

# TOWN OF PALM BEACH

Information for Town Council Meeting on: August 10, 2021

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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

Re: Proposed Language for Inclusion in Chapter 66 of the Town Code, Relative to Regulation of Artificial Turf

Date: July 27, 2021

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## **GENERAL INFORMATION**

At the July 1, 2021, ORS meeting, committee members and staff engaged in a robust discussion regarding the potential regulation of artificial turf within the Town. As reported by staff, artificial turf is not directly regulated by the Town Code at this time, but site plans and landscaping plans must be approved through a Commission review process. Landscape plans for redevelopment are studied by either the Landmarks Preservation Commission (for historically significant buildings or landmarked properties) or by the Architectural Review Commission (ARCOM) for all other properties. The current ARCOM Project Designation Manual and Guide lists artificial turf as a “Minor Project without Notice” for ARCOM and a Certificate of Appropriateness (C.O.A.) for the Landmarks Preservation Commission.

After much discussion at the July 1 meeting, the committee directed staff to prepare language for inclusion in Chapter 66 of the Town Code of Ordinances. Staff has drafted the following language to address the definition of artificial turf, allowed locations, review and approval process, and installation standards. See below.

### **Sec. 66-313. – Artificial Turf - Definition.**

*Artificial Turf - An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.*

### **Sec. 66-314. – Artificial Turf - Locations.**

*In all zoning districts, artificial turf/synthetic grass shall be reviewed and may be approved in accordance with the ARCOM Project Designation Manual, or Project Designation Guide for Landmarked and Historically Significant Building properties, and may be installed in only rear and side yards. Artificial turf/synthetic grass shall not be installed in any front yard areas or in any area visible from the public right-of-way*

(regardless of whether it is in the rear or side yard). No artificial turf shall be installed in the public right-of-way.

**Sec. 66-315. – Artificial Turf - Standards.**

- A. Artificial turf installation can only be approved by either the Architectural Review Commission or the Landmarks Preservation Commission (depending upon the property designation) and said installation requires a building permit.
- B. Artificial turf is calculated as impervious surface and shall not count towards landscape open space.

Staff did not include any language regarding how to deal with artificial turf that exists today.

ORS will meet again on August 9, 2021 to continue their review of this matter and staff will provide you with a verbal update of their discussions. Following the verbal update and your review, an ordinance for first reading will be brought back to the September council meeting.

cc: Jay Boodheshwar, Deputy Town Manager  
James Murphy, Assistant Planning, Zoning and Building Director  
John Randolph, Town Attorney