

**RESOLUTION No. 22-62**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY A TEXT AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 71, "LANDSCAPING AND BUFFERS," ARTICLE II, "MINIMUM STANDARDS," DIVISION 7, "ARTIFICIAL TURF," TO REVISE ARTIFICIAL TURF REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, artificial turf regulations are set forth in Chapter 71, Article II, Division 7 of the City of Doral Land Development Code (the "City's Code"); and

**WHEREAS**, the City's Code restricts artificial turf to side and rear yards in Single Family and Multifamily Residential-1 (MF-1) zoning districts; and

**WHEREAS**, artificial turf effectively stimulates the appearance of natural grass and provides for permeability; and

**WHEREAS**, artificial turf allows property owners to beautify lawns with minimal maintenance and no irrigation; and

**WHEREAS**, the Mayor and City Council seek to improve the aesthetic appearance and promote sound landscaping principles through the use of drought tolerant material; and

**WHEREAS**, the Mayor and City Council deem necessary to amend the City's Code to allow artificial turf in front yards subject to requirements set forth in Chapter 71, Article II, Division 7; and

**WHEREAS**, on April 27, 2022, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and

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evidence related to the proposed text amendment to the City's Land Development Code as required by state law and local ordinances; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:**

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

**Section 2. Decision.** The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) a text amendment to the City's Land Development Code modifying Chapter 71, "Landscaping and Buffers," Article II, "Minimum Standards," Division 7, "Artificial Turf," to revise artificial turf regulations. The City of Doral Land Development Code is hereby amended as follows:

\* \* \*

## **CHAPTER 71. LANDSCAPING AND BUFFERS**

### **ARTICLE II. – MINIMUM STANDARDS**

#### **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 city approval, and meeting and maintaining compliance with the provisions of this subsection.
- (b) *Installation.* The installation of artificial turf is permitted in the single family and multifamily MF-1 zoning districts and in public parks, private parks, schools and for recreation purposes.

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

- (a) All artificial turf shall comply with the following minimum requirements:
  - (1) Artificial turf may be permitted within front, rear, and side yards in single family and multifamily (MF-1) zoning districts and is allowed as a component of the

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overall design for landscape requirements. Artificial turf installed for commercial or recreational purposes shall require a building permit.

- (2) Artificial turf shall not be allowed ~~in any front yard areas or in any area visible from within~~ the public right-of-way, ~~unless it is placed between paver blocks or similar material for purposes of a driveway and where the area for the artificial turf does not exceed four inches in width, provided that the artificial turf area does not exceed 50 percent of the total area using the paver blocks.~~
- (3) Landscape permit plans shall be provided with artificial turf specifications, sections and details for review and approval by the planning and zoning department. Artificial turf specification and details shall include percolation rates.
- (4) Applicants shall provide an owner affidavit agreeing to perpetually maintain the artificial turf system in good working conditions in order to ensure that there is continued ground permeability.
- (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 and meet the appropriate industry standards.
- (6) The use of rubber infill material shall be prohibited except where artificial turf is utilized for institutional recreational uses (e.g., playgrounds, athletic fields).
- (7) Artificial turf shall be lead free.
- (8) The use of indoor or outdoor plastic or nylon carpeting as a replacement of synthetic turf or natural turf shall be prohibited.

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

- (a) All artificial turf shall comply with the following minimum installation/maintenance/repair standards:
  - (1) All artificial turf shall be installed according to the manufacturer's specifications.
  - (2) 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.
  - (3) All artificial turf installations shall be anchored to ensure that the turf will withstand the effect of wind.
  - (4) An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate artificial turf from soil and live vegetation.
  - (5) 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.
  - (6) All artificial turf shall be kept free of dirt, mud, stains, weeds, debris, tears, holes and impressions. Maintenance shall include, but not limited to: cleaning, brushing, debris removal, repairing of depressions and ruts to

maintain a visually-level surface; elimination of odors, flat or matted areas, weeds, and evasive roots.

- (~~76~~) 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.
- (~~87~~) In no case shall artificial turf be installed within permanent drainage features (e.g., ponds, swales, etc.).
- (~~98~~) All artificial turf shall be installed on a permeable backing or subbase system that is pervious and contributes to stormwater drainage. Artificial turf shall be considered as 100 percent pervious area. The permeability shall be equal to or greater than that of natural grass.

**Secs. 71-228—71-242. Reserved.**

\* \* \*

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Digna Cabral	Absent/Excused
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes


TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 27 DAY OF APRIL, 2022.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

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

  
\_\_\_\_\_  
LUIS FIGUEREDO, ESQ.  
CITY ATTORNEY

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