1st Reading _____
2nd Reading _____

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY OF WESTLAKE CODE OF ORDINANCES BY AMENDING CHAPTER 101, "GENERAL AND ADMINISTRATIVE PROVISIONS," SECTION 101-1, "DEFINITIONS AND ACRONYMS," TO ESTABLISH A DEFINITION FOR "SYNTHETIC TURF"; AMENDING CHAPTER 107, "LANDSCAPING," SECTION 107-30, "APPLICABILITY," TO ESTABLISH REGULATIONS FOR SYNTHETIC TURF CONSISTENT WITH SECTION 125.572, FLORIDA STATUTES, AND RULE 62-308.100, FLORIDA ADMINISTRATIVE CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Westlake ("City") regulates landscaping to promote the health, safety, and welfare of its residents and to protect the City's natural resources and community character; and

WHEREAS, Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, establish minimum standards applicable to synthetic turf on single-family residential properties of one acre or less and preclude local regulation inconsistent with those standards; and

WHEREAS, the City Council desires to establish standards for synthetic turf that address installation, maintenance, drainage, and protection of existing vegetation, while remaining consistent with applicable state law; and

WHEREAS, the City Council finds that this Ordinance is in the best interests of the health, safety, and welfare of the City and its residents.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA THAT:

SECTION 1. Recitals. The foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

SECTION 2. Definition. Section 101-1, "Definitions and acronyms," of the City of Westlake Code of Ordinances is hereby amended to add the following definition in alphabetical order:

Synthetic turf means a manufactured product that resembles natural grass and is used as a surface for landscaping or recreational areas and shall have the same meaning as provided in Section 125.572, Florida Statutes, as amended from time to time.

SECTION 3. Section 107-30, "Applicability," is hereby amended to read as follows:

(10) *Non-living materials.* Synthetic plants, ~~artificial~~ synthetic turf, and artificial materials will not satisfy minimum landscaping requirements. Artificial materials used in hardscape areas, plazas, and high use activity areas are permitted provided the intent of these LDRs is satisfied. Pebble, egg rock, or decorative sand may be used up to a maximum of ten (10) percent of ground coverage.

a. Synthetic turf on single-family residential properties one acre or less in size.
   1. Synthetic turf shall be permitted and installed in accordance with Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, as amended from time to time.
   2. Synthetic turf shall not be installed:
      (a) Within landscape buffer or other living landscape area required by this article;
      (b) Within permanent drainage features (e.g. ponds, swales).
      (c) Within a utility or drainage easement without any required authorization from the easement holder.
      (d) Within public right-of-way; or
      (e) As a fill in material.
   3. Minimum material standards: All synthetic turf shall comply with each of the following minimum standards:
      (a) The material type, color, and permeability standards set out in Rule 62-308.100, Florida Administrative Code, as amended from time to time.
      (b) Consist of green lifelike individual blades of grass that emulate natural turf in look and color, have a minimum pile height of one-and one-half inches, and have a minimum tufted weight of 80 ounces per square yard.
      (c) Have a minimum permeability of ten (10) inches per hour for all layers.
      (d) Be a planned element of the site, landscape and hardscape design.
      (e) The use of indoor or outdoor plastic or nylon carpeting as a replacement for synthetic turf or natural turf is prohibited.
   4. Installation, maintenance and repair.
      (a) All synthetic turf shall, at a minimum, be installed according to the standards set out in Rule 62-308.100, Florida Administrative Code, as amended from time to time.
      (b) All seams shall be secured, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
      (c) Synthetic turf shall be visually level, with the grain pointing in a single direction.
      (d) An appropriate solid barrier device (e.g., concrete mow strip, bender board or other barrier with a minimum of 3" thickness) is required

to separate synthetic turf from soil and live vegetation and to prevent intrusion of living plant material.

(e) Synthetic turf on single-family residential properties of one acre or less shall comply with the tree and vegetation protection requirements of Rule 62-308.100, Florida Administrative Code, as amended. Synthetic turf shall not be installed within a tree drip line, including the drip line of a tree on an adjacent property, except as provided in the rule.

(f) All synthetic turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and depressions. 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 invasive roots; and all edges of the synthetic turf shall not be loose and must be maintained with appropriate edging or stakes.

(g) There shall be no parking space on synthetic turf except where it is installed as part of a permitted driveway or between parking strips.

(h) Once installed, if the synthetic turf falls into disrepair with fading or holes or loose areas, the replacement and/or repairs shall be done with like for like materials and done so in a manner that results in a repair that blends in seamlessly with the existing synthetic turf.

5. Permit required – Material specifications and plans.

(a) An owner or applicant shall obtain a permit from the City prior to the installation of any synthetic turf.

(b) Unless the appropriate permit has been issued, no person shall install or cause the installation of synthetic turf in the City either on private or public property.

(c) The application submittal shall include:

i. A scaled site plan showing:

a. The area of synthetic turf;

b. The area of living plant material;

c. The location of all trees and palms; and

d. The root protection zones for existing trees and palms.

ii. A dimensioned cross section of proposed material and installation details, including subgrade, drainage, base or leveling layer, and infill;

iii. Documentation of the calculated permeability value of all layers;

iv. Edge material and detail of seams;

v. Documentation demonstrating that the proposed synthetic turf, including backing materials and infill, is disposable under normal conditions at a Florida-permitted landfill in accordance with Rule 62-308.100, Florida Administrative Code, as amended.

vi. Material descriptions and specifications, including manufacturer's installation instructions.

(d) All other landscape requirements in Chapter 107 shall be met.

b. Synthetic turf on single-family residential properties greater than one acre, multifamily residential, and non-residential properties:

1. Unless otherwise provided in this subsection, synthetic turf shall comply with the material, environmental, installation, maintenance, permitting, and repair standards established in subsection (a).
2. Synthetic turf shall not be installed within a required landscape buffer, required living landscape area, permanent drainage feature, public right-of-way, or as infill material.
3. Synthetic turf shall be considered an impervious surface and shall not be credited toward the minimum pervious area of the lot or parcel.
4. Synthetic turf used for a playground, athletic field, or other institutional recreational use shall be specifically designed and rated for the intended use.
5. Synthetic turf shall be maintained in a clean, secure, visually level, and serviceable condition, free of stains, weeds, debris, tears, holes, depressions, loose edges, objectionable odors, and materially faded or matted areas. Repairs shall use compatible materials and blend with the remaining installation.
6. Parking on synthetic turf is prohibited except where the turf is installed within a permitted driveway or between approved parking strips.

SECTION 4. Codification. It is the intention of the City Council that the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Westlake. Sections may be renumbered, re-lettered, and terminology may be adjusted to achieve proper codification.

SECTION 5. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

SECTION 6. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase 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 remain notwithstanding the invalidity of any part.

SECTION 7. Effective Date. This ordinance shall be effective upon adoption on second reading.

PASSED this _____ day of _____, 2026, on first reading.

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

City of Westlake

_____
JohnPaul O'Connor, Mayor

G. Langowski _____
G. Werner _____
E. Gleason _____
C. Leonard _____
J.P. O'Connor _____

ATTEST:

_____
Zoie P. Burgess, CMC, City Clerk

APPROVED AS TO LEGAL FORM:

_____
CITY ATTORNEY