

C4 G REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO  
DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO PROVIDE  
RELIEF FROM THE CITY'S LANDSCAPING REQUIREMENTS FOR  
RENOVATIONS TO SINGLE-FAMILY HOMES THAT EXCEED 50% OF THE VALUE  
OF THE EXISTING BUILDING.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Kristen Rosen Gonzalez

DATE: December 11, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS AMENDING THE LAND DEVELOPMENT REGULATIONS TO PROVIDE RELIEF FROM THE CITY'S LANDSCAPING REQUIREMENTS FOR RENOVATIONS TO SINGLE-FAMILY HOMES THAT EXCEED 50% OF THE VALUE OF THE EXISTING BUILDING.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

Please place the above item on the December 11, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC").

Currently, if the cost of renovations to a single-family home exceed 50% of the value of the existing building, the single-family home would lose its non-conformances and the entire property would be required to be brought up to the current Code. This includes existing landscaping requirements in the Land Development Regulations for new construction.

I would like the LUSC to consider whether the Land Development Regulations should be amended to provide relief from the City's landscaping requirements for renovations to single-family homes that exceed 50% of the value of the existing building. Any such relief shall, at a minimum, comply with any applicable minimum landscaping requirements in the Miami-Dade County Code, which apply to both unincorporated and incorporated areas of the County.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

Na

**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 Kristen Rosen Gonzalez

### **Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

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

### **Condensed Title**

Ref: LUSC - Relief from Landscaping Requirements/Single-Family Renovations. (Rosen Gonzalez)