

ORDINANCE 2026-10 – AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS”, ARTICLE 1 “GENERAL PROVISIONS,” DIVISION 2 “DEFINITIONS”; SECTION 23.1-12 – DEFINITIONS AND ARTICLE 6 “ENVIRONMENTAL REGULATIONS,” SUBSECTION 23.6-1(k) – LANDSCAPE DESIGN STANDARDS ADDING THERETO A NEW PARAGRAPH (15) RELATED TO ARTIFICIAL TURF; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the “City”), enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in Section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the state legislature adopted Section 125.572, Florida Statutes, regarding minimum standards for installation of synthetic turf on single-family residential properties of one (1) acre or less in size; and

WHEREAS, in accordance with Section 125.572, Florida Statutes, the Department of Environmental Protection adopted Rule 62-308.100, Florida Administrative Code establishing minimum standards for the installation of synthetic turf on single-family residential properties of one (1) acre or less in size; and

WHEREAS, the soil in the area of Lake Worth Beach is mostly sandy, which has a very high permeability, generally in excess of twenty (20) inches per hour; and

WHEREAS, the City wishes to amend Chapter 23, Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 – “Definitions” to create a definition for artificial turf and revise the definition for semi-pervious surface; and

WHEREAS, the City wishes to amend Chapter 23, Article 6 “Environmental Regulations,” Section 23.6-1 – “Landscape regulations” to provide standards for the use, installation, maintenance, and permitting of artificial turf that are not in conflict with Section 125.572, Florida Statutes or Rule 62-308.100, Florida Administrative Code; and

WHEREAS, the Planning and Zoning Board, in its capacity as the local planning agency, considered the proposed amendments at a duly advertised public hearing; and

WHEREAS, the Historic Resources Preservation Board, in its capacity as the local planning agency, considered the proposed amendments at a duly advertised public hearing; and

WHEREAS, the City Commission has reviewed the proposed amendments and has determined that it is in the best interest of the public health, safety, and general welfare of the City to adopt this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1: The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this ordinance as if set forth herein.

Section 2: Chapter 23 "Land Development Regulations, Article 1 "General Provisions," Division 2 "Definitions," Section 23.1-12 "Definitions" is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in **Exhibit A**.

Section 3: Chapter 23 Land Development Regulations, Article 6 "Environmental Regulations," Section 23.6-1 "Landscape regulations", subsection (k) "Landscape design standards" is hereby amended by adding thereto a new paragraph (15) as indicated in **Exhibit B**.

Section 4: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: Codification. The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

Section 7: Effective Date. This ordinance shall become effective 10 days after passage.

The passage of this ordinance on first reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Mimi May
Commissioner Christopher McVoy
Commissioner Sarah Malega
Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on first reading on the _____ day of _____, 2026.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch

Vice Mayor Mimi May
Commissioner Christopher McVoy
Commissioner Sarah Malega
Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2026.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

EXHIBIT A

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 1, "General Provisions," Division 2, "Definitions"

Sec. 23.1-12. – Definitions.

Artificial turf: Shall have the same meaning as "synthetic turf" as defined in Section 125.572, Florida Statutes, as amended from time to time, which is a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

Semi-pervious surface: A surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, artificial turf, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements. Semi-pervious surfaces shall have a minimum eighteen (18) inch setback from the side property lines and rear property line, unless the surfaces are used to access parking.

EXHIBIT B

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 6 "ENVIRONMENTAL REGULATIONS"

Sec. 23.6-1. – Landscape Design Standards.

(k) *Landscape design standards.*

(15) Artificial Turfa) Applicability:

1. In addition to compliance with the standards set forth in Rule 62-308.100, Florida Administrative Code, as amended from time to time, all single-family residential properties of one (1) acre or less in size must comply with the requirements of this paragraph (15), as follows:
 - A. Subparagraph (c), regarding treatment as semi-pervious surface;
 - B. Subparagraph (d), regarding prohibited areas for installation, except (d)1;
 - C. Subparagraph (e)3, regarding permeability;
 - D. Subparagraph (g), regarding permit requirements; and
 - E. Subparagraph (h), regarding inspections.
2. All other properties within the city must comply with all the requirements of this paragraph (15).

b) The exterior use and location of artificial turf shall be limited to the following:

1. Construction of athletic fields and playgrounds associated with the city, a community center, park, school, daycare or university;
2. Single family and two-family properties, only in the rear and side yard areas not visible from the right-of-way and screened from view by continuous opaque fencing or hedge material with a minimum height of five feet. Artificial turf shall be prohibited in front yards, except for the limited use as a decorative grid design with maximum four-inch wide strips used in conjunction with approved pavement materials for patio, terrace, walkway, and driveway or between parking strips as part of an approved a permit;
3. On roof top terraces; and
4. In any development, other than single-family or two-family residential, as part of a recreation or amenity area.
5. In any development, other than single-family or two-family residential, in an area other than a recreation or amenity area, shall be reviewed by the planning and zoning board or historic resources preservation board, as applicable, for compliance with the site qualitative standards in section 23.2-31.

c) In all areas of installation, artificial turf shall meet the requirements of and be treated as a semi-pervious surface. Use of artificial turf may impact a property's City stormwater assessment.

d) Artificial turf shall not be installed:

1. Within landscape buffer or other living landscape area required by this article;
2. Within ten (10) feet of a natural or man-made water body as measured from the applicable ordinary or mean high water line except where there is a physical barrier between the artificial turf and the waterbody (such as, but not limited to, a seawall or bulkhead);
3. In a location or manner that will cause or contribute to violations of state water quality standards;
4. In a location or manner that will alter a permitted stormwater management system as designed;
5. Within permanent drainage features (e.g., ponds, swales);
6. Within utility easements;
7. Within public right-of-way; or
8. As a fill in material.

e) Minimum material standards: All artificial turf shall comply with each of the following minimum standards:

1. The material type, color, and permeability standards set out in Rule 62-308.100, Florida Administrative Code, as amended from time to time, and as may be further amended by the requirements of this paragraph (15).
2. Consist of green lifelike individual blades of grass that emulate natural turf in look and color, have a minimum pile height of one- and one-half inches, and have a minimum tufted weight of 80 ounces per square yard.
3. Have a minimum permeability of ten (10) inches per hour for all layers.
4. Be a planned element of the site, landscape and hardscape design.
5. Where artificial turf is utilized for institutional recreational uses (e.g., playgrounds, athletic fields), the artificial turf product installed shall be designed for the intended use.
6. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf is prohibited.

f) Installation, maintenance and repair.

1. All artificial turf shall be installed according to the standards set out in Rule 62-308.100, Florida Administrative Code, as amended from time to time, and as may be further amended by the requirements of this subsection.
2. All seams shall be secured, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
3. If 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.
4. Artificial turf shall be visually level, with the grain pointing in a single direction.
5. An appropriate solid barrier device (e.g., concrete mow strip, bender board or other barrier with a minimum of 3" thickness) is required to separate artificial turf from soil and live vegetation and to prevent intrusion of living plant material.
6. Artificial turf shall not be installed within the root protection zone of trees and/or palms. The minimum protection zone for trees is a ten (10) inch radius for every one (1) inch of trunk diameter and for palms is a three (3) foot radius from the base of the palm. All root protection zones shall be mulched and maintained free of artificial turf.

7. All artificial turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and depressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and invasive roots; and all edges of the artificial turf shall not be loose and must be maintained with appropriate edging or stakes.
8. There shall be no parking on artificial turf except where it is installed as part of a permitted driveway or between parking strips.
9. Once installed, if the artificial turf falls into disrepair with fading or holes or loose areas, the replacement and/or repairs shall be done with like for like materials and done so in a manner that results in a repair that blends in seamlessly with the existing artificial turf.

g) Permit required - Material specifications and plans.

1. An owner or applicant shall obtain a permit from the City prior to the installation of any artificial turf.
2. Unless the appropriate permit has been issued, no person shall install or cause the installation of artificial turf in the City either on private or public property.
3. Any person wishing to install artificial turf shall file an application for an artificial turf installation permit with the City. The property owner must sign the application or a notarized letter from the property owner must be submitted with the application designating an authorized agent.
4. The application submittal shall include :
 - A. A scaled site plan showing:
 - i. The area of artificial turf;
 - ii. The area of living plant material;
 - iii. The location of all trees and palms with their species, size, and drip line location;
 - iv. The root protection zones for existing trees and palms; and
 - v. The location of natural and man-made water bodies within or adjacent to the property, including whether there is a physical barrier between the area of artificial turf and the waterbody or the buffer zone between the area of artificial turf and the waterbody.
 - B. A dimensioned cross section of proposed materials and installation details, including subgrade, drainage, base or leveling layer, and infill;
 - C. Documentation of the calculated permeability value of all layers;
 - D. Edge material and detail for seams;
 - E. Material description and specifications, including manufacturer's installation instructions;
 - F. Installer (with contact information), and warranty information,
 - G. A sample of the artificial turf proposed for installation that meets the standards in this section;
 - H. Documentation must be provided declaring the disposal requirements established in Rule 62-308.100, Florida Administrative Code, as amended from time to time, are met and that identifies all components of the artificial turf system that are recyclable and all components that consist of recycled material; and

I. A Natural Resources Conservation Service (NRCS) Web Soil Survey of the property.

5. Consideration of the percentage of living plant material versus percentage of artificial turf shall be part of the review process to establish compliance with the City's living landscape and overall site permeability requirements.
6. All other landscape requirements in Section 23.6-1 must be met.

h) Inspections. An in-progress inspection shall be required prior to installation of the surface material to ensure that the appropriate base material has been installed in accordance to the manufacturer's specifications and City requirements. A final inspection shall also be required following installation of the surface material.