



Development Review Report (DRR)

To: Planning & Zoning Board
From: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
RE: Amendments to the Land Development Regulations – Artificial Turf
Date: February 4, 2026 (Planning & Zoning Board February 24, 2026)

Staff has prepared an amendment to the Land Development Regulations (LDR) for your consideration. This report includes a proposal to establish standards to allow “Artificial Turf,” within the City provided certain criteria can be met.

I. BACKGROUND INFORMATION

Artificial turf has become increasing in popularity nation-wide within municipal landscape regulations and permitted-use frameworks. In general, artificial turf refers to manufactured, grass-like surface materials designed to replicate the appearance of natural turf grass and is typically regulated as a landscape treatment rather than a structural improvement. In certain areas, artificial turf is being evaluated alongside sod, grass, mulch, and hardscape, and may be permitted, limited, or prohibited based on zoning district, yard location, or design standards. It’s growing relevance reflects broader shifts in how cities approach water use, landscape maintenance, and climate resilience.

The current regulatory context for artificial turf has evolved over time. Artificial turf was first developed in the mid-20th century, primarily for athletic and recreational uses where maintaining natural grass was impractical, particularly in indoor stadiums and high-use sports fields. Early products were utilitarian in appearance and performance, which limited their acceptance outside of athletic facilities. Over the past several decades, advances in materials, drainage systems, and surface design have significantly improved both the appearance and functionality of artificial turf. These improvements, combined with increasing concerns over water conservation, irrigation costs, and the viability of natural grass in certain climates, have led to expanded interest in artificial turf for residential lawns, commercial developments, and public spaces.

Artificial turf is known by several related terms, which are often used interchangeably but may carry different connotations in regulatory or industry contexts. “Artificial turf” and “synthetic turf” are broad, commonly accepted terms used in municipal codes to describe manufactured grass-like surfaces made from synthetic fibers. “Synthetic grass” is frequently used to describe turf products intended primarily for ornamental or residential applications, emphasizing visual similarity to natural lawns. “AstroTurf” is a proprietary brand name associated with early artificial turf products and, while sometimes used generically in public discourse, is typically avoided in ordinance language to prevent confusion or implied product endorsement. Some jurisdictions further distinguish between turf designed for athletic use and turf intended for landscaping, as well as between permeable and non-permeable systems, particularly where stormwater management or heat impacts are a concern.

Nationwide, cities are increasingly reassessing their landscape regulations to allow artificial turf as an alternative to traditional sod or grass, particularly in response to environmental and economic pressures. A major driver of this trend is water conservation, as artificial turf eliminates the need for routine irrigation and reduces reliance on fertilizers and pesticides. Many jurisdictions are also recognizing the long-term maintenance benefits of artificial turf, including reduced mowing, lower upkeep costs, and improved durability in areas where natural grass struggles to thrive. At the same time, cities are balancing these benefits against concerns related to heat retention,

environmental impacts, and neighborhood aesthetics, often by adopting design standards, location limitations, or material performance requirements.

Overall, artificial turf has emerged as a relevant and increasingly accepted landscape option within municipal land-use regulation. As cities continue to modernize zoning and landscape codes to respond to climate conditions, infrastructure capacity, and evolving community preferences, artificial turf is frequently viewed as a flexible, low-maintenance alternative to natural grass when appropriately regulated. Inclusion in permitted use standards reflects a broader shift toward adaptive, performance-based landscape policies that prioritize sustainability while maintaining compatibility with established neighborhood character.

In addition to broader national trends, recent state regulatory changes in Florida have significantly impacted how artificial turf is treated within local land-use and landscape regulations. In 2025, the Florida Legislature enacted Florida Statute 125.572, which establishes a statewide framework governing the installation of what the statute defines as “synthetic turf,” meaning a manufactured product resembling natural grass used for landscaping or recreational surfaces. Under this law, the Florida Department of Environmental Protection (FDEP) is required to adopt minimum standards for synthetic turf installation on single-family residential properties of one acre or less, addressing factors such as material type, color, permeability, stormwater management, potable water conservation, and impacts to adjacent environmental conditions. Once FDEP adopts these rules, local governments may not adopt or enforce ordinances that prohibit compliant synthetic turf installations or that impose requirements inconsistent with the state standards, effectively preempting stricter municipal turf regulations for most single-family properties. This regulatory shift is intended to create uniform standards across the state and limits local authority to regulate artificial turf in ways that conflict with those standards, although ongoing rulemaking and stakeholder input continue to shape the specific criteria that will apply.

At a City Commission Workshop, held on October 20, 2025, Staff made a presentation to the City Commission about Artificial Turf. The presentation included an overview of the current regulations, the changes to the State Law (HB683), and some recommendations on how to move forward. The City Commission provided direction to the Staff to work with the City Attorney’s office to prepare an amendment to the City’s Land Development Regulations to be consistent with the changes in the law effective July 1, 2025.

II. PROPOSED TEXT AMENDMENTS

LAND DEVELOPMENT – REGULATIONS

Article III - ZONING DISTRICTS

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Sec. 6.8. - Tree preservation and abuse avoidance standards and requirements.

...

6.8.4. Definitions. For the purpose of this section, the following words and phrases shall have the meanings respectively ascribed to them by this section, unless the context clearly requires otherwise. Any word or term not interpreted or defined by this section shall be defined by publications recognized as authoritative in the scientific and engineering fields, as applicable. Such publications shall include the latest edition of *Trees Native to Tropical Florida* by Tomlinson; *500 Plants of South Florida* by Julia Morton; *Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers; *Trees and Development* by Jim Clark and Nelda Matheny; *Tree, Shrub and Other Woody Plant Maintenance-Standard Practices* by the American National Standards Institute (ANSI A-300); *Grades and Standards for Nursery Plants* by the Florida

Department of Agriculture and Consumer Services. These publications, as amended, are adopted and incorporated into this section by reference. Any word or term not interpreted or defined by this section or publications shall be used with a common dictionary meaning of common or standard utilization.

