

**ORDINANCE #2015-10**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 71, "LANDSCAPING BUFFERS" OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE I, GENERAL, SECTION 71-3, DEFINITION, BY PROVIDING A DEFINITION FOR ARTIFICIAL TURF, IMPERVIOUS SURFACE, BUILDING DEPARTMENT AND HOMEOWNER ASSOCIATIONS (HMO); CREATING SECTION 71-225 "ARTIFICIAL TURF" TO ESTABLISH MINIMUM REQUIREMENTS AND MAINTENANCE STANDARDS FOR ARTIFICIAL TURF IN RESIDENTIAL, PUBLIC PARKS AND RECREATION, PRIVATE PARKS AND RECREATION, OPEN SPACE, COMMERCIAL USES, AND IN CENTERLINE MEDIUMS OF CITY OWNED ROADS; RENUMBERING OF SECTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Doral (the "City") has adopted and Land Development Regulations (the "LDRs") in order to promote the health, safety, order, convenience, comfort, and general welfare of the public, and to promote and preserve the character and environmental quality of the City as articulated in the City's Comprehensive Development Master Plan (the "CDMP"); and

**WHEREAS**, the City Council finds that Artificial Turf grass products which effectively simulate the appearance of natural grass while providing for permeability, has become common throughout the State of Florida and the City; and

**WHEREAS**, the City Council desires to permit the installation of Artificial Turf, subject to restrictions intended to ensure that the installation an usage of Artificial Turf meets minimum installation standards, placement and ongoing maintenance; and

**WHEREAS**, on January 28, 2015, the City Council, sitting in its capacity as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes, held a duly advertised public hearing and recommended approval; and

**WHEREAS**, on February 18, 2015 the City Council conducted a duly advertised public hearing to amend the LDRs, and has considered all comments received concerning the proposed amendment as required by state law and local ordinances; and

**WHEREAS**, the City of Doral does hereby certify that the amendments contained herein, as well as the provisions of this Ordinance, are consistent with and in conformance with the City's Comprehensive Plan; and

**WHEREAS**, the City Council finds that the adoption of this Ordinance is in the best interest of the residents of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true, correct, and incorporated herein by in this Ordinance.

**Section 2. Text Amendment.**

**Sec. 71-3. Definitions.**

(a) Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:

(1) Artificial Turf means an artificial product manufactured from synthetic materials that effectively simulates the appearance of natural turf, grass, sod or lawn.

- (2) Impervious means surface which has been compacted or covered with a layer of material so that is highly resistant to infiltration by water, including surfaces such as artificial turf, compacted sand, limerock, shell or clay, as well as most conventionally surfaced street, roofs, sidewalks, parking lots and other similar structures.
- (3) Building Department means the City's Department responsible for enforcing the Florida Building Code and issuing building permits within the jurisdictional boundaries of the City of Doral.
- (4) Homeowner Association (HOA) means an organization of homeowners of a particular subdivision, condominium or planned unit development that makes and enforces rules for the properties in its jurisdiction.

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## **Division 7. Artificial Turf**

### **Sec. 71-225. Intent**

- (a) Use of Artificial Turf. The use of Artificial Turf is permitted subject to obtaining Homeowner Association and Building Department approval, and meeting and maintaining compliance with the provisions of this subsection.
- (b) Installation. The installation of artificial turf is permitted in the residential, public parks and recreation, private parks and recreation, open space, commercial uses, and in centerline median mediums of city-owned roads ~~and use categories.~~ The installation of artificial turf in residential areas shall not be permitted within the front yard or side yard facing a street.

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### **Sec. 71-226. Minimum requirements**

- (a) All artificial turf shall comply with the following minimum requirements:
  - (1) Artificial turf shall consist of green like individual blades of grass that emulate natural turf in look and color and shall have a ~~minimum~~ pile height of 1-1/8 to 1-1/2 inches for all residential and non-residential uses, except for indoor and/or outdoor recreational uses where ~~and the minimum~~ pile-height shall be of 1.75 to 2.5 inches for indoor and outdoor recreational uses. The residential and non-residential minimum turf weight is 56 ounces per square yard. The indoor and outdoor recreational uses, including playground the minimum turf weight is between 50 and 81.5 ounces per square yard. ~~For at the highest and shall have a minimum tufted weight of 56 ounces per square yard.~~

- (2) 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 and meet the appropriate standards.
- (3) The use of rubber infill material shall be prohibited except where artificial where artificial turf is utilized for institutional recreational uses (e.g. playgrounds, athletic fields).
- (4) All artificial turf shall have a minimum eight (8) year manufacturer's warranty that protects against color fading and a decrease in pile height.
- (5) Artificial turf shall be lead free.
- (6) All materials submitted for approval must be accompanied by test documentation which declares that the artificial turf and yam and backing materials are disposable under normal conditions, at an US landfill station (Total Content Leach Protocol "TCLP" test).
- (7) The use of indoor or outdoor plastic or nylon carpeting as a replacement of synthetic turf or natural turf shall be prohibited.

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**Sec. 71-227. Installation, maintenance and repair standards.**

- (a) All artificial turf shall comply with the following minimum installation/maintenance/repair standards:
  - (1) Artificial turf shall be treated as pervious. The quantity of artificial turf to be incorporated into the landscaping of a project shall be limited by the impervious surface ratio (ISR) for the subject property within the applicable zoning district.
  - (2) All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
  - (3) All seams shall be nailed and glued, or sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
  - (4) All Artificial Turf installations shall be anchored to ensure that the turf will withstand the effect of wind.
  - (5) Artificial Turf shall be visually level with the grain pointing in a single direction.
  - (6) An appropriate solid barrier device (e.g. concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
  - (7) Precautions for installation around existing trees shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
  - (8) 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 impressions. 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 evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
- (9) All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf.
- (10) In no case shall Artificial Turf be installed within permanent drainage features (e.g. ponds, swales, and etc.).
- (11) All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.

**Section 3. Approval.** The City of Doral hereby amends Chapter 71 “Landscaping and Buffers” of the Land Development Regulations to read as set forth in this Ordinance.

**Section 4. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 5. Conflicts.** All ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

**Section 6. Effective Date.** That this Ordinance shall be effective immediately upon adoption on second reading.

The foregoing Ordinance was offered by Councilmember Cabrera, who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Absent / Excused
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on first reading this 28 day of January, 2015.

PASSED AND ADOPTED on second reading this 18 day of February, 2015.



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LUIGI BORIA, MAYOR


ATTEST:



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CONNIE DIAZ, INTERIM CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



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WEISS, SEROTA, HELFMAN,  
COLE, BONISKE AND POPOK, P.A.  
CITY ATTORNEY