NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
OFFICIAL AGENDA
SUSTAINABILITY AND RESILIENCY TASK FORCE
VIRTUAL MEETING
MEETING ID: 817 3971 4213 | PASSCODE: 522638
TUESDAY, JANUARY 28, 2025 at 6:30 PM

1. Opening Items

1.A. *Call to Order*

1.B. *Roll Call*

1.C. *Selections of Task Force Chair, Vice Chair and Secretary for the 2025 - 2026 Term*

2. Approval of Meeting Minutes: October 22, 2024

2.A. Approval of Meeting Minutes: October 22, 2024

10.22.2024 - SR TF - Minutes - DRAFT.pdf

3. Old Business

4. New Business

4.A. Discussion on 2024 Task Force Year-In-Review.

2024 Year End Report SRTF NBV.pdf

4.B. Discussion on 2025 Task Force Objectives and Recommendations.

4.C. Discussion Regarding a Propose Ordinance Relating to Synthetic Turf

Turf Grass Ordinance.pdf
Turf Grass Ordinance - Exhibit A.pdf

Turf Grass Ordinance - First Reading Item Cover Page.pdf

4.D. Discussion on the SONDE Water Quality Testing at Vogel Park dock in partnership with FIU and Friends of Biscayne Bay.

4.E. Discussion on Fuel Consumption Audit of the Village's Fleet Vehicles.

4.F. Discussion on Water Keeper Test Results for the Village.

4.G. Debriefing on the Back Bay Study Subject Matter Experts Workshop.

5. Staff / Commission Liaison Updates

5.A. Invitation to attend the Miami Waterkeeper's 7th Annual State of the Water Event.

01.28.2025 - SRTF - Agenda Item - 5A - Waterkeeper Event.png

6. Public Comments

7. Agenda Items for Next Meeting: February 25, 2025

8. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.nbvillage.com.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

NORTH BAY VILLAGE
SUSTAINABILITY AND RESILIENCE TASK FORCE
MEETING ON ZOOM
Tuesday, October 22, 2024 - 6:30pm

---

1. **Meeting was called to order at 6:31pm, by Chair, Alisha Graham.**

Board Members Present:
Alisha Graham, Chair
David Doebler, Vice Chair
Julia Stutts, Secretary
Brenda Krebs
Neil Krasner

Village Staff Present
Commissioner Rachel Streitfeld
Frank Rollason Interim Village Manager
Marlon Lobban Public Works Director

2. **Approval of Minutes:** September minutes have no changes, Neil Krasner made motion to approve, Brenda Krebs seconded, all approve.

3. **Old Business:**
   a. Back Bay meeting reschedule? Brenda Looking into this.
   Virtual meeting for October 28.
   b. Related Group proposing to fund civic park. December commission meeting may handle this.
   c. Thank you meeting at Benihana for Mayor Brent, Nov. 18.

4. **New Business: Gardens**
   a. Dave noticed that no butterfly pollinator type plants at Vogel Park: can we add? Alisha suggests having UPG come in and look for salt tolerant plants.
   b. Comm Rachel, lets see if apprenticeship at UPG can help us get gardens with more habitat restoration/ pollinators.
   c. Butterfly plantings need to be away from traffic. Looking at N. Treasure Drive.
   d. Neil: After DOT dug up some shrubbery, we could replace with thoughtful plants.

5. Staff and Commission updates:

a. Meaghan Cook goodbye lunch and Her mentor Tim coming back.

b. Neil: Decide on whether to stay on task force and send in form to Isabel.

c. Frank Rollason reintroduced to NBV SRTF, as he is back as Interim Manager.

1)Plans to be available to catch up with what our priorities are.

2) Future projects coming into Village will help fund projects that are needed here.

3) Storm water projects beginning.

d. At Dave's question: Do you know how old some of our infrastructure is? Frank answers, some of it is original to building up of the Village.

1) Clay pipes for sewers have been here from beginning, some lined to protect them (not a real fix).

2) Roads in Treasure Island have dropped, exposing old pipes, leaking sewage into the bay or sending salt water to dade county. This is the most serious issue.

3) Water lines need to be done at same time as sewer lines.

4) Dave, very old infrastructure is at threat, with new building coming up.

5) There is a moratorium on building new structures on south side of 79th because of the sewer issues. but not on Northside where new developments are planned. (per Frank)

6) Frank, the time schedule, we need to plan ahead for revenue that will be coming in. We cannot add a toilet, if a moratorium, DERM has to regulate. We cannot neglect that which we cannot see.

e. Rachel: Timing is critical, as we have bond money that needs to be spent on storm water, in planning phase now. This Is top of mind, as we dig and rebuild, doesn't want to waste time.

f. Both Frank and Rachel discuss that the seawalls need attention as well.

