

R5 H RESILIENCY CODE – PERIODIC UPDATES 2026

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 1, ENTITLED “GENERAL PROVISIONS,” AT ARTICLE II THEREOF, ENTITLED “DEFINITIONS,” TO CLARIFY AND ESTABLISH DEFINITIONS TO ADDRESS INCONSISTENCIES IN THE CODE; CHAPTER 2, ENTITLED “ADMINISTRATION AND REVIEW PROCEDURES,” AT ARTICLE II, ENTITLED “GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES,” SECTION 2.2.3 THEREOF, ENTITLED “DEVELOPMENT APPLICATION SUBMISSION AND REVIEW,” TO ESTABLISH FEES FOR COMMISSION WARRANTS; SECTION 2.2.4 THEREOF, ENTITLED “PUBLIC HEARING,” TO CLARIFY QUASI-JUDICIAL HEARING PROCEDURES; AT ARTICLE IV ENTITLED “AMENDMENTS TO COMPREHENSIVE PLAN AND TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS,” TO CLARIFY PROCEDURES FOR CODE AMENDMENTS; ARTICLE V THEREOF, ENTITLED “REZONINGS AND DEVELOPMENT APPROVALS,” TO CLARIFY ADVERTISEMENT REQUIREMENTS FOR DESIGN REVIEW BOARD ADVISORY REVIEWS; ARTICLE XII THEREOF, ENTITLED “ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION,” TO CLARIFY THAT APPEALS ARE TO A SPECIAL MAGISTRATE; SECTION 2.4.1 THEREOF ENTITLED “GENERALLY,” TO CLARIFY PROCEDURES FOR AMENDMENTS; CHAPTER 4, ENTITLED “LANDSCAPE REQUIREMENTS,” ARTICLE I THEREOF, ENTITLED “INTENT AND APPLICABILITY,” TO CLARIFY THAT ADMINISTRATIVE REVIEWS ARE PROCESSED AS PLANNING AND ZONING PERMITS; ARTICLE II THEREOF, ENTITLED “REQUIREMENTS,” TO CLARIFY LANDSCAPE MITIGATION FEES; CHAPTER 5, ENTITLED “OFF-STREET PARKING,” ARTICLE I THEREOF, ENTITLED “IN GENERAL,” TO CLARIFY INTERPRETATION OF PARKING CALCULATIONS; CHAPTER 6, ENTITLED “SIGNS,” ARTICLE I THEREOF, ENTITLED “IN GENERAL,” TO CLARIFY PERMITTING REQUIREMENTS; ARTICLE III THEREOF, ENTITLED “TEMPORARY SIGNS,” TO CLARIFY THAT CERTAIN TEMPORARY SIGNS DO NOT REQUIRE A PERMIT; CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE I THEREOF, ENTITLED “GENERAL TO ALL ZONING DISTRICTS,” TO CLARIFY UNDERSTORY LEVEL AND FIRST FINISHED FLOOR STANDARDS AND CLARIFY PAINT PERMIT REQUIREMENTS; ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” SECTION 7.2.2 THEREOF, ENTITLED “RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS,” TO CLARIFY ACCESSORY USE REGULATIONS AND SINGLE-FAMILY DEVELOPMENT REGULATIONS; SECTION 7.2.4 THEREOF, ENTITLED “RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY,” SECTION 7.2.5 THEREOF, “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” SECTION 7.2.6 THEREOF, ENTITLED “RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY,” AND SECTION 7.2.23 THEREOF, ENTITLED “I-1 LIGHT INDUSTRIAL DISTRICT,” TO CLARIFY PERMITTED USES AND USE REQUIREMENTS; SECTION 7.2.16 THEREOF, ENTITLED “GU GOVERNMENT USE DISTRICT,” TO CLARIFY PERMITTED USES AND USE REQUIREMENTS; ARTICLE V THEREOF, ENTITLED “SUPPLEMENTARY DISTRICT REGULATIONS,” TO CLARIFY ALLOWABLE HEIGHT EXCEPTIONS, SUPPLEMENTARY YARD REGULATIONS, AND SUPPLEMENTARY USE REGULATIONS; AMENDING THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING “APPENDIX A – FEE SCHEDULE” TO ESTABLISH FEES FOR CERTIFICATES OF USE, LANDSCAPE REQUIREMENTS, AND COMMISSION WARRANTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: April 22, 2026 9:45 a.m. First Reading Public Hearing

TITLE: RESILIENCY CODE – PERIODIC UPDATES 2026

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 1, ENTITLED “GENERAL PROVISIONS,” AT ARTICLE II THEREOF, ENTITLED “DEFINITIONS,” TO CLARIFY AND ESTABLISH DEFINITIONS TO ADDRESS INCONSISTENCIES IN THE CODE; CHAPTER 2, ENTITLED “ADMINISTRATION AND REVIEW PROCEDURES,” AT ARTICLE II, ENTITLED “GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES,” SECTION 2.2.3 THEREOF, ENTITLED “DEVELOPMENT APPLICATION SUBMISSION AND REVIEW,” TO ESTABLISH FEES FOR COMMISSION WARRANTS; SECTION 2.2.4 THEREOF, ENTITLED “PUBLIC HEARING,” TO CLARIFY QUASI-JUDICIAL HEARING PROCEDURES; AT ARTICLE IV ENTITLED “AMENDMENTS TO COMPREHENSIVE PLAN AND TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS,” TO CLARIFY PROCEDURES FOR CODE AMENDMENTS; ARTICLE V THEREOF, ENTITLED “REZONINGS AND DEVELOPMENT APPROVALS,” TO CLARIFY ADVERTISEMENT REQUIREMENTS FOR DESIGN REVIEW BOARD ADVISORY REVIEWS; ARTICLE XII THEREOF, ENTITLED “ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION,” TO CLARIFY THAT APPEALS ARE TO A SPECIAL MAGISTRATE; SECTION 2.4.1 THEREOF ENTITLED “GENERALLY,” TO CLARIFY PROCEDURES FOR AMENDMENTS; CHAPTER 4, ENTITLED “LANDSCAPE REQUIREMENTS,” ARTICLE I THEREOF, ENTITLED “INTENT AND APPLICABILITY,” TO CLARIFY THAT ADMINISTRATIVE REVIEWS ARE PