

17 WHEREAS, the Mayor and City Council have determined that it is in the public  
18 interest to review and further amend the Community Appearance Board Supplemental Criteria  
19 and Procedural Rules from time to time so as to ensure that the criteria remain compatible with  
20 State, County and local regulatory changes; and

1 WHEREAS, it has been determined that significant changes to the Florida Building  
2 Code have rendered portions of the Supplemental Criteria and Procedural Rules of the  
3 Community Appearance Board impractical and burdensome; now therefore  
4

5 THE CITY OF BOCA RATON HEREBY ORDAINS:  
6

7 Section 1. Section 302.1.4 of the Supplemental Criteria and Procedural Rules of the  
8 Community Appearance Board is hereby amended as set forth in Exhibit A, which Exhibit  
9 incorporates certain Supplemental Criteria as more specifically set forth in sheet M-1 referred to  
10 therein, all of which is incorporated herein as if set forth in full.

11 Section 2. If any section, subsection, clause or provision of this ordinance is held  
12 invalid, the remainder shall not be affected by such invalidity.

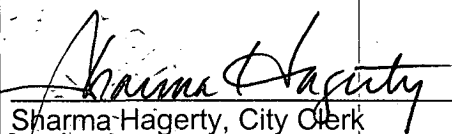
13 Section 3. All ordinances and resolutions or parts of ordinances and resolutions and  
14 all sections and parts of sections in conflict herewith shall be and hereby are repealed.

15 Section 4. This ordinance shall take effect immediately upon adoption.

16 PASSED AND ADOPTED by the City Council of the City of Boca Raton this 24<sup>th</sup>  
17 day of February, 2009.

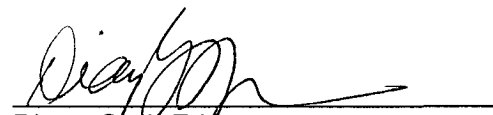
18 CITY OF BOCA RATON, FLORIDA

19 ATTEST:

20  
21  
22   
23  
24  
25 Sharma Hagerty, City Clerk

26  
27  
28   
29 Susan Whelchel, Mayor

30 Approved as to form:

31  
32   
33 Diana Grub Friesser  
34 City Attorney  
35

1  
2  
  
3  
4  
5  
6  
7  
8  
  
9  
  
10  
  
11  
  
12  
  
13  
  
14  
  
15  
  
16  
  
17  
  
18  
  
19  
  
20  
  
21  
  
22  
  
23  
  
24  
  
25  
  
26  
  
27

COUNCIL VOTE			
	YES	NO	ABSTAINED
MAYOR SUSAN WHELCHER	✓	<del>✓</del>	
COUNCIL MEMBER MICHAEL MULLAUGH	✓	<del>✓</del>	
COUNCIL MEMBER M. J. MIKE ARTS	✓	<del>✓</del>	
COUNCIL MEMBER BILL HAGER	✓	<del>✓</del>	
COUNCIL MEMBER SUSAN HAYNIE	✓	<del>✓</del>	

1  
2 EXHIBIT A

3 SUPPLEMENTAL CRITERIA AND PROCEDURAL RULES OF THE COMMUNITY  
4 APPEARANCE BOARD  
5

6 302.1.4 Mechanical Equipment

7 a. On all new construction and reconstruction exceeding 50% of the market value of  
8 the existing space to be renovated, All mechanical equipment (including, but not limited, to air  
9 conditioning units, fans, vents, satellite dishes, antennas, louvers, compressors, generators,  
10 tanks, etc.), whether freestanding or mounted on roofs or walls of structures, must be concealed  
11 from view on ALL sides. Screening shall be accomplished with forms, shapes, and materials  
12 that are architecturally compatible and harmonious with the project. Screening of the equipment  
13 shall be designed so that no part of the equipment extends beyond the top of the screen,  
14 measured horizontally.

15 b. Exceptions

16 1. Mechanical screening systems shall not be required on existing buildings when a  
17 professional engineer licensed in the State of Florida and qualified to practice structural  
18 engineering certifies that all reasonably practical solutions have been considered and that the  
19 existing structure cannot adequately resist the minimum loads that would be imposed upon the  
20 structure by the addition of a screening system in accordance with the Florida Building Code.  
21 The engineer's report shall include a description of the structural issues, calculations, if any, that  
22 form the basis of his conclusion, and a formal certification signed and sealed by the engineer  
23 performing the analysis. If this determination is made, alternative screening methods such as  
24 paint or reinforced fabrics can be effectively used and maintained to screen equipment.  
25 Applicants proposing to use alternative means and materials shall provide evidence that the  
26 proposed materials will be installed or applied fully in accordance with the material

1 manufacturer's specifications and recommendations. No such approval granted by the City shall  
2 be construed to grant the applicant permission to install such materials in violation of the Florida  
3 Building Code, the Florida Fire Prevention Code or any other code or law of the State of Florida.