1) Top Priority: Asking State of Florida to pay for a sea wall assessment.

g. Dave asks about burying power lines. Rachel says it won't work here. Frank answers, underground is harder to fix and repair. On ground transformers flood easily and linemen cannot fix. Does not recommend.

h. Alisha asks…Zoning RN70 ordinance (height) vs variance. Rachel sponsored removal of this code. (hardship variance we already have). This discussion needs additional details, if Alisha can translate this =JS

1) 3.5 acres needs to be owned for this

2) More 50 story buildings can be built, if people buy up lots.

3) Rachel asks if possible, Alisha can bring to Commission.

4) Neil - this will be brought up for discussion, In December.

This ordinance first brought up in 2022, by Strout and Streitfeld.

5) On December agenda.

i. Rachel states "Not much difference between a 35 story and a 50 story building if standing below them, but there is a difference in looking through 3 buildings or 2. "

1) Sunbeam will not come back looking for more.

2) Needs of our community has to find a balance. Development will help.

j. Marlon no updates.
k. Frank Nov 12 next commission meeting, light agenda, celebrating for Mayor Latham after.
l. Dave: Sierra Club - request regarding waste treatment plant location…
Waste crisis: reducing waste with better labeling. Rachel - adding, cant measure our waste output.
m. Frank: Our demolition of old public works building - all steel went to recycling; any contaminated soil went to a designated site. Landfill got concrete rubble, but other this did get recycled.
n. Rachel adds, lets contact Heidi and make sure this is in the development approvals plans.
o. Also still waiting on labeling ordinance for recycling.
p. Monday (October 28) dinner to celebrate that Boards.

6. Adjournment:

The motion to adjourn was made by Neil Krasner & seconded by Dave Doebler and all in approval. Meeting adjourned at: **7:42 pm**

Prepared by Secretary: **Julia Stutts** This 6th day of November, 2024.

2024 Year-End Report North Bay Village Sustainability and Resilience Task Force

The SRTF has maintained consistent progress throughout 2024, effectively balancing immediate environmental concerns with long-term sustainability goals. The task force's work has significantly contributed to North Bay Village's environmental stewardship and community engagement efforts.

Areas of focus and status:

1. **Stormwater Management and Water Quality**

- Successfully implemented Phase 1 of the stormwater filter project with SOP Technologies, installing 45 inlet filters
- Monitored and analyzed debris collection data from installed filters
- Addressed challenges during extreme weather events and worked on system optimization
- Collaborated with public works to improve maintenance protocols
- Initiated discussions for Phase 2 implementation

  Current status: Pending public works report if filters were placed back

2. **Seawall and Marine Projects**

- Advanced the Sea Hives project at 7525 E. Treasure Drive
- Coordinated with Ocean Consulting for necessary permits and approvals
- Explored expansion opportunities for additional locations
- Supported marine patrol enforcement efforts for illegal jet ski operations
- Advocated for manatee protection zones and proper enforcement

  Current status: Review Seahive project status + Review how SRTF can assist marine patrol and enforcement methods

3. Infrastructure Development

- Provided input on new City Hall sustainability features:
    - Wind Tulips
    - Rain water harvesting for landscape irrigation
    - Solar
    - Plant cells for grey water treatment
- Confirmed features
    - Gold level certification
    - Green wall implementation
    - EV charging stations (20+ spaces)
    - Sustainable design elements
- Contributed to Civic Park development planning:
    - Interactive educational signage
    - Native plantings
    - Sustainable design elements
    - Oyster installation plans

Current Status: Confirm green buildouts w/ Architects + Follow up on Civic park project funding status

4. Waste Management and Recycling

- Developed comprehensive recycling improvement strategy
- Collaborated with Recycle Across America for standardized labeling
- Created new recycling education materials and signage
- Worked on updating sanitation codes for multi-family and commercial buildings
- Initiated recycling bin audit program

Current status: Pending Vice Chair Dave D. to review NBV agreement w/ provider

5. Community Engagement and Events

- Organized and participated in multiple community events:
    - Poop Free NBV Week (April 2024)
    - Earth Day activities
    - Spring Fling
    - Dark Sky Week initiatives
    - Annual Climate summit
    - NBV x cortada foundation sculpture
    - Mayors Climate Summit NBV hosted
- Developed educational materials and community outreach programs
- Established new partnerships with environmental organizations - List of contacts needed on a spreadsheet

