

49 and other innovative passive design strategies to foster energy-efficient, environmentally-
50 conscious homebuilding; and

51
52 **WHEREAS**, the use of bird-safe glazing, shading and landscaping, and green roofs aligns
53 with the City's sustainability goals, promoting both energy efficiency and biodiversity
54 conservation; and

55
56 **WHEREAS**, the City Commission finds that sustainability enhancements can best be
57 promoted through a program that provides clear standards and guidelines for the incorporation of
58 energy-efficient design elements while maintaining flexibility for homeowners and developers to
59 implement sustainable practices through incentives offering permit fee reductions and other
60 incentives to encourage the adoption of green building practices; and

61
62 **WHEREAS**, the City Commission finds it in the best interest of the City and its residents
63 to create a new Section 20-4.13 “Sustainable Development” providing for an incentive-based
64 system to encourage energy-efficient design elements and other sustainable practices for new
65 development; and

66
67 **WHEREAS**, on _____, the Planning Board, sitting in its capacity as the Local Planning
68 Agency, reviewed this Ordinance and voted _-_- to recommend [approval/denial] to the City
69 Commission; and

70
71 **WHEREAS**, on _____, 2025, the City Commission approved the ordinance on first
72 reading; and

73
74 **WHEREAS**, on _____, 2026, the City Commission conducted a duly noticed public
75 hearing as required by law and approved the ordinance on second reading; and

76
77 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY**
78 **COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AS FOLLOWS:**

79
80 **Section 1. Recitals.** The above-stated recitals are true and correct and are incorporated
81 herein by this reference.

82
83 **Section 2. Creating New Section 20-4.13 “Sustainable Development” of Article IV**
84 **“Other Regulations” of the LDC.** Article IV “Other Regulations” is hereby amended to create
85 a new Section 4.13 to read as set forth in Exhibit “A” attached hereto.

86
87
88 **Section 3. Corrections.** Conforming language or technical scrivener-type corrections
89 may be made by the City Attorney for any conforming amendments to be incorporated into the
90 final Ordinance for signature.

91
92 **Section 4. Severability.** If any section, clause, sentence, or phrase of this Ordinance
93 is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding
94 shall not affect the validity of the remaining portions of this Ordinance.

95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125

Section 5. Conflicts. That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 6. Implementation. That the City Manager and City Attorney are authorized to take any and all actions necessary to implement this ordinance.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED on first reading on the ____ day of _____, 2025.

PASSED AND ADOPTED on second reading on the ____ day of _____, 2026.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

READ AND APPROVED AS TO FORM,
LANGUAGE, LEGALITY AND
EXECUTION THEREOF

COMMISSION VOTE:
Mayor Javier Fernández:
Vice Mayor Brian Corey:
Commissioner Lisa Bonich:
Commissioner Steve Calle:
Commissioner Danny Rodriguez:

WEISS SEROTA HELFMAN COLE
& BIERMAN, P.L.
CITY ATTORNEY