



DATE: June 24, 2026

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director of Community Sustainability

MEETING: July 1 and July 8, 2026

SUBJECT: **Ordinance 2026-10:** Consideration of an ordinance amending Chapter 23 "Land Development Regulations" related to artificial turf, associated definitions, and installation standards.

PROPOSAL / BACKGROUND/ ANALYSIS:

The proposed amendments revise Chapter 23 of the Land Development Regulations to establish definitions, standards, permitting requirements, and review procedures for artificial turf installations within the City.

The ordinance adds a definition for "Artificial Turf" and updates the definition of "Semi-Pervious Surface" to clarify how artificial turf is treated for development regulation purposes. The proposed amendments also create standards regulating where artificial turf may be installed, including limitations on front yard use, restrictions within required landscape areas, drainage features, utility easements, and public rights-of-way.

The proposed regulations establish minimum material specifications, permeability standards, installation requirements, maintenance obligations, tree protection requirements, and permit application procedures. The ordinance also requires City review and approval prior to installation and establishes inspection requirements to ensure compliance with adopted standards.

In 2024, the Florida Legislature adopted Section 125.572, Florida Statutes, establishing limitations on local government regulation of synthetic turf on certain residential properties. The Florida Department of Environmental Protection subsequently adopted Rule 62-308.100, Florida Administrative Code, establishing minimum standards for synthetic turf installations. The proposed amendments are intended to provide local standards that are consistent with state law while addressing site design, drainage, landscaping, tree protection, maintenance, and aesthetic considerations unique to the City.

STAFF RECOMMENDATION:

Staff recommend that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2026-10.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2026-10.

Attachments

- A. Draft Ordinance 2026-10
- B. Section 125.572, Florida Statutes, Regulation of Synthetic Turf

C. Rule 62-308.100, Florida Administrative Code, Synthetic Turf