

ORDINANCE NO. 260-04-106

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE III, ENTITLED "ZONING DISTRICTS," SECTION 6.8 ENTITLED "TREE PRESERVATION AND ABUSE AVOIDANCE STANDARDS AND REQUIREMENTS," BY ALTERING THE DEFINITION OF ARTIFICIAL TURF; MODIFYING SCHEDULE J ENTITLED "LANDSCAPE INSTALLATION, IRRIGATION AND MAINTENANCE STANDARDS AND REQUIREMENTS," SECTION 1.2.2 SUB-SECTION "J" BY MODIFYING THE PROCEDURE AND CONDITIONS FOR INSTALLING ARTIFICIAL TURF; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, artificial turf refers to manufactured, grass-like surface materials designed to replicate the appearance of natural turf grass and is typically regulated as a landscape treatment rather than a structural improvement; and

WHEREAS, artificial turf has been increasing in popularity nation-wide within municipal landscape regulations and permitted-use frameworks as artificial turf is now seen as an alternative to traditional sod or grass, particularly in response to environmental and economic pressures; and

WHEREAS, in 2025, the Florida Legislature enacted Florida Statute section 125.572, which establishes a statewide framework governing the installation of what the statute defines as "synthetic turf," meaning a manufactured product resembling natural grass used for landscaping or recreational surfaces; and

WHEREAS, the Planning and Zoning Department has reviewed state legislation and made recommendations to the City Commission that will be in compliance with Florida Statutes and Florida Department of Environmental Protection standards for synthetic turf installation on single-family residential properties of one acre or less; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on February 24, 2026, reviewed the request and recommended approval (4-0) of the amendments; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds that modifying the regulations as set forth herein to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. That Article III, entitled “Zoning Districts,” section 6.8, entitled “Tree preservation and abuse avoidance standards and requirements” of the Land Development Regulations, be amended as follows (underline is added; strike through is deleted):

Article III - ZONING DISTRICTS

Sec.6.8. – Tree preservation and abuse avoidance standards and requirements.

6.8.4. *Definitions.* For the purpose of this section, the following words and phrases shall have the meanings respectively ascribed to them by this section, unless the context clearly requires otherwise. Any word or term not interpreted or defined by this section shall be defined by publications recognized as authoritative in the scientific and engineering fields, as applicable. Such publications shall include the latest edition of Trees Native to Tropical Florida by Tomlinson; 500 Plants of South Florida by Julia Morton; Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers; Trees and Development by Jim Clark and Nelda Matheny; Tree, Shrub and Other Woody Plant Maintenance-Standard Practices by the American National Standards Institute (ANSI A-300); Grades and Standards for Nursery Plants by the Florida Department of Agriculture and Consumer Services. These publications, as amended, are adopted and incorporated into this section by reference. Any word or term not interpreted or defined by this section or publications shall be used with a common dictionary meaning of common or standard utilization.

The following words, phrases, and terms when used in this section shall have the indicated meanings:

Artificial turf: (also known as “synthetic turf”) defined in the Florida Statutes section 125.572 (1), as amended, is a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas. A pervious surface that is not a living material, but ~~can~~ may be substituted for grass or other ground cover. ~~The type of Artificial Turf must be approved by the Director of Planning and Zoning and the City Engineer.~~

SECTION 2. That Schedule J, entitled “Landscape Installation, Irrigation and Maintenance Standards and Requirements” of the Land Development Regulations, be amended as follows (underline is added; strike through is deleted):

SCHEDULE J. - LANDSCAPE INSTALLATION, IRRIGATION AND MAINTENANCE STANDARDS AND REQUIREMENTS

Sec. 1.2. - Plant installation, irrigation and maintenance.

1.2.1. *Irrigation.*

1.2.2. *Installation.*

J. With approval of the Planning and Zoning Director, and the City Engineer, artificial turf may be permitted on a single-family residential property consisting of one acre or less in place of grass or other ground cover. , with approval from the Planning & Zoning Division by permit subject to the following conditions:

1. Location:

a. Artificial turf may not be installed within the right-of-way or swale.

b. Artificial turf shall not be installed inside the drip lines of trees, whether on the property or adjacent properties.

2. Material:

a. Artificial turf, including backing material and infill, must not contain heavy metals or intentionally added perfluoroalkyl and polyfluoroalkyl substances.

b. Synthetic turf installations on such properties shall not be prohibited or regulated in a manner inconsistent with standards adopted by the Florida Department of Protection (DEP) under section 125.572, Florida Statutes.

c. Artificial turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

d. Infill material, if used, must be clean silica sand, rock, shell, or other natural material. Rubber or any other synthetic infill material is not permitted. Installation shall be designed to prevent washing away of any infill material off the residential property.

e. Subgrade shall be composed of natural materials, such as crushed rock, that meets the permeability requirements of this rule.

f. Artificial turf must be permeable and affixed to permeable backing with a pervious subgrade.

g. Artificial turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

h. Artificial turf drainage system must be installed underneath in such a way as to prevent excessive runoff or pooling.

3. Color:

a. Artificial turf must resemble a natural lawn in color and texture.

4. Water Conservation:

a. In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

b. If any in-ground system is already installed, the Development Services Department may require that irrigation heads be removed and pipe capped.

5. Maintenance:

a. Artificial turf must be maintained in accordance to the manufacturer's specifications.

b. Artificial turf must be anchored at all edges and seams to ensure that turf will withstand the effects of wind and normal use.

c. Artificial turf drainage system must be maintained to prevent runoff or pooling.

d. Artificial turf must maintain the appearance of a natural lawn in color and texture.

6. Permit Review:

a. The use of synthetic turf on qualifying properties shall be permitted subject to submission of manufacturer specifications, drainage and permeability details, and installation plans demonstrating compliance with Florida Department of Environmental (DEP) standards. City shall not deny or condition approval solely on the basis that the proposed material is synthetic turf.

b. No local ordinance, standard, or policy shall prohibit, restrict, or require removal of synthetic turf that complies with DEP standards and is installed on single-family residential property of one acre or less.

SECTION 3. Conflicts. That 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.

SECTION 4. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 5. Codification. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderhill, Florida, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "section", "article" or such other word or phrase in order to accomplish such intentions.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____ day of _____ 2026.

PASSED and ADOPTED on second reading this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

Approved as to Form

Hans Ottinot, City Attorney

MOTION
SECOND

First Reading

Second Reading

R. CAMPBELL
M. DUNN
D. GRANT
J. HODGSON
S. MARTIN

