



VILLAGE OF KEY BISCAINE

Office of the Village Manager



Village Council
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DATE: August 27, 2013
TO: Honorable Mayor and Members of the Village Council
FROM: John C. Gilbert, Village Manager
RE: Artificial Grass

Village Manager
John C. Gilbert

RECOMMENDATION

This memorandum is for informational purposes. Should the Council wish to create regulations that address the installation of artificial grass, then an Ordinance is required.

BACKGROUND

On June 11, 2013, the Village Council directed that staff research how other municipalities in South Florida are addressing the installation of artificial grass. The attached table provides this information.

During the past several years, staff has observed that artificial grass has been installed on several properties that have new single family homes. For the most part, the installation is in the rear yard around the pool deck. However, there have been a few properties where it has been installed in the front yard.

There are two (2) areas of concern; aesthetics and drainage. As far as aesthetics, this may be a matter of opinion. From a drainage perspective, artificial grass is very porous and will drain into the soil if the earth has not been compacted during the course of construction of a new single family home. If it is the Council's desire to adopt an Ordinance approving the installation of artificial grass with specified regulations, an inspection will be required to ensure proper drainage.

MUNICIPALITY	ARTIFICIAL TURF PERMITTED?	REGULATION
Coral Gables	Yes	Permitted on vacant lots. However, Landscape Code for all development states that all lawn areas shall be planted in sod, meaning no artificial turf on occupied properties.
Coral Springs	Yes	In Landscape Regulations, no landscaped area shall be constructed with more than 10% of the total area of non-living landscape material.
Deerfield Beach	No	In Landscape Regulations, no artificial turf, turf grass, astro-turf, or other imitation grass may be used in place of any required lawn or required landscape area, except that any artificial turf existing on the effective date of this section shall be permitted to remain for a period not to exceed two years from the from the effective date of this section.
Doral	No	In Landscape Code, grass areas shall be planted in species well adapted to localized growing conditions in the city. Grass areas may be sodded, plugged, sprigged, hydromulched, or seeded except that solid sod shall be used in swales or other areas subject to erosion.
Ft. Lauderdale	No	Landscaping defined in City Code as "living plant material purposely installed for functional or aesthetic reasons at ground level and open to the sky." Then Landscape Code specifies "landscaping" (living material per definition), to be installed in all areas not utilized for structures, required walks, vehicular use areas, decking, pool and other impervious areas.
Miami Beach	Yes	Permitted only within building envelope by Planning Department interpretation of Zoning Ordinance, i.e. areas requiring landscaping such as setbacks must be living material; otherwise, artificial turf is allowed anywhere a building or structure is allowed. Also permitted by Landscape Regulations in high-traffic pedestrian/assembly areas within the Dune Preservation Overlay District.
Miami Shores	No	Same as Fort Lauderdale.