6. Policy and Legislation

- Contributed to Green Code updates
- Provided input on seawall ordinance modifications
- Worked on recycling ordinance development
- Supported dark sky initiatives through local proclamation
- Incentive programs for green building

Status: Review residents that have participated in green building incentive program

7. Environmental Conservation

- Supported Urban Paradise Guild's coral reef protection initiatives receiving letters of support from city council
- Advocated for Biscayne Bay health and protection
- Participated in marine health summits and workshops
- Promoted native and Florida-friendly landscaping

Status: Review contacts/opportunities for 2025

SRTF Project List:

Infrastructure Projects:

1. Stormwater inlet filter system
2. Sea Hives installation
3. New City Hall sustainable features
4. Civic Park development
5. Vogel Park improvements

Environmental Initiatives:

1. Recycling program enhancement
2. Poop Free NBV campaign
3. Dark Sky Week program
4. Biscayne Bay protection efforts
5. Coral reef conservation support
6. Native plant promotion

Policy Development:

1. Green Code updates
2. Recycling ordinance
3. Seawall regulations
4. Marine business licensing
5. Dark Sky proclamation

Community Events:

1. Earth Day celebration
2. Spring Fling
3. Poop Free NBV Week
4. Marine Health Summit
5. Community education workshops

Partnerships:

1. SOP Technologies
2. Recycle Across America
3. Urban Paradise Guild
4. University of Miami
5. Miami-Dade County agencies

ORDINANCE NO. 2025-___

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 9.22, "SYNTHETIC TURF," OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO MODIFY THE STANDARDS FOR DESIGN, PERMITTING AND INSTALLATION OF SYNTHETIC TURF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") has adopted a Unified Land Development Code (the "ULDC") to promote the health, safety, order, convenience, comfort, and general welfare of the public, and to promote and preserve the character and ecological quality of the Village as articulated in the Village's Comprehensive Plan; and

WHEREAS, the Village Commission desires to modify the existing standards for synthetic turf to add clarity and increase flexibility for property owners who wish to use or add synthetic turf to their properties as part of a landscape design; and

WHEREAS, the Village Commission additionally seeks to promote sound landscaping and stormwater management principles by ensuring that the installation and maintenance of synthetic turf systems is performed appropriately and to a high standard of quality; and

WHEREAS, on November 14, 2024, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, reviewed this Ordinance and recommended approval, with certain modifications; and

WHEREAS, the changes provided herein are consistent with the Village's Comprehensive Plan and the Florida Community Planning Act; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with second reading conducted as the required public hearing on_____, 202_; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the public health, safety, and welfare of the Village's residents and visitors.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. Amending and Updating the ULDC. That the ULDC of North Bay Village is hereby revised to read as set forth in Exhibit "A," attached hereto and incorporated herein.

Section 3. Severability. That the provisions of this Ordinance are 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 stand notwithstanding the invalidity of any part.

Section 4. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 5. Codification. That it is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED on first reading on the ___ day of _____, 2024.

PASSED AND ADOPTED on second reading on the __ day of _____, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, P.L.
Village Attorney

First Reading:
Moved By: _____
Seconded By: _____

Second Reading:
Moved By: _____
Seconded By: _____

Vote on Final Adoption:
Mayor Rachel Streitfeld ___
Commissioner Richard Chervony ___
Commissioner Goran Cuk ___
Commissioner Andrew Rotondaro ___
Commissioner Doris Acosta ___

Exhibit A[1]

Attached

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

§ 9.22 – Synthetic turf.

Synthetic Turf may be permitted on all properties ~~used for residential, mixed-use, or commercial purposes,~~ subject to the requirements and procedures set forth in this Section. Synthetic turf shall not count toward meeting the minimum green space required in any zoning district.

A. *Minimum requirements.* All installations of artificial turf shall comply with the following requirements:

1. Locations not allowed:

   a. *Front Yard*: Synthetic turf is prohibited in the *Front Yard* of any property, except when used in the open joints of pavement in driveways or walkways. In such instances, the maximum joint width shall not exceed four inches (4"), and the total area of synthetic turf shall not exceed 20% of the area of the *Front Yard.* When proposed in open joints of pavement, a hardscape curb or border shall be provided to separate the area of synthetic turf from other landscaping.

   b. Public *Right of Way* or Swales: Synthetic turf is not allowed within the swale or any other area of the public *Right of Way* located in front of, and adjacent to, a private property.

2. Locations allowed:

   a. *Side* and *Rear Yards*: Synthetic turf shall be allowed to be installed in up to 100% of the plantable area of the *Side* and *Rear Yards,* except for required areas of living plant material and/or buffers, as described below. For purposes of this section, plantable area shall mean that area of the *Yard*, at ground level, where plant material can be planted, such as lawns and garden beds.