...

Artificial turf: (also known as “synthetic turf”) defined in the Florida Statutes 125.572 (1), as amended, is a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.” A pervious surface that is not a living material, but ~~can~~ may be substituted for grass or other ground cover. The type of Artificial Turf must be approved by the Director of Planning and Zoning and the City Engineer.

SCHEDULE J. - LANDSCAPE INSTALLATION, IRRIGATION AND MAINTENANCE STANDARDS AND REQUIREMENTS

...

Sec. 1.2. - Plant installation, irrigation and maintenance.

1.2.1. Irrigation.

...

1.2.2. Installation.

A. All landscaping material shall be installed in a sound workmanlike manner and according to accepted good planting procedures with quality of plant materials as hereinafter described and be properly fertilized at the time of installation. A qualified representative of the City charged with the issuance of building permits shall inspect all landscaping following installation within seven (7) calendar days of proper notification of such completion. No permanent certificate of occupancy will be issued unless the landscaping meets the requirements herein provided. Once a certificate of occupancy is issued, the landscaping and irrigation shall be continuously maintained and protected by the property owner.

...

J. With approval of the Planning and Zoning Director, and the City Engineer, artificial Artificial turf may be permitted on a single-family residential property consisting of one acre or less in place of grass or other ground cover-, with approval from the Planning & Zoning Division by permit subject to the following conditions:

1. Location:

- a. Artificial turf may not be installed within the right-of-way or swale.
- b. Artificial turf shall not be installed inside the drip lines of trees, whether on the property or adjacent properties.

2. Material:

- a. Artificial turf, including backing material and infill, must not contain heavy metals or intentionally added perfluoroalkyl and polyfluoroalkyl substances.
- b. Synthetic turf installations on such properties shall not be prohibited or regulated in a manner inconsistent with standards adopted by the Florida Department of Protection (DEP) under section 125.572, Florida Statutes.
- c. Artificial turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.
- d. Infill material, if used, must be clean silica sand, rock, shell, or other natural material. Rubber or any other synthetic infill material is not permitted. Installation shall be designed to prevent washing away of any infill material off the residential property.

e. Subgrade shall be composed of natural materials, such as crushed rock, that meets the permeability requirements of this rule.

f. Artificial turf must be permeable and affixed to permeable backing with a pervious subgrade.

g. Artificial turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

h. Artificial turf drainage system must be installed underneath in such a way as to prevent excessive runoff or pooling.

3. Color:

a. Artificial turf must resemble a natural lawn in color and texture.

4. Water Conservation:

a. In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

b. If any in-ground system is already installed, the Development Services Department may require that irrigation heads be removed and pipe capped.

5. Maintenance:

a. Artificial turf must be maintained in accordance to the manufacturer's specifications.

b. Artificial turf must be anchored at all edges and seams to ensure that turf will withstand the effects of wind and normal use.

c. Artificial turf drainage system must be maintained to prevent runoff or pooling.

d. Artificial turf must maintain the appearance of a natural lawn in color and texture.

6. Permit Review:

a. The use of synthetic turf on qualifying properties shall be permitted subject to submission of manufacturer specifications, drainage and permeability details, and installation plans demonstrating compliance with Florida Department of Environmental (DEP) standards. City shall not deny or condition approval solely on the basis that the proposed material is synthetic turf.

b. No local ordinance, standard, or policy shall prohibit, restrict, or require removal of synthetic turf that complies with DEP standards and is installed on single-family residential property of one acre or less.

...

III. ANALYSIS

The City's Conservation Element of the Comprehensive Plan (5.1.3, 5.6.2) and the Land Use Element (1.28.2) requires that the city strictly enforce the adopted landscape standards to ensure the "*preservation and restoration of native vegetation, to promote substrate stabilization, to filter air pollutants, and to produce oxygen.*" Furthermore, the County's Land Use Plan (Broward Next) Policy 2.20.14 also encourages "Florida Friendly" landscaping to "*create, and maintain attractive low maintenance, low impact, healthy landscapes that reflect and help protect Broward's natural resources.*"

A couple of cities in Broward County have adopted regulations to allow artificial turf in their municipalities: Coconut Creek, and Pompano Beach.

Amendment factors. LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning text changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed Ordinance is evaluated below against the six (6) identified factors.

a. *The character of the district and its peculiar suitability for particular uses.*

Florida Statutes have preempted cities from prohibiting artificial turf, and as such, the proposal must be adopted to provide additional options to residents.

b. *Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.*

Florida Statutes have preempted cities from prohibiting artificial turf, and as such, the proposal must be adopted to provide additional options to residents. There are several alternatives to grass that may require less water or maintenance and natural to Florida that may be used as ground cover.

c. *The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing and so forth.*

Florida Statutes have preempted cities from prohibiting artificial turf. The City's Comprehensive Plan encourages the use of native vegetation and "Florida Friendly" landscaping, which would not align with artificial turf.

d. *The need of the City for land areas for specific purposes to serve population and economic activities.*

The proposal may have a positive impact on those that desire a yard with lower regular maintenance. The permitting requirements and standards must be reviewed by the City's Planning & Zoning and Engineering staff to ensure the artificial turf is installed properly, and the system must be maintained in appearance and functionality to avoid run-off into the city's swale & neighboring properties.

e. *Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.*

This factor applies to Zoning District Map amendments and not LDR text amendments. Since this is essentially an LDR text amendment, this factor does not apply.

f. *The facts and opinions presented to the Planning and Zoning Board through hearings.*

This Development Review Report includes data, analysis and written findings of information submitted by Staff. Staff reserves the right to take into consideration any additional information that may be brought to our attention.

IV. RECOMMENDATION/ACTION

The Department recommends the Board enter into the record the Development Review Report (DRR) and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance amending the LDR be adopted.

V. ATTACHMENTS

1. House Bill 683 (HB683), 2025
2. Presentation to the City Commission made at the October 20, 2025 Workshop
3. Final Recommendations from the Florida Department of Environmental Protections (DEP): 62-308.100 Synthetic Turf.

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2 An act relating to construction regulations; creating
3 s. 125.572, F.S.; defining the term "synthetic turf";
4 requiring the Department of Environmental Protection
5 to adopt minimum standards for the installation of
6 synthetic turf on specified properties; requiring that
7 the standards take into account specified factors;
8 prohibiting local governments from adopting or
9 enforcing any ordinance, resolution, order, rule, or
10 policy that prohibits, or is enforced to prohibit,
11 property owners from installing synthetic turf meeting
12 certain standards on single-family residential
13 property; prohibiting local governments from adopting
14 or enforcing specified ordinances, resolutions,
15 orders, rules, or policies that regulate synthetic
16 turf which are inconsistent with specified standards;
17 requiring the department to adopt rules; creating s.
18 218.755, F.S.; requiring local governmental entities
19 to approve or deny certain price quotes and send
20 written notice to contractors within a specified
21 timeframe; requiring denial notices to specify alleged
22 deficiencies and actions necessary to remedy such
23 deficiencies; requiring certain payment to a
24 contractor if a local governmental entity fails to
25 provide such notice; prohibiting contracts from

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26 | altering specified duties of a local governmental
27 | entity; amending s. 255.0992, F.S.; prohibiting the
28 | state or political subdivisions that contract for
29 | public works projects from penalizing or rewarding
30 | bidders for performing larger or smaller volumes of
31 | construction work for the state or political
32 | subdivisions; amending s. 399.035, F.S.; requiring
33 | only one support rail in an elevator car interior to
34 | meet certain specifications; amending s. 489.505,
35 | F.S.; revising the definition of the term "certified
36 | alarm system contractor"; amending s. 553.73, F.S.;
37 | providing an exemption from the Florida Building Code
38 | for systems or equipment located on property within a
39 | spaceport territory which is used for specified
40 | purposes; reenacting and amending s. 553.79, F.S.;
41 | prohibiting local governments from requiring copies of
42 | contracts and certain associated documents for the
43 | issuance of building permits or as a requirement for
44 | the submission of building permit applications;
45 | amending s. 553.791, F.S.; revising definitions;
46 | revising the conditions under which specified
47 | contractors may elect to use a private provider to
48 | provide inspection services; authorizing private
49 | providers to use automated or software-based plans
50 | review systems designed to make certain

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51 | determinations; requiring local building officials to
 52 | issue permits within a specified timeframe if such
 53 | permit application is related to certain single-trade
 54 | plans reviews; authorizing certain inspections to be
 55 | performed in person or virtually; amending s. 497.271,
 56 | F.S.; conforming a cross-reference; providing an
 57 | effective date.

58 |
 59 | Be It Enacted by the Legislature of the State of Florida:

60 |
 61 | Section 1. Section 125.572, Florida Statutes, is created
 62 | to read:

63 | 125.572 Regulation of synthetic turf.-

64 | (1) As used in this section, the term "synthetic turf"
 65 | means a manufactured product that resembles natural grass and is
 66 | used as a surface for landscaping and recreational areas.

67 | (2) The Department of Environmental Protection shall adopt
 68 | minimum standards for the installation of synthetic turf on
 69 | single-family residential properties 1 acre or less in size. The
 70 | standards must take into account material type, color,
 71 | permeability, stormwater management, potable water conservation,
 72 | water quality, proximity to trees and other vegetation, and
 73 | other factors impacting environmental conditions of adjacent
 74 | properties.

75 | (3) Upon the Department of Environmental Protection

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76 adopting rules pursuant to subsection (4), a local government
 77 may not:

78 (a) Adopt or enforce any ordinance, resolution, order,
 79 rule, or policy that prohibits, or is enforced to prohibit, a
 80 property owner from installing synthetic turf that complies with
 81 Department of Environmental Protection standards adopted
 82 pursuant to this section which apply to single-family
 83 residential property.

84 (b) Adopt or enforce any ordinance, resolution, order,
 85 rule, or policy that regulates synthetic turf which is
 86 inconsistent with the Department of Environmental Protection
 87 standards adopted pursuant to this section which apply to
 88 single-family residential property.

89 (4) The Department of Environmental Protection shall adopt
 90 rules to implement this section.

91 Section 2. Section 218.755, Florida Statutes, is created
 92 to read:

93 218.755 Prompt processing of change orders.—For any
 94 contract for construction services entered into on or after July
 95 1, 2025, if a local governmental entity receives from its
 96 contractor a price quote for a change order requested or issued
 97 by the local governmental entity for construction services, and
 98 the price quote conforms to all statutory requirements and
 99 contractual requirements for the project, the local governmental
 100 entity must approve or deny the price quote and send written

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101 notice of that decision to the contractor within 35 days after
 102 receipt of such quote. A denial notice must specify the alleged
 103 deficiencies in the price quote and the actions necessary to
 104 remedy those deficiencies. If the local governmental entity
 105 fails to provide the contractor with a notice in compliance with
 106 this section, the change order and price quote are deemed
 107 approved, and the local governmental entity must pay the
 108 contractor the amount stated in the price quote upon the
 109 completion of the change order. A contract between a local
 110 governmental entity and a contractor may not alter the local
 111 governmental entity's duties under this section.

