

**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, 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 50% of the value of the building (i.e. 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

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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 including attached or detached additions, which homes are existing as of January 1, 2025, if the value of the work exceeds the 50% rule set forth in Chapter 2, Article XII of this Code, as determined by the Building Official, the landscape requirements in this chapter shall not be applicable, provided the minimum requirements set forth in the Miami-Dade County landscape regulations are satisfied.

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.

ATTEST:

Steven Meiner
Mayor

Rafael E. Granado
City Clerk

First Reading: May 21, 2025
Second Reading: July 23, 2025

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

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION



City Attorney

NK

5/7/2025

Date