

TO: Planning and Zoning Board

FROM: Max Wemyss, AICP, Principal Planner

VIA: David L. Recor, ICMA-CM, Development Services Director

DATE: February 19, 2024

SUBJECT: Proposed Regulation for Use of Synthetic Turf in the City of Pompano Beach

PROPOSED REGULATION

CHAPTER 155: ZONING CODE

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155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

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ARTICLE 4: USE STANDARDS

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PART 3 ACCESSORY USES AND STRUCTURES

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155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

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KK. Uncovered Porches, Decks, Patios, Terraces, and Walkways

LL. ~~Flagpoles~~ Synthetic Turf

1. Districts Where Permitted – Permitted in all districts, restricted to single-family and two-family uses

2. Definition

Synthetic turf means a dense and continuous surface of synthetic fibers mounted on a permeable backing and of sufficient density and green color to replicate the appearance of healthy natural grass.

3. Standards

- a. Synthetic turf may always be permitted as an impervious surface, as regulated by the intensity and dimensional standards of the subject zoning district, without being subject to the standards that follow for the use of synthetic turf as a pervious surface.
- b. Synthetic turf may be permitted as a pervious surface, regardless of definitions and standards elsewhere, for properties of one-acre or less, and where compliant with all following standards.

- c. Where provided as a pervious surface on a property, the property shall be required to implement a Stormwater Management Plan, as defined in section 152.31(F). The synthetic turf area, as well as any associated drainage must be demonstrated on the plan.
- d. Synthetic turf shall comply with the following design standards and shall:
 - i. simulate the appearance (look and color) of live turf, organic turf, grass, sod or lawn, as determined by the city, and have a minimum eight-year manufacturer's warranty that protects against color fading and a decrease in pile height.
 - ii. be of a type known as cut pile infill with a minimum pile height of one and one-half (1.5) inches and shall have a minimum tufted face weight of fifty-six (56) ounces per square yard. Taller turf shall have a higher face weight.
 - iii. Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.
 - iv. have a minimum permeability of 30 inches per hour per square yard.
- e. Synthetic turf shall comply with all of the following installation standards and shall:
 - i. be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer.
 - ii. be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material that is a minimum of three inches in depth.
 - iii. be anchored at all edges and seams.
 - iv. not have visible seams between multiple panels.
 - v. have seams that are joined in a tight and secure manner.
 - vi. have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications or as approved by the city engineer, that shall:
 - 1. be brushed into the fibers to ensure that the fibers remain in an upright position;
 - 2. provide ballast that will help hold the turf in place; and
 - 3. provide a cushioning effect.
- f. Synthetic turf shall comply with all of the following additional standards:
 - i. Properties proposing synthetic turf as a pervious surface shall be in, or brought in to, full compliance with the requirements of the landscape code.
 - ii. Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf when utilized in the front yard area. Living plant material shall include a combination of two or more shrubs, vines, trees, or groundcover in separate planted areas and tree wells allowing natural percolation directly in to the critical root zones.
 - iii. Synthetic turf shall be separated from planted areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths-inch thickness to prevent the intrusion of living plant material into the synthetic turf.
 - iv. Irrigation systems proximate to the synthetic turf shall be capped, directed or otherwise treated so that no irrigation affects the synthetic turf.
 - v. If artificial turf is planned to be installed immediately adjacent to a seawall, the artificial turf shall be pinned or staked behind the seawall. No artificial turf or

installation mechanism shall be attached directly to or placed on a seawall or seawall cap.

- g. Synthetic turf shall comply with all of the following maintenance standards and shall:
 - i. be maintained in an attractive and clean condition, and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat degradation or excessive wear.
 - ii. Maintain a consistent pile height and green fadeless condition, free of weeds, debris, and impressions.
- h. Synthetic turf is prohibited in the public rights-of-way or swales.
- i. All uses of synthetic turf shall require a building permit. The building permit application shall include, at a minimum, all of the following information:
 - i. A professional, scaled landscape plan, in accordance with Section 155.5203, showing the area of synthetic turf, area of living plant material, and area and method of separation between such areas.
 - ii. Any applications with trees in the scope of work shall require a Broward County Registered Tree Trimmer to qualify a tree permit.
 - iii. Details regarding existing or proposed irrigation proximate to the synthetic turf.
 - iv. Brand and type of synthetic turf, including all manufacturer specifications and warranties.
 - v. A Stormwater Management Plan, as defined in Section 152.31(F), signed and sealed by a Professional Engineer.
 - vi. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.
 - vii. A survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property. Easement agreements may be required.

MM. ~~Lighting Fixtures, Projecting or Free-standing Flagpoles~~

Staff Notes:

- delete existing section "MM. Lighting..." due to irrelevance. Replace with Flagpoles section. Place Synthetic Turf in place of Flagpoles current location to follow Uncovered Patios.
- Provide updates to table of contents and appendix A when requesting Ordinance.