112 Section 3. Paragraph (d) is added to subsection (2) of
 113 section 255.0992, Florida Statutes, to read:

114 255.0992 Public works projects; prohibited governmental
 115 actions.—

116 (2) Except as required by federal or state law, the state
 117 or any political subdivision that contracts for a public works
 118 project may not take the following actions:

119 (d) When scoring or evaluating bids for a public works
 120 project, penalize a bidder for performing a larger volume of
 121 construction work for the state or political subdivision or
 122 reward a bidder for performing a smaller volume of construction
 123 work for the state or political subdivision.

124 Section 4. Paragraph (b) of subsection (1) of section
 125 399.035, Florida Statutes, is amended to read:

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126 399.035 Elevator accessibility requirements for the
 127 physically handicapped.—

128 (1) Each elevator, the installation of which is begun
 129 after October 1, 1990, must be made accessible to physically
 130 handicapped persons with the following requirements:

131 (b) Each elevator car interior must have a support rail on
 132 at least one wall. All support rails must be smooth and have no
 133 sharp edges and must not be more than 1 1/2 inches thick or 2
 134 1/2 inches in diameter. At least one support rail ~~Support rails~~
 135 must be continuous and a minimum length of 42 inches overall.
 136 The inside surface of support rails must be 1 1/2 inches clear
 137 of the car wall. The distance from the top of the support rail
 138 to the finished car floor must be at least 31 inches and not
 139 more than 33 inches. Padded or tufted material or decorative
 140 materials such as wallpaper, vinyl, cloth, or the like may not
 141 be used on support rails.

142 Section 5. Subsection (7) of section 489.505, Florida
 143 Statutes, is amended to read:

144 489.505 Definitions.—As used in this part:

145 (7) "Certified alarm system contractor" means an alarm
 146 system contractor who possesses a certificate of competency
 147 issued by the department. The scope of certification is limited
 148 to alarm circuits originating in the alarm control panel and
 149 equipment governed by the applicable provisions of Articles 722,
 150 725, 760, 770, 800, and 810 of the National Electrical Code,

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151 Current Edition, and National Fire Protection Association
152 Standard 72, Current Edition. The scope of certification for
153 alarm system contractors also includes the installation, repair,
154 fabrication, erection, alteration, addition, or design of
155 electrical wiring, fixtures, appliances, thermostats, apparatus,
156 raceways, and conduit, or any part thereof not to exceed 98
157 volts (RMS), when those items are for the purpose of
158 transmitting data or proprietary video (satellite systems that
159 are not part of a community antenna television or radio
160 distribution system) or providing central vacuum capability,
161 surveillance cameras, or electric locks; however, this provision
162 governing the scope of certification does not create any
163 mandatory licensure requirement.

164 Section 6. Paragraph (m) is added to subsection (10) of
165 section 553.73, Florida Statutes, to read:

166 553.73 Florida Building Code.—

167 (10) The following buildings, structures, and facilities
168 are exempt from the Florida Building Code as provided by law,
169 and any further exemptions shall be as determined by the
170 Legislature and provided by law:

171 (m) Any system or equipment, whether affixed or movable,
172 which is located on property within a spaceport territory
173 pursuant to s. 331.304 and which is used for the production,
174 erection, alteration, modification, repair, launch, processing,
175 recovery, transport, integration, fueling, conditioning, or

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176 equipping of a space launch vehicle, payload, or spacecraft.

177

178 With the exception of paragraphs (a), (b), (c), and (f), in
179 order to preserve the health, safety, and welfare of the public,
180 the Florida Building Commission may, by rule adopted pursuant to
181 chapter 120, provide for exceptions to the broad categories of
182 buildings exempted in this section, including exceptions for
183 application of specific sections of the code or standards
184 adopted therein. The Department of Agriculture and Consumer
185 Services shall have exclusive authority to adopt by rule,
186 pursuant to chapter 120, exceptions to nonresidential farm
187 buildings exempted in paragraph (c) when reasonably necessary to
188 preserve public health, safety, and welfare. The exceptions must
189 be based upon specific criteria, such as under-roof floor area,
190 aggregate electrical service capacity, HVAC system capacity, or
191 other building requirements. Further, the commission may
192 recommend to the Legislature additional categories of buildings,
193 structures, or facilities which should be exempted from the
194 Florida Building Code, to be provided by law. The Florida
195 Building Code does not apply to temporary housing provided by
196 the Department of Corrections to any prisoner in the state
197 correctional system.

198 Section 7. Paragraph (f) of subsection (1) of section
199 553.79, Florida Statutes, is amended, and subsection (11) of
200 that section is reenacted, to read:

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201 553.79 Permits; applications; issuance; inspections.—

202 (1)

203 (f) A local government may not require a contract between
 204 a builder and an owner, any copies of such contract, or any
 205 associated document, including, but not limited to, letters of
 206 intent, material costs lists, labor costs, or overhead or profit
 207 statements, for the issuance of a building permit or as a
 208 requirement for the submission of a building permit application.

209 (11) Any state agency whose enabling legislation
 210 authorizes it to enforce provisions of the Florida Building Code
 211 may enter into an agreement with any other unit of government to
 212 delegate its responsibility to enforce those provisions and may
 213 expend public funds for permit and inspection fees, which fees
 214 may be no greater than the fees charged others. Inspection
 215 services that are not required to be performed by a state agency
 216 under a federal delegation of responsibility or by a state
 217 agency under the Florida Building Code must be performed under
 218 the alternative plans review and inspection process created in
 219 s. 553.791 or by a local governmental entity having authority to
 220 enforce the Florida Building Code.

