



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: April 23, 2025

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO REVIEW CURRENT REQUIREMENTS FOR PROPERTY WALLS AND FENCES IN SINGLE-FAMILY DISTRICTS, INCLUDING HEIGHT AND SETBACK REGULATIONS, PARTICULARLY AS THEY RELATE TO RESIDENTIAL PROPERTIES WITH NO SIDEWALK OR SWALE, AND DISCUSS POSSIBLE AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

Please place the above item on the April 23, 2025 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

In single-family districts, perimeter walls or fences can be constructed on the property line. In neighborhoods with limited sidewalks or swales, these walls and fences may directly abut the street. This results in tall, solid walls being placed adjacent to the pavement, negatively impacting visibility and reducing buffers between private property and the public right-of-way.

I would like the LUSC to review current requirements for property walls and fences in single-family districts, including height and minimum setbacks. As part of this discussion, I ask the LUSC to consider amending the Land Development Regulations. This should include, for example, setback requirements for a wall or fence when a single-family property line directly abuts a City street, with no sidewalk or landscaped swale.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

n/a

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

## **CONCLUSION**

### **Applicable Area**

Citywide

**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

Office of Commissioner Tanya K. Bhatt

### **Sponsor(s)**

### **Co-sponsor(s)**

### **Condensed Title**

Ref: LUSC - Property Walls & Fences in Single-Family Districts. (Bhatt)

### **Previous Action (For City Clerk Use Only)**