4 2. Replacement screening shall not be required on existing buildings with currently  
5 permitted and adequate screening on all four (4) sides, when the replacement height of HVAC  
6 equipment does not exceed 12 inches above the height of the existing screening when the  
7 Florida Building Code requires replacement of the HVAC equipment with a higher efficiency unit  
8 than the existing unit and the replacement equipment is no less than the required minimum  
9 efficiency at the time of the issuance of the permit.

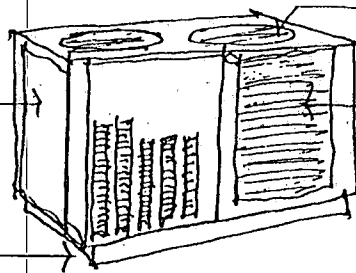
10 3. The equipment configurations illustrated in the "Supplemental Criteria, sheet M-  
11 1" as Unit types "A", "B", "C" and "D", shall be deemed to comply with the requirements of this  
12 section if painted and textured to match the color of the existing structure and to the extent  
13 reasonably practical are placed at the center of the roof area. Approval of this configuration  
14 may be granted by Development Services permitting review staff and shall not require board  
15 approval. The equipment configuration illustrated in "Supplemental Criteria, sheet M-1", as Unit  
16 Type "E" shall require additional screening when included as part of remodeling, renovation or  
17 new construction exceeding 50% of the market value of an existing structure.

# CITY OF BOCA RATON SUPPLEMENTAL CRITERIA FOR MECHANICAL EQUIPMENT

SHEET M-1

4 sides solid  
painted same  
color as building

pre-molded curb  
(10" high) flashed  
into existing roofing

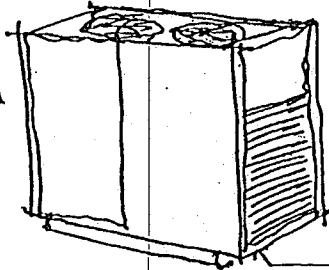


fan unit on top

Side Grills – (one side only)  
painted same  
color as building

## UNIT TYPE "A"

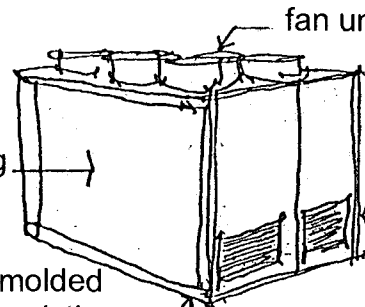
4 sides solid &  
painted same  
color as building



## UNIT TYPE "B"

side solid - unit  
painted same  
color as building

10" high max. pre-molded  
curb – flashed into existing  
or new roofing



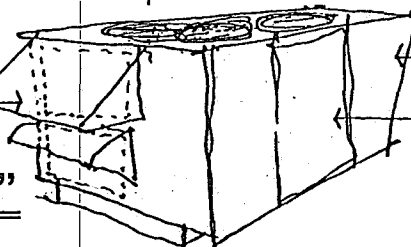
fan unit on top

Side Grills  
@ bottom  
24" high

## UNIT TYPE "C"

fan unit on top

cover to air intake



cover to air intake @ ends

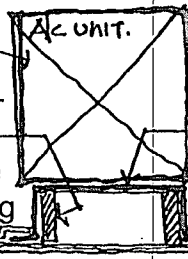
entire unit painted same  
color as building

## UNIT TYPE "D"

## UNIT TYPE "E"

fasten unit to  
curb

10" high max. pre-  
molded curb  
fasten to structure  
submit engineering  
shop drawings

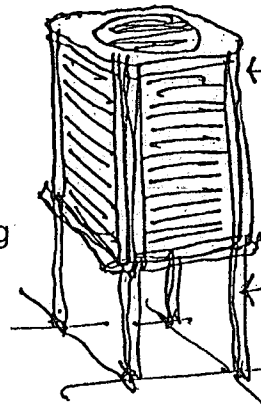


metal cover w/  
flanges over curb  
mop into existing  
roofing  
existing roofing

roof deck

## CURB MOUNTING FOR A/C CONDENSER

**"This unit must  
have full screening"**



hurricane stand  
or pre-molded  
curb

can be mounted  
on 10" Max.  
pre-molded curb

MAX. HEIGHT OF UNIT + CURB 60 INCHES – THIS APPLIES TO  
EXISTING BUILDINGS WHERE SCREENING CANNOT BE INSTALLED.