221 Section 8. Paragraphs (l) and (q) of subsection (1) and
 222 subsections (5) through (8) of section 553.791, Florida
 223 Statutes, are amended to read:

224 553.791 Alternative plans review and inspection.—

225 (1) As used in this section, the term:

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226 (1) "Permit application" means a properly completed and
 227 submitted application for the requested building or construction
 228 permit, including:

229 1. The plans reviewed by the private provider, or in the
 230 case of a single-trade plans review where a private provider
 231 uses an automated or software-based plans review system pursuant
 232 to subsection (6), the information reviewed by the automated or
 233 software-based plans review system to determine compliance with
 234 one or more applicable codes.

235 2. The affidavit from the private provider required under
 236 subsection (6).

237 3. Any applicable fees.

238 4. Any documents required by the local building official
 239 to determine that the fee owner has secured all other government
 240 approvals required by law.

241 (q) "Single-trade inspection" or "single-trade plans
 242 review" means any inspection or plans review focused on a single
 243 construction trade, such as plumbing, mechanical, or electrical.
 244 The term includes, but is not limited to, inspections or plans
 245 reviews of door or window replacements; fences and block walls
 246 more than 6 feet high from the top of the wall to the bottom of
 247 the footing; stucco or plastering; reroofing with no structural
 248 alteration; solar energy and energy storage installations or
 249 alterations; HVAC replacements; ductwork or fan replacements;
 250 alteration or installation of wiring, lighting, and service

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251 panels; water heater changeouts; sink replacements; and
 252 repiping.

253 (5) After construction has commenced and if either the
 254 local building official is unable to provide inspection services
 255 in a timely manner or the work subject to inspection is related
 256 to a single-trade inspection for a single-family or two-family
 257 dwelling, the fee owner or the fee owner's contractor may elect
 258 to use a private provider to provide inspection services by
 259 notifying the local building official of the owner's or
 260 contractor's intention to do so by 2 p.m. local time, 2 business
 261 days before the next scheduled inspection using the notice
 262 provided for in paragraphs (4) (a)-(c).

263 (6) A private provider performing plans review under this
 264 section shall review the plans to determine compliance with the
 265 applicable codes. For single-trade plans reviews, a private
 266 provider may use an automated or software-based plans review
 267 system designed to determine compliance with one or more
 268 applicable codes, including, but not limited to, the National
 269 Electrical Code and the Florida Building Code. Upon determining
 270 that the plans reviewed comply with the applicable codes, the
 271 private provider shall prepare an affidavit or affidavits
 272 certifying, under oath, that the following is true and correct
 273 to the best of the private provider's knowledge and belief:

274 (a) The plans were reviewed by the affiant, who is duly
 275 authorized to perform plans review pursuant to this section and

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276 holds the appropriate license or certificate.

277 (b) The plans comply with the applicable codes.

278

279 Such affidavit may bear a written or electronic signature and
280 may be submitted electronically to the local building official.

281 (7) (a) No more than 20 business days, or if the permit
282 application is related to a single-trade plans review for a
283 single-family or two-family dwelling, no more than 5 business
284 days, after receipt of a permit application and the affidavit
285 from the private provider required pursuant to subsection (6),
286 the local building official shall issue the requested permit or
287 provide a written notice to the permit applicant identifying the
288 specific plan features that do not comply with the applicable
289 codes, as well as the specific code chapters and sections. If
290 the local building official does not provide a written notice of
291 the plan deficiencies within the prescribed time ~~20-day~~ period,
292 the permit application must ~~shall~~ be deemed approved as a matter
293 of law, and the permit must ~~shall~~ be issued by the local
294 building official on the next business day.

295 (b) If the local building official provides a written
296 notice of plan deficiencies to the permit applicant within the
297 prescribed time ~~20-day~~ period, the time ~~20-day~~ period is ~~shall~~
298 ~~be~~ tolled pending resolution of the matter. To resolve the plan
299 deficiencies, the permit applicant may elect to dispute the
300 deficiencies pursuant to subsection (15) or to submit revisions

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301 to correct the deficiencies.

302 (c) If the permit applicant submits revisions, the local
303 building official has the remainder of the tolled time ~~20-day~~
304 period plus 5 business days after ~~from~~ the date of resubmittal
305 to issue the requested permit or to provide a second written
306 notice to the permit applicant stating which of the previously
307 identified plan features remain in noncompliance with the
308 applicable codes, with specific reference to the relevant code
309 chapters and sections. Any subsequent review by the local
310 building official is limited to the deficiencies cited in the
311 written notice. If the local building official does not provide
312 the second written notice within the prescribed time period, the
313 permit must ~~shall~~ be deemed approved as a matter of law, and the
314 local building official must issue the permit on the next
315 business day.

316 (d) If the local building official provides a second
317 written notice of plan deficiencies to the permit applicant
318 within the prescribed time period, the permit applicant may
319 elect to dispute the deficiencies pursuant to subsection (15) or
320 to submit additional revisions to correct the deficiencies. For
321 all revisions submitted after the first revision, the local
322 building official has an additional 5 business days after ~~from~~
323 the date of resubmittal to issue the requested permit or to
324 provide a written notice to the permit applicant stating which
325 of the previously identified plan features remain in

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326 noncompliance with the applicable codes, with specific reference
 327 to the relevant code chapters and sections.

328 (8) A private provider performing required inspections
 329 under this section shall inspect each phase of construction as
 330 required by the applicable codes. Such inspection, including a
 331 single-trade inspection, may be performed in person ~~in person~~ or
 332 virtually. The private provider may have a duly authorized
 333 representative perform the required inspections, provided all
 334 required reports are prepared by and bear the written or
 335 electronic signature of the private provider or the private
 336 provider's duly authorized representative. The duly authorized
 337 representative must be an employee of the private provider
 338 entitled to receive reemployment assistance benefits under
 339 chapter 443. The contractor's contractual or legal obligations
 340 are not relieved by any action of the private provider.

341 Section 9. Subsection (3) of section 497.271, Florida
 342 Statutes, is amended to read:

343 497.271 Standards for construction and significant
 344 alteration or renovation of mausoleums and columbaria.—

345 (3) The licensing authority shall transmit the rules as
 346 adopted under subsection (2), ~~hereinafter~~ referred to as the
 347 "mausoleum standards," to the Florida Building Commission, which
 348 shall initiate rulemaking under chapter 120 to consider such
 349 mausoleum standards. If such mausoleum standards are not deemed
 350 acceptable, they must ~~shall~~ be returned by the Florida Building

ENROLLED

CS/CS/CS/HB 683, Engrossed 1

2025 Legislature

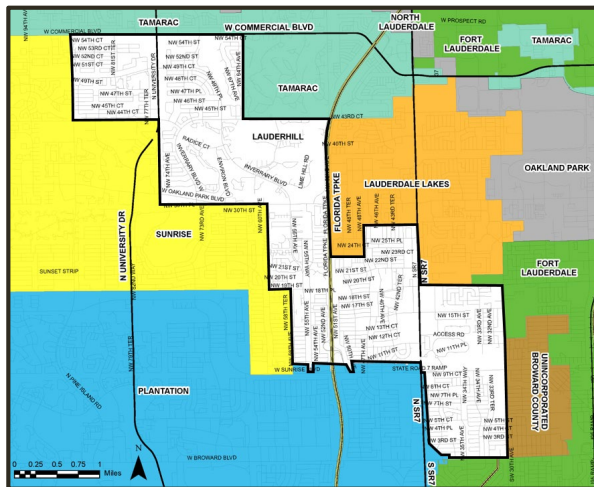
351 Commission to the licensing authority with details of changes
352 needed to make them acceptable. If such mausoleum standards are
353 acceptable, the Florida Building Commission must ~~shall~~ adopt a
354 rule designating the mausoleum standards as an approved revision
355 to the State Minimum Building Codes under part IV of chapter
356 553. When ~~so~~ designated by the Florida Building Commission, such
357 mausoleum standards shall become a required element of the State
358 Minimum Building Codes under s. 553.73(2)(a) ~~s. 553.73(2)~~ and
359 shall be transmitted to each local enforcement agency, as
360 defined in s. 553.71(5). Such local enforcement agency shall
361 consider and inspect for compliance with such mausoleum
362 standards as if they were part of the local building code, but
363 shall have no continuing duty to inspect after final approval of
364 the construction pursuant to the local building code. Any
365 further amendments to the mausoleum standards shall be
366 accomplished by the same procedure. Such designated mausoleum
367 standards, as from time to time amended, shall be a part of the
368 State Minimum Building Codes under s. 553.73 until the adoption
369 and effective date of a new statewide uniform minimum building
370 code, which may supersede the mausoleum standards as provided by
371 the law enacting the new statewide uniform minimum building
372 code.

373 Section 10. This act shall take effect July 1, 2025.



Artificial Turf

City Commission Workshop
Items for Consideration



Current Regulations

- ▶ Artificial Turf is referenced in the Code of Ordinances and Land Development Regulations in several places
 - ▶ Schedule J – Landscape Installation, Irrigation and Maintenance Standards and Requirements
 - ▶ *With approval of the Planning and Zoning Director, and the City Engineer, artificial turf may be permitted in place of grass or other ground cover.*
 - ▶ Article III – Zoning District Standards – definition of “artificial turf”
 - ▶ Chapter 10 – Garbage and Trash/ Unsanitary and Unsightly Conditions/ Abandoned Real Property – listed as an option for landscaping of residential properties
 - ▶ Chapter 15 – Parks and Recreation – acknowledged as a material for sports fields
- ▶ Schedule J also incorporates by reference the "Landscape Irrigation & Florida – Friendly Design Standards" and the "Florida Green Local Government Designation: Landscape Maintenance" Manual and shall be the minimum standard and requirement and shall apply to the incorporated area of the City of Lauderhill, Florida.

Florida-Friendly Landscaping

- ▶ **The Florida-Friendly Landscaping Program does not consider artificial turf to be a Florida-Friendly product.**
- ▶ Synthetic turf surfaces were found to have substantially higher surface temperatures than natural turfgrasses. Surface temperatures of synthetic turf can be 93°C(199.4°F) on a day when air temperature is 37°C(98.6°F). Heat transfer from the surface can contribute to physiological stress that may result in health-related problems (McNitt and Petrunak 2006). Especially when the synthetic turf fields were newer, rubber granules often contained polycyclic aromatic hydrocarbons (PAHs) at levels above health-based soil standards. The levels of PAHs generally appeared to decline as the field aged. However, the decay trend may be complicated by adding new rubber granules to compensate for the loss of the material.
- ▶ Healthy lawns clean and cool the air by absorbing carbon dioxide, releasing oxygen, and collecting dust and dirt. They filter stormwater runoff, facilitate groundwater recharge, and reduce erosion, glare, and noise. (For more information about turfgrass, visit http://fyn.ifas.ufl.edu/professionals/GI-BMP_publications.htm.)

Florida Statutes – HB683

- ▶ HB683 became effective July 1, 2025. It seeks to standardize and streamline regulations related to construction, building permitting, and local government oversight — with a focus on synthetic turf installation, contractor payments, and private inspections.
 - ▶ A local government may not prohibit a property owner from installing synthetic turf that complies with DEP standards, or an ordinance inconsistent with the DEP standards.
- ▶ Florida Department of Environmental Protections (DEP) must adopt installation standards for synthetic turf on single-family residential properties less than 1 acre.
- ▶ DEP held a public workshop July 22, 2025 & prepared a draft rule July 28, 2025.

Proponents of Artificial Turf Will Say:

- ▶ Conserve significant amounts of water: Artificial turf eliminates the need for regular irrigation, a crucial benefit in our water-stressed region.
- ▶ Reduce the use of harmful chemicals: No fertilizers, pesticides, or herbicides are required, protecting our local environment and water sources.
- ▶ Lower maintenance costs: Homeowners would save time and money on lawn care, including mowing, edging, and chemical treatments.
- ▶ Maintain an aesthetically pleasing landscape year-round: Artificial turf remains green and well-maintained regardless of weather conditions.

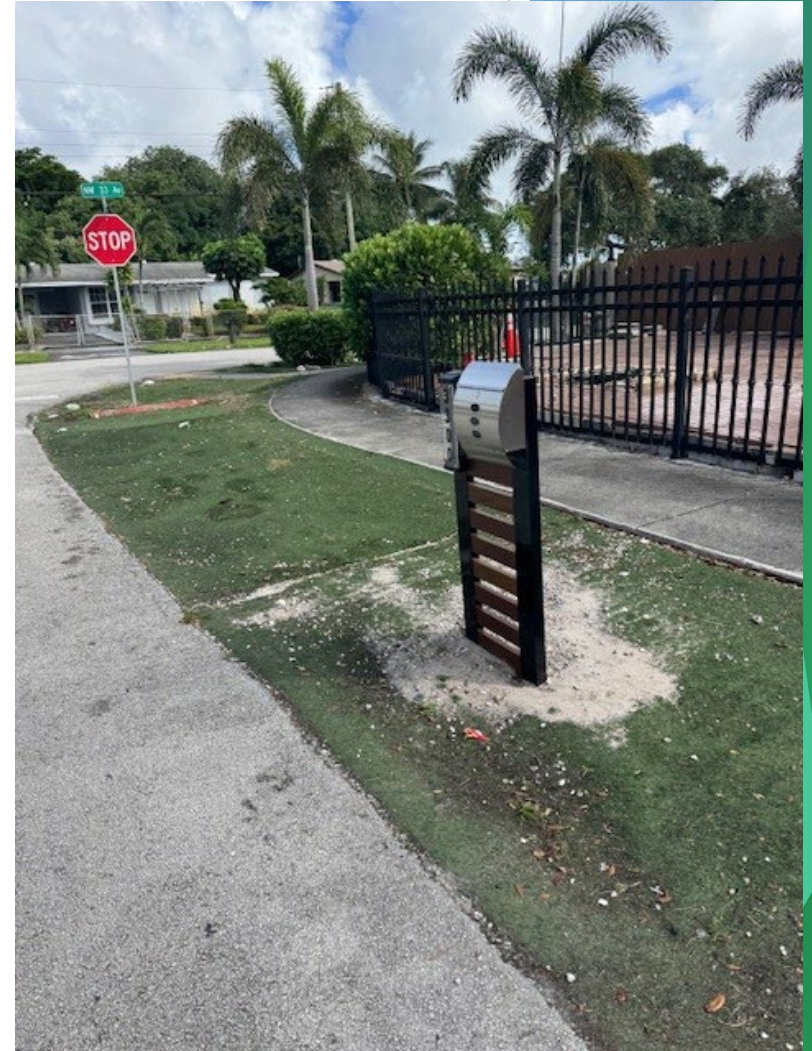
Rational for Regulation of Artificial Turf

- ▶ Living materials clean the air, clean water, recharge ground water supply, reduce heat, reduce stormwater water runoff.
- ▶ Synthetic turf systems may be permeable but are frequently installed on compacted subgrade reducing permeability.
- ▶ Synthetic turf systems may include drainage systems that would be required to be installed concurrent with the turf and require regular maintenance.

Examples of Installations:



Examples of Installations:



Examples of Xeriscape:



<https://www.earthworksjax.com/landscape/>



<https://www.marthastewart.com/8336571/xeriscaping-ideas>

Recommendations

- ▶ City must amend regulations to be consistent with Florida Statutes
- ▶ Limit use of turf to rear yards and establish a maximum amount that may be utilized on a property
- ▶ Adopt standards to encourage natural alternatives to turf (Florida Friendly Landscaping, etc.)
 - ▶ Mulch and rocks (for landscaping, not driveways)
 - ▶ Alternative grass/ ground covers
 - ▶ Drought resistant plant materials

Notice of Proposed Rule

DEPARTMENT OF ENVIRONMENTAL PROTECTION

RULE NO.: RULE TITLE:

62-308.100 Synthetic Turf

PURPOSE AND EFFECT: Chapter 2025-140, Laws of Florida, established a new statute, section 125.572, F.S., relating to synthetic turf. Section 125.572(4), F.S., requires the Department to adopt rules to implement this section. This rule will adopt minimum standards for the installation of synthetic turf on single-family residential properties one acre or less in size. Upon adoption, a local government may not adopt or enforce any ordinance, resolution, order, rule, or policy that (1) prohibits, or is enforced to prohibit, a property owner from installing synthetic turf that complies with Department of Environmental Protection standards; or (2) regulates synthetic turf inconsistent with the Department of Environmental Protection standards.

SUMMARY: The Proposed Rule establish minimum standards for the installation of synthetic turf on single-family residential properties one acre or less in size. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf, nor does it prohibit any local government ordinance, resolution, order, rule or policy that regulates synthetic turf provided it complies with s. 125.572, F.S., and this rule. A local government is prohibited from adopting or enforcing any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the standards adopted under this rule. The rule proposes standards for each criteria set forth in section 125.572(1), F.S., including material type, color, permeability, stormwater management, potable water conservation, water quality, proximity to trees and other vegetation, and other factors impacting environmental conditions of adjacent properties.

SUMMARY OF STATEMENT OF ESTIMATED REGULATORY COSTS AND LEGISLATIVE RATIFICATION:

The Agency has determined that this will not have an adverse impact on small business or likely increase directly or indirectly regulatory costs in excess of \$200,000 in the aggregate within one year after the implementation of the rule. A SERC has not been prepared by the Agency.

The Agency has determined that the proposed rule is not expected to require legislative ratification based on the statement of estimated regulatory costs or if no SERC is required, the information expressly relied upon and described herein: Based on the Department's economic review, neither a SERC nor legislative ratification is required because the adoption of the proposed rule does not increase regulatory costs directly or indirectly to the public.

Any person who wishes to provide information regarding a statement of estimated regulatory costs, or provide a proposal for a lower cost regulatory alternative must do so in writing within 21 days of this notice.

RULEMAKING AUTHORITY: 125.572(4), F.S.

LAW IMPLEMENTED: 125.572, F.S.

IF REQUESTED WITHIN 21 DAYS OF THE DATE OF THIS NOTICE, A HEARING WILL BE HELD AT THE DATE, TIME AND PLACE SHOWN BELOW (IF NOT REQUESTED, THIS HEARING WILL NOT BE HELD):

DATE AND TIME: February 11, 2026, 2:00 p.m.

PLACE: 3900 Commonwealth Blvd., Room 137, Tallahassee, FL 32399

A hearing may be requested by emailing DWRA.Rulemaking@FloridaDEP.gov.

Public participation is solicited without regard to race, color, religion, sex, pregnancy, national origin, age, handicap, or marital status. Persons who require special accommodations under the American with Disabilities Act (ADA) or persons who require translation services (free of charge) are asked to contact DEP's Limited English Proficiency Coordinator at (850)245-2118 or LEP@FloridaDEP.gov at least ten (10) days before the hearing. If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, (800)955-8771 (TDD) or (800)955-8770 (voice).

THE PERSON TO BE CONTACTED REGARDING THE PROPOSED RULE IS: Amanda Peck, Florida Department of Environmental Protection, Division of Water Restoration Assistance, 3900 Commonwealth Boulevard, MS 3600, Tallahassee, FL 32399-3000, telephone: (850)245-2952, Email: DWRA.Rulemaking@FloridaDEP.gov.

THE FULL TEXT OF THE PROPOSED RULE IS:

62-308.100 Synthetic Turf.

(1) Scope.

(a) Pursuant to s. 125.572, F.S., this rule only establishes minimum standards for the installation of synthetic turf, as defined by section 125.572(1), F.S., on single-family residential properties of 1 acre or less in size. This rule does not establish nor require any new department-issued permit or authorization for the installation of synthetic turf, nor does it prohibit any local government ordinance, resolution, order, rule or policy that regulates synthetic turf provided it complies with s. 125.572, F.S., and this rule. A local government is prohibited from adopting or enforcing any ordinance, resolution, order, rule, or policy that regulates synthetic turf which is inconsistent with the standards adopted under this rule.

(b) Nothing in this rule prohibits a local government from restricting the installation of synthetic turf on rights-of-way owned or giving legal right or control to an entity other than the residential property owner.

(2) Material type.

(a) Synthetic turf, including backing material and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances.

(b) Synthetic turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

(c) Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (2)(a) and (2)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (2)(a) and (2)(b). Installation shall be designed to prevent washing away of any infill material off the residential property.

(d) Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(3) Color. No local government may prohibit the use of green synthetic turf.

(4) Permeability.

(a) Synthetic turf must be permeable and affixed to permeable backing with a pervious subgrade. A local government may establish a quantifiable standard of a maximum of 10 inches per hour for all layers.

(b) Synthetic turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.

(c) Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

(5) Stormwater management.

(a) Installation of synthetic turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.

(b) Installation of synthetic turf must not alter the permitted stormwater management system as designed and shall not be installed within a swale, ditch, stormwater pond, or a stormwater pond's littoral zone.

(6) Potable water conservation.

(a) In-ground irrigation systems cannot be used to irrigate synthetic turf areas.

(b) If any in-ground system is already installed, a local government may require that irrigation heads be removed and pipe capped.

(7) Water quality.

(a) Synthetic turf shall not cause or contribute to violations of state water quality standards.

(b) Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for synthetic turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, synthetic turf shall be installed no closer than 10 feet from a natural or man-made waterbody as measured from the applicable ordinary or mean high water line except where

there is a physical barrier between the synthetic turf and the waterbody (such as, but not limited to, a seawall or bulkhead).

(8) Proximity to trees and other vegetation.

(a) Installation of synthetic turf cannot compromise the health of nearby trees, including damage to tree roots, other than those identified as a noxious weed as defined in Chapter 581, F.S., .

(b) Synthetic turf shall not be installed inside tree drip lines, whether on the property or adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

(9) Other factors impacting environmental conditions of adjacent properties.

(a) Synthetic turf shall be installed according to manufacturer's specifications.

(b) Synthetic turf shall be anchored at all edges and seams that, at a minimum, will withstand the effects of wind or flooding.

(c) If installed, synthetic turf must provide for access to the septic tank for routine pumpout.

(d) If installed, synthetic turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

Rulemaking Authority 125.572 FS. Law Implemented 125.572 FS. History—New xx-xx-xxxx.

NAME OF PERSON ORIGINATING PROPOSED RULE: Angela Knecht

NAME OF AGENCY HEAD WHO APPROVED THE PROPOSED RULE: Alexis Lambert

DATE PROPOSED RULE APPROVED BY AGENCY HEAD: January 8, 2026

DATE NOTICE OF PROPOSED RULE DEVELOPMENT PUBLISHED IN FAR: July 22, 2025