

SWALE MAINTENANCE COMPLIANCE PROGRAM



APRIL 2026

OVERVIEW

The Village of Key Biscayne is taking steps to improve the condition and appearance of swales throughout the community. Swales are an important part of our island's character and play a key role in supporting drainage, visibility, and pedestrian safety. The Village is moving forward with a coordinated effort to improve conditions and ensure a consistent approach across all neighborhoods. As part of this effort, **beginning June 1, 2026**, Code Compliance, Public Works, and Police will implement enforcement measures, including fines for non-compliant conditions. A warning period will take place throughout May to give residents time to address any issues.

What Is a Swale?

A swale is the landscaped area in the public right of way between your property and the street.

VILLAGE STANDARDS

The Village is enhancing its coordinated approach to swale and right-of-way compliance to ensure these areas remain safe, accessible, and fully functional. This includes:

Clearing Zones at the Street Edge

- Keep a 3-foot clear area from the edge of the pavement
- No vertical obstructions

Maintaining Clear Lines of Sight

- Keep the visibility triangle clear — an open area at intersections and driveways that must remain free of obstructions so drivers, cyclists, and pedestrians can see each other
- No landscaping or objects that block visibility

Removing Non-Landscape Materials

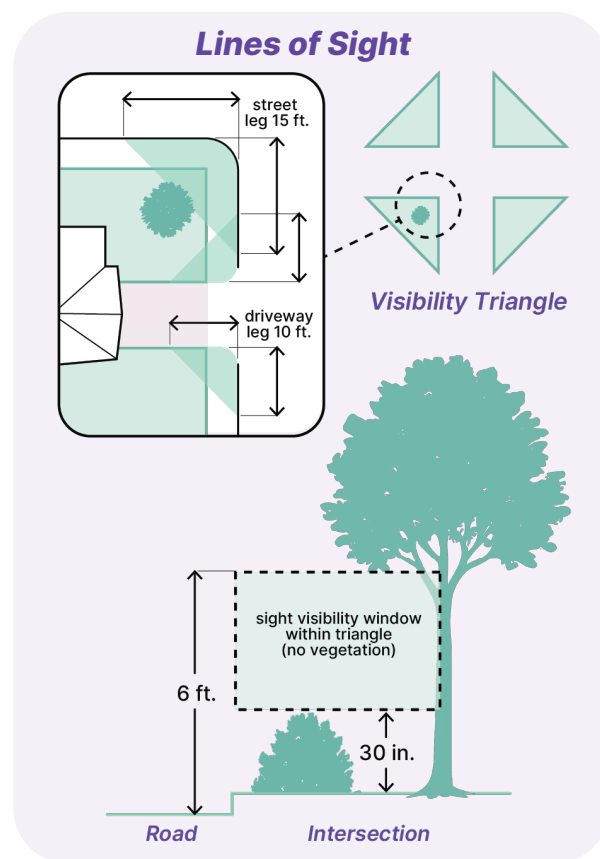
- Swales must be free for 3 feet of items that are not considered landscaping
- Examples of prohibited items include:
 - Reflector and plastic sticks
 - Wood posts with ropes or chains
 - Concrete domes or pyramids
 - Artificial turf

Keeping Sidewalks Clear

- Sidewalks must remain fully accessible and unobstructed. Please refer to our website for maintenance guidance.

Restoring After Construction

- Any damage to swales, sidewalks, or curbs must be repaired after construction
- Property owners and/or contractors are responsible for restoration



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Safe Parking Enforcement

- Parking in swales, sidewalks, and right-of-way areas must follow Village code
- Police will enforce unsafe or non-compliant parking

What is Allowed?

- Grass in the clear zone
- Street trees
- Low plantings (generally under 3 feet)
- Taller planting is allowed outside the clear zone and visibility triangle
- Permitted improvements such as irrigation or approved utilities and mailboxes



3 ft. Clearance
Grass Only

Landscape Materials: Plants,
Rocks, and Street Trees

YOUR RESPONSIBILITY

Property owners are responsible for maintaining the swale adjacent to their property. Keeping your swale clear and compliant helps maintain neighborhood safety, visibility, and the quality of our shared public spaces

WHAT TO EXPECT

As the Village continues this effort, the focus will be on education, awareness, and helping residents understand how to maintain their swales.

- Village staff will conduct neighborhood inspections to identify areas that may need attention
- Starting in May, residents may receive courtesy notices. Please use the guidance provided in this flyer and on our website to address any issues.
- Staff will be available to answer questions and provide support

After this initial outreach period, continued non-compliance will result in enforcement actions in accordance with Village code. Enforcement with fines are scheduled to begin on June 1, 2026.

Our goal is to work together as a community to ensure swales are safe, functional, and consistent throughout Key Biscayne.

LEARN MORE

Scan the QR code or visit the Village website for:

- A detailed "Allowed vs. Not Allowed" guide
- Code compliance information
- Frequently Asked Questions
- Contact information for assistance



✉ code-enforcement@keybiscayne.fl.gov

🌐 keybiscayne.fl.gov/swales

📷 @VillageofKeyBiscayne