3. Turf shall not be permitted within a buffer area two and a half foot (2-1/2') wide, measured from a property lot line. The buffer area shall be landscaped with living plant material.

4. Living plant material shall include a combination of shrubs, vines, trees, or groundcovers in separate planter areas and/or tree wells.

5. 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") thickness to prevent the intrusion of living plant material into the synthetic turf.

6. Irrigation systems proximate to the synthetic turf shall be capped, directed, or otherwise treated so that no irrigation is consumed watering the synthetic turf.

B. *Permitting:* Uses of synthetic turf shall require the issuance of a building permit. The building permit application shall include, at a minimum, all the following information:

1. A landscape plan showing, at minimum, the area of synthetic turf, area of living plant material, and area and method of separation between these areas.

2. Details regarding existing or proposed irrigation proximate to the synthetic turf.

3. Brand and type of synthetic turf, including all manufacturer specifications and warranties. Specifications and details shall include percolation rates.

4. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.

5. A recent survey of the property, which shall be less than two years old for single family residential properties and less than three years old for all other properties, signed and sealed by a licensed surveyor, accurately depicting all existing conditions, including easements located on the property.

C. Exemptions:

1. Proposed applications of synthetic turf that constitute 15% or less of the plantable area of a *Yard* are exempt from the building permit requirements.
2. Exempt applications shall otherwise comply with all the applicable standards and requirements of this section.
3. For verification of the applicability of the exemption, applicants shall present a site plan to the *Planning and Zoning Official* or designee, showing the proposed location, dimensions, and calculation of the synthetic turf area.

D. *Design standards.* 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, with individual blades that are green and lifelike, as determined by the *Public Works Director* or designee~~, and the *Village Manager* or designee~~, 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. The permeability of synthetic turf material shall be equal to or greater than that of natural grass, allowing water to percolate through the synthetic turf at a drain rate of at least fifteen inches (15") per hour. Synthetic turf shall be considered as 100 percent pervious area if it meets this requirement.

6. Be lead free and flame retardant.

7. Be constructed to maximize dimensional stability and resist damage during normal use.

8. Be resistant to staining, weather, insects, rot, mildew and fungus growth, and shall be non-allergenic and nontoxic. ~~Shall not exceed more than 20% of the plantable area of a *Yard*.~~

~~B~~E. *Installation.* 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 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 *Public Works Director* or designee, that shall:
   a. Be brushed into the fibers to ensure that the fibers remain in an upright position;
   b. Provide ballast that will help hold the turf in place; and
   c. Provide a cushioning effect.

7. Be installed to allow for the free movement and drainage of water through the synthetic turf system to prevent runoff, pooling, and flooding.

8. Not be installed within permanent drainage features (e.g., ponds, rain gardens, bioswales, catchment systems, swales), except as provided for in this section, etc.

9. Not be installed in green wall, green roof, and similar types of applications for the purpose of achieving points to meet Green Building Program requirements.

~~C. Synthetic turf shall comply with all 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/or 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 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.~~

~~D~~F. *Maintenance.* Synthetic turf shall comply with all of the following maintenance standards ~~and shall~~:

1. Be maintained in an attractive and clean condition, and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat degradation or excessive wear.

2. Be maintained in a green fadeless condition and free of weeds, debris, and impressions.

E. All uses of synthetic turf shall require a building permit. The building permit application shall include, at a minimum, all the following information: I

1. A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas.
2. Details regarding existing or proposed irrigation proximate to the synthetic turf.
3. Brand and type of synthetic turf, including all manufacturer specifications and warranties.
4. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.
5. A survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property.
6. A form signed by any holder of an easement or right-of-way on the property consenting to the installation of the synthetic turf within the *Easement* or *Rights-of-Way*, with an accompanying acknowledgement by the property owner that in the event the easement holder performs work in the easement that it is the property owner's responsibility to repair and replace the synthetic turf disturbed as a result of the work in the easement.

F. Synthetic turf proposed within a public right-of-way, shall only be installed upon the authorization of the *Public Works Director* and the *Village Manager*.

ITEM NO. 12.D

North Bay Village
Recommendation Memorandum

DATE: December 10, 2024

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY:

SUBJECT: **AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 9.22, "SYNTHETIC TURF," OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO MODIFY THE STANDARDS FOR DESIGN, PERMITTING AND INSTALLATION OF SYNTHETIC TURF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE. - INTERIM VILLAGE MANAGER FRANK ROLLANSON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)**

RECOMMENDATION

Suggested action: On November 14, 2024, the Planning and Zoning Board voted to recommend approval of the proposed amendments with certain modifications.

