

**Minimum Landscape Requirements for Single Family Home Renovations Exceeding the
50% Rule**

ORDINANCE NO. _____

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF
THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER
4 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED
"LANDSCAPE REQUIREMENTS," BY AMENDING ARTICLE I,
ENTITLED "INTENT AND APPLICABILITY," BY AMENDING
SECTION 4.1.2, ENTITLED "SHORT TITLE AND
APPLICABILITY," BY MODIFYING THE MINIMUM LANDSCAPE
REQUIREMENTS FOR SINGLE FAMILY HOME PROJECTS
EXCEEDING THE 50% RULE; PROVIDING FOR REPEALER,
SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

WHEREAS, a well-maintained and aesthetically pleasing landscape enhances property values and contributes to the overall attractiveness and livability of neighborhoods and communities; and

WHEREAS, the City desires to provide flexibility from minimum landscape requirements for single family home projects that exceed the 50% rule; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF
THE CITY OF MIAMI BEACH, FLORIDA:**

SECTION 1. That Chapter 4 the Miami Beach Resiliency Code, entitled "Landscape Requirements," is hereby amended as follows:

**CHAPTER 4
LANDSCAPE REQUIREMENTS**

* * *

ARTICLE I. INTENT AND APPLICABILITY

* * *

4.1.2 Short title and applicability

* * *

c. Exemptions. The following exemptions from the regulations in Chapter 4 shall apply:

1. As applicable to additions to existing buildings that do not expand or enlarge the footprint of the existing building, and where such additions do not require the review and approval of a land use board, and are not a substantial rehabilitation, the landscape review requirements in this chapter may be waived by the planning director or designee.

2. As applicable to the renovation and/or expansion of single-family homes in RS districts that exceed the 50% rule, as determined by the Building Official, existing as of January 1, 2025, including attached or detached additions, the landscape requirements in this chapter shall not be applicable, provided the minimum requirements set forth in the Miami-Dade

County landscape regulations are met.

SECTION 2. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 4. CODIFICATION.

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Miami Beach Resiliency Code. The sections of this Ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect on the _____ day of _____, 2025.

PASSED and **ADOPTED** this _____ day of _____, 2025.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado
City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading: _____, 2025
Second Reading: _____, 2025

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

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