

**CITY OF LIGHTHOUSE POINT
FLORIDA**

ORDINANCE 2017 – 0957

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, RELATED TO PERVIOUS SURFACES AND THE INSTALLATION OF SYNTHETIC TURF; AMENDING CHAPTER 42, "LAND DEVELOPMENT CODE", ARTICLE IV, "ZONING", DIVISION 1, "GENERALLY", SEC, 42-242 "DEFINITIONS" TO INCLUDE A DEFINITION FOR SYNTHETIC TURF; AMENDING CHAPTER 42, "LAND DEVELOPMENT CODE", ARTICLE IV, "ZONING", DIVISION 5, "SUPPLEMENTAL REGULATIONS AND REQUIREMENTS FOR SPECIFIC USES", BY ENACTING A NEW SECTION 42-391 ENTITLED "SYNTHETIC TURF" TO PROVIDE FOR THE REQUIREMENTS AND STANDARDS FOR THE INSTALLATION OF SYNTHETIC TURF ON RESIDENTIAL AND COMMERCIAL PROPERTIES; AMENDING CHAPTER 42, "LAND DEVELOPMENT CODE", ARTICLE II, "ADMINISTRATION AND ENFORCEMENT", DIVISION 4, "SITE PLANS", SUBDIVISION II, "STANDARDS AND REQUIREMENTS", TO PROVIDE FOR THE INCLUSION OF SYNTHETIC TURF AS PERVIOUS AREA, AND SUBDIVISION I, "IN GENERAL", SECTION 42-112, "APPLICATION FOR CONCEPTUAL OR PRELIMINARY SITE PLAN REVIEW", TO PROVIDE FOR THE INCLUSION OF SYNTHETIC TURF IN THE CALCULATION OF PERVIOUS AREA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lighthouse Point City Commission finds that the use of certain types of synthetic turf in lieu of natural grass may be an acceptable form of ground cover where typical ground cover may not survive, as synthetic turf provides for sufficient drainage and green appearance similar to natural grass; and,

WHEREAS, to accommodate the use of synthetic turf within the City of Lighthouse Point, the City Commission finds it necessary and appropriate to require a formal permit application and review process prior to the installation of synthetic turf; and,

WHEREAS, the City Commission further finds that it serves the public health, safety, and welfare to adopt specific regulations governing the type of synthetic turf that can be utilized, as well as the appropriate methods of installation of synthetic turf; and,

**CITY OF LIGHTHOUSE POINT
FLORIDA**

ORDINANCE NO. 2017 - 0957

WHEREAS, the City Commission finds that the limitations hereinafter set forth are reasonably related to the health, safety and general welfare of the citizens, property owners and invitees of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, THAT:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and incorporated herein by reference.

Section 2. Chapter 42 of the City of Lighthouse Point Code of Ordinances entitled "Land Development Code", Article IV, "Zoning", Division 1, "Generally", Section 42-242, "Definitions" is hereby amended as follows:

Subdivision means the platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

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.

Section 3. Chapter 42 of the City of Lighthouse Point Code of Ordinances entitled "Land Development Code", Article IV, "Zoning", Division 5, "Supplemental Regulations and Requirements for Specific Uses", is hereby amended by enacting a new Section 42-391, "Synthetic Turf" to read as follows:

- ✓ A. Synthetic turf may be permitted on all properties used for residential or commercial purposes, subject to the requirements and procedures set forth in this Section.
- B. Synthetic turf shall comply with all of the following design standards and shall:

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**CITY OF LIGHTHOUSE POINT
FLORIDA**

ORDINANCE NO. 2017 - 0957

- (1) Simulate the appearance of live turf, organic turf, grass, sod or lawn, as determined by the City, and shall have a minimum eight-year “no fade” warranty.
- (2) Be of a type known as cut pile infill with pile fibers of a minimum height of 1.75 inches and a maximum height of 2.5 inches.
- (3) Have a minimum face weight of 75 ounces per square yard.
- (4) Be manufactured from polyethylene monofilament, Dual Yarn System, and manufactured in the United States.
- (5) Have backing that is permeable.
- (6) Be lead free and flame retardant.

C. Synthetic turf shall comply with all of the following installation standards and shall:

- (1) Be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer.
- (2) 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 (3) inches in depth.
- (3) Be anchored at all edges and seams.
- (4) Not have visible seams between multiple panels.
- (5) Have seams that are joined in a tight and secure manner.
- (6) 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:
 - a. Be brushed into the fibers to ensure that the fibers remain in an upright position; and
 - b. Provide ballast that will help hold the turf in place; and
 - c. Provide a cushioning effect.

D. Synthetic turf shall comply with all of the following additional standards:

- (1) 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 groundcovers in separate planter areas and tree wells.

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FLORIDA

ORDINANCE NO. 2017 - 0957

- (2) Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum 3/8-inch thickness to prevent the intrusion of living plant material into the synthetic turf.
 - (3) Irrigation systems proximate to the synthetic turf shall be capped, directed or otherwise treated so that no irrigation affects the synthetic turf.
- E. Synthetic turf shall comply with all of the following maintenance standards and shall:
- (1) 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.
 - (2) Be maintained in a green fadeless condition and free of weeds, debris, and impressions.
- F. The following uses are prohibited:
- (1) Synthetic turf in the public rights-of-way or swales.
 - (2) Synthetic turf treated as a filler for landscaping that is not part of a planned element of landscaping.
- 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:
- (1) A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas.
 - (2) Details regarding existing or proposed irrigation proximate to the synthetic turf.
 - (3) Brand and type of synthetic turf, including all manufacturer specifications and warranties.
 - (4) 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.
 - (5) A survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property.
 - (6) A form signed by any holder of an easement on the property consenting to the installation of the synthetic turf within the easement, with an accompanying acknowledgement by the property owner that in the event the easement holder performs work in the easement that it is the property owner's responsibility to

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**CITY OF LIGHTHOUSE POINT
FLORIDA**

ORDINANCE NO. 2017 - 0957

repair and replace the synthetic turf disturbed as a result of the work in the easement.

Section 4. Chapter 42 of the City of Lighthouse Point Code of Ordinances entitled “Land Development Code”, Article II, “Administration and Enforcement”, Division 4, “Site Plans”, Subdivision II, “Standards and Requirements”, Section 42-142, “Pervious area and greenspace”, is hereby amended by enacting a new section 42-142(c), to read as follows:

Sec. 42-142. – Pervious area and greenspace.

(c) Synthetic turf installation. Synthetic turf that is installed in conformance with the provisions contained in Section 42-391 of the City’s Code of Ordinances shall be considered a pervious surface for purposes of the calculations required in this Section.

Section 5. Chapter 42 of the City of Lighthouse Point Code of Ordinances entitled “Land Development Code”, Article II, “Administration and Enforcement”, Division 4, “Site Plans”, Subdivisions 1, “In General”, Section 42-112, “Application for conceptual or preliminary site plan review”, subsection (d)(16) is hereby amended to read as follows:

Sec. 42-112. Application for conceptual or preliminary site plan review.

(d)(16) Computation of pervious, with synthetic turf areas specifically identified, impervious, and paved surface, in square footage and percentage.

Section 6. Conflict. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

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CITY OF LIGHTHOUSE POINT
FLORIDA

ORDINANCE NO. 2017 - 0957

Section 7. Severability. If any phrase, clause, section or other part or application of the Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 8. Codification. It is the intention of the City Commission of the City of Light House Point that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Lighthouse Point, Florida, that the Sections of this ordinance may be renumbered, re-lettered, and the word "Ordinance" maybe be changed to "Section", Article" or such other word or phrase in order to accomplish such intention.

Section 9. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, ON THE FIRST READING, THIS 12th DAY OF DECEMBER, 2017.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF LIGHTHOUSE POINT, FLORIDA, ON THE SECOND AND FINAL READING, THIS 9th DAY OF January, 2018.

BY: Sandy Johnson
Sandy Johnson, Commission President

ATTEST:

Jennifer M. Oh
Jennifer M. Oh, City Clerk

APPROVED AS TO FORM:

[Signature]
Office of the City Attorney



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**CITY OF LIGHTHOUSE POINT
FLORIDA**

ORDINANCE NO. 2017 - 0957

| | Yes | No | Absent |
|--|----------|----------|--------|
| Commission President Sandy Johnson | <u>x</u> | _____ | _____ |
| Commissioner Vice President Jason D. Joffe | <u>x</u> | _____ | _____ |
| Commissioner Michael S. Long | _____ | <u>x</u> | _____ |
| Commissioner Earl Maucker | <u>x</u> | _____ | _____ |
| Commissioner Kyle Van Buskirk | <u>x</u> | _____ | _____ |

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REQUIREMENTS FOR SYNTHETIC TURF RESIDENCE PERMITS

MUST HAVE ALL OF THE FOLLOWING IN ORDER TO ACCEPT FOR REVIEW:

- ___ 1. Two sets of landscape plans showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas.
- ___ 2. Two sets of details of existing and proposed irrigation proximate to the turf.
- ___ 3. Two sets of brand and type of synthetic turf, including manufacturer specs and warranties.
- ___ 4. Two sets of scaled cross section and details of the proposed materials and installation. This includes the subgrade, drainage base or leveling layer and infill.
- ___ 5. Two surveys depicting all easements.
- ___ 6. Easement releases if the turf is located within an easement.
- ___ 7. A building application completed by either a General Contractor or Landscape Architect.
- ___ 8. Zoning affidavit if the survey is more than one (1) year old and there have been no changes to said survey.

REFERENCE: ***ORDINANCE NO. 2017-0957***

A. The following uses are prohibited:

1. Synthetic turf in the public rights-of-way or swales.
2. Synthetic turf treated as a filler for landscaping that is not part of a planned element of landscaping.

B. Synthetic turf shall comply with all of the following design standards and shall:

1. Simulate the appearance of live turf, organic turf, grass, sod or lawn, as determined by the City, and shall have a minimum eight-year "no fade" warranty.
2. Be of a type known as cut pile infill with pile fibers of a minimum height of 1.75 inches and a maximum height of 2.5 inches.
3. Have a minimum face weight of 75 ounces per square yard.
4. Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.
5. Have backing that is permeable.
6. Be lead free and flame retardant.

Requirements for Synthetic Turf Residence Permits

C. Synthetic turf shall comply with all of the following installation standards and shall:

1. Be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer.
2. 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 (3) inches in depth.
3. Be anchored at all edges and seams.
4. Not have visible seams between multiple panels.
5. Have seams that are joined in a tight and secure manner.
6. 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:
 - a. Be brushed into the fibers to ensure that the fibers remain in an upright position; and
 - b. Provide ballast that will help hold the turf in place; and
 - c. Provide a cushioning effect

D. Synthetic turf shall comply with all of the following additional standards:

1. 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 groundcovers in separate planter areas and tree wells.
2. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths-inch (3/8-inch) thickness to prevent the intrusion of living plant material into the synthetic turf.
3. Irrigation systems proximate to the synthetic turf shall be capped, directed or otherwise treated so that no irrigation affects the synthetic turf.