



**Meeting Name:** Town Council

**Meeting Date:** February 28, 2024

**Prepared By:** F. Davila

**Item Title:** Discussion Item – January and February Planning and Zoning Board Meeting Recommendations

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#### **DISCUSSION:**

At the January and February Planning and Zoning Board meetings, the Board discussed the following items and provided recommendations:

1) Tower Features:

The Board discussed Tower Features, specifically the possibility of giving more guidelines to the construction of an allowable 225 sq. ft. towers in districts where they are currently permitted, especially those going in on flat roofs. Staff provided examples of tower features throughout the Town and the Town's definition for *Tower* and *Tower, proportional*.

It is the Board's recommendation that the Town Council have staff draft language on changing the code to restrict only having enclosed air tower features on flat adjacent roofs.

2) Artificial Turf:

The Board discussed seeing an increase in installation of artificial turf in Town. The Board discussed regulations on the lot coverage, drainage, landscape requirements, and pervious surfaces regarding the installation of Artificial Turf. The Board specifically discussed adopting a definition for the term "Artificial Turf" and regulations on which zoning districts would permit the installation of artificial turf. Staff provided the Town's definition for *Landscaping* and information on Artificial Turf from surrounding municipalities (Jupiter, Tequesta, Palm Beach, and North Palm Beach).

It is the Board's recommendation to have staff propose a definition for Artificial Turf based on the Town of Palm Beach's definition incorporating verbiage for natural sod.

3) Code Section Division 4. Parking Requirements:

The Board discussed the Town's Parking Regulations –Parking Requirements, specifically, the “Schedule of Off-Street Parking Requirements” and reviewed spaces required per unit based on multifamily residential uses. Staff provided information on Parking Requirements from surrounding municipalities (Jupiter, Tequesta, Palm Beach, and North Palm Beach).

It is the Board's opinion that the parking code does not reflect today's need. It is the Board's recommendation that the Town Council have the Town's traffic engineer conduct a study on parking issues in the Town, with the focus of reducing the need of off-street parking, emphasizing multifamily, new builds, hotels/motels, and commercial mixed-use designations and provide a professional opinion.

**RECOMMENDATION:**

Review the Planning & Zoning Board's recommendations and direct staff on how to proceed.