

**CITY OF POMPANO BEACH
Broward County, Florida**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, “ZONING CODE,” OF THE POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 155.4303., “STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES,” TO PROVIDE USE STANDARDS FOR SYNTHETIC TURF AND TO REMOVE USE STANDARDS FOR “LIGHTING FIXTURES, PROJECTING OR FREE-STANDING,”; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board has reviewed and approved the revised Zoning Amendments; and

WHEREAS, advertisements have been published in a newspaper of general circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of a public hearing on this proposed Ordinance, in accordance with Section 166.041(3)(a), Florida Statutes; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That Section 155.4303., Standards for Specific Accessory Uses and Structures,” is amended by creating a new subsection LL, “Synthetic Turf,” and substituting subsection MM, “Lighting Fixtures, Projecting or Free-Standing,” for MM, “Flagpoles,” to read as follows:

§155.4303 STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

A. Accessory Dwelling Unit

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

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LL. 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, with sufficient density and green color to replicate the appearance of healthy natural grass.

3. Applicability

a. 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 of the use-specific standards of this accessory use.

b. 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.

4. Standards

a. 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.

b. 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, a dual yarn system, and be manufactured in the United States.
- iv. have a minimum permeability of 30 inches per hour per square yard.

c. 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.
- d. 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 into, full compliance with the requirements of the landscape code, Section 155.5203. Landscaping, as amended.
 - ii. When utilized in the front yard, areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf. 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 into 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.
- e. 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.
 - f. Synthetic turf is prohibited in the public rights-of-way or swales.
 - g. 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.
5. Notwithstanding, if the property owner complies with the state Department of Environmental Protection's minimum standards for installation of synthetic turf on single-family residential properties 1 acre or less in size, such standard will satisfy the corresponding standard in this Code. If a standard in this Code regulating synthetic turf on single-family properties is inconsistent with the corresponding Department of Environmental Protection standards, the Department standard shall prevail

MM. Flagpoles

1 Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

2. Definition

Flagpoles are poles used for flying flags.

3. Standards

Flagpoles may be located in front of the principal structure and are subject to the following standards:

a. Residential Zoning District: Height.

i. A Flagpole may be erected to the maximum height allowed by the zoning district in which the pole is to be located provided the pole is not placed in any required yard setback and any easement.

ii. A Flagpole may be located in any required yard setback and any easement, provided they are located at least three feet from any lot line and provided they are less than 17.5 feet in height.

b. Non-Residential Zoning District: Height and Location.

i. A Flagpole may be erected to the maximum height allowed by the zoning district in which the pole is to be located provided the pole is not placed in any required yard setback and any easement.

ii. On property abutting a right-of-way of 80 feet or less, a flag pole may be located to within four feet of a right-of-way line, ten feet of any other property line, and

within any easement, provided the pole does not exceed a height of 25 feet.

iii. On property abutting a right-of-way of greater than 80 feet, a flag pole may be located to within four feet of a right-of-way line, ten feet of any other property line, and within any easement, provided the pole does not exceed a height of 30 feet.

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

1. ~~Districts Where Permitted~~

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

2. ~~Definition~~

~~Lighting fixtures, projecting or free-standing are a complete lighting unit consisting of the lamp, lens, optical reflector, housing, and an electrical components necessary for ignition and control of the lamp, which may include a ballast, starter, and/or photo control.~~

3. ~~Standards~~

~~Lighting fixtures, projecting or free-standing are subject to the standards listed in Article 5, Part 4, Exterior Lighting.~~

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SECTION 2. If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 3. This Ordinance shall become effective upon passage.

PASSED FIRST READING this _____ day of _____, 2025.

PASSED SECOND READING this _____ day of _____, 2025.

REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK

MEB//JES/mcm

9/8/25

l:ord/ch/155/2025-206