

REQUIREMENTS FOR SYNTHETIC TURF RESIDENCE PERMITS

MUST HAVE ALL OF THE FOLLOWING IN ORDER TO ACCEPT FOR REVIEW:

- ___ 1. Two sets of landscape plans showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas.
- ___ 2. Two sets of details of existing and proposed irrigation proximate to the turf.
- ___ 3. Two sets of brand and type of synthetic turf, including manufacturer specs and warranties.
- ___ 4. Two sets of scaled cross section and details of the proposed materials and installation. This includes the subgrade, drainage base or leveling layer and infill.
- ___ 5. Two surveys depicting all easements.
- ___ 6. Easement releases if the turf is located within an easement.
- ___ 7. A building application completed by either a General Contractor or Landscape Architect.
- ___ 8. Zoning affidavit if the survey is more than one (1) year old and there have been no changes to said survey.

REFERENCE: ***ORDINANCE NO. 2017-0957***

A. The following uses are prohibited:

1. Synthetic turf in the public rights-of-way or swales.
2. Synthetic turf treated as a filler for landscaping that is not part of a planned element of landscaping.

B. Synthetic turf shall comply with all of the following design standards and shall:

1. Simulate the appearance of live turf, organic turf, grass, sod or lawn, as determined by the City, and shall have a minimum eight-year "no fade" warranty.
2. Be of a type known as cut pile infill with pile fibers of a minimum height of 1.75 inches and a maximum height of 2.5 inches.
3. Have a minimum face weight of 75 ounces per square yard.
4. Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.
5. Have backing that is permeable.
6. Be lead free and flame retardant.

C. Synthetic turf shall comply with all of the following installation standards and shall:

1. Be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer.
2. Be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material that is a minimum of three (3) inches in depth.
3. Be anchored at all edges and seams.
4. Not have visible seams between multiple panels.
5. Have seams that are joined in a tight and secure manner.
6. Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications or as approved by the City engineer, that shall:
 - a. Be brushed into the fibers to ensure that the fibers remain in an upright position; and
 - b. Provide ballast that will help hold the turf in place; and
 - c. Provide a cushioning effect

D. Synthetic turf shall comply with all of the following additional standards:

1. Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf when utilized in the front yard area. Living plant material shall include a combination of two or more shrubs, vines, trees, or groundcovers in separate planter areas and tree wells.
2. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths-inch (3/8-inch) thickness to prevent the intrusion of living plant material into the synthetic turf.
3. Irrigation systems proximate to the synthetic turf shall be capped, directed or otherwise treated so that no irrigation affects the synthetic turf.