BACKGROUND AND ANALYSIS

Background

On March 9, 2021, the Village Commission adopted Ordinance No. 2021-007, which introduced resilience and sustainability provisions into the Village's Unified Land Development Code (ULDC) and Code of Ordinances. Ordinance No. 2021-007 encompassed a wide range of topics, including, but not limited to green building, freeboard, vegetable gardens, tree preservation, electric vehicles, and adaptation of parking garages.

Another issue that Ordinance No. 2021-007 addressed was the use of synthetic turf. Increasing numbers of property owners have been electing to use this type of ground cover in their landscape plans, as an alternative to, or a substitute for, natural grass. Synthetic turf is durable, low-maintenance, weather resistant, and can help lower water consumption due to irrigation. However, it can also increase urban heat island effect; cause heat-related illnesses; contribute to micro-plastic pollution; and adversely impact stormwater management if not properly designed or installed.

Ordinance No. 2021-007 introduced a requirement for permitting and minimum standards for, and limitations on, the design, installation and maintenance of synthetic turf applications, all with the aim of minimizing those potential detrimental outcomes described above. The adopted provisions were largely tailored to the Village from those of other South Florida municipalities.

Analysis
In the years since the synthetic turf regulations were adopted, some challenges have been experienced in the implementation of the Village's regulations, in particular:

1. A general lack of public awareness of the local synthetic turf regulations, especially the permitting requirements, leading to unpermitted installations which often do not meet the adopted standards; and
2. An incremental recognition that the current application cap (set at 20% of the plantable area of a yard) may be too limiting compared to those of other communities.

While the first issue may be addressed by the Village through an outreach campaign informing property owners, contractors, and others, of the local requirements and regulations, the second one requires consideration of a text amendment.

At a recent meeting, the Commission gave direction for Staff to initiate the text amendment process. Since then, Staff has researched current best practices on the regulation of artificial turf, which have evolved since the adoption of the current standards in 2021. Staff has also compiled new exemplars/models from a broader range of communities throughout Miami-Dade County.

Regarding standards for maximum allowance of synthetic turf installation, the communities researched vary widely. Most limit the location of synthetic turf to the rear yard of properties. Miami Shores allows up to 30% of a rear yard to be synthetic turf, not to exceed 600 square feet. Key Biscayne prohibits artificial turf in the front yard or in a side yard if the turf may be visible from a street, but does not limit the amount of material that can be installed. The City of Coral Gables similarly restricts installation of artificial turf to the rear yard of a property (except in situations where site conditions limit landscape options) but not the maximum area of installation, except for required buffers. In the City of Miami Beach, synthetic turf is allowed to count toward up to 50% of the required lawn area of a rear yard.

In North Bay Village, for the past 3 years, the existing regulations have allowed installation of synthetic turf on any yard, provided that the surface area of the synthetic turf does not exceed 20% of the plantable area of the yard, and the installation is combined with areas of living plant material. Following direction from the Commission, staff presented a higher percentage (50%) of installation area for consideration by the Planning and Zoning Board. The Board made two mayor changes to the ordinance proposed by Staff:

1. Prohibit the use of synthetic turf in the front yard and the swale areas.
2. Allow the use of synthetic turf in the side or rear yards up to 100% of the plantable area of the yard.

The Board did approve Staff's proposed reorganization of the Synthetic Turf section for increased legibility and clarity. As proposed, the amended section (included as Exhibit A to the Ordinance) starts with the minimum requirements, followed by the permitting requirements,

exemptions, design standards, installation standards, and maintenance standards.

Some other changes proposed by Staff include:

- A definition of the term "plantable area" is introduced.
- Permeability of the material, backing and base are emphasized.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

N/A

ATTACHMENTS

Ordinance Amending Sec. 9.22_Synthetic Turf_1st reading.docx
Exhibit A - Sec 9.22 Synthetic Turf (Updated_111924).docx
Notice of Public Hearing- MH 11.03.2024.pdf

MIAMI WATERKEEPER

7TH ANNUAL

State of the Water

Feb. 25, 2025 | 5:30 - 8:30 PM | Rusty Pelican | 3201 Rickenbacker Cswy

POWERING MIAMI

Join Miami Waterkeeper and local leaders for an educational evening about what powers Miami – from science and community to policy and advocacy.



Program 7-8 PM | Business casual | Hors d'oeuvres and drinks

www.miamiwaterkeeper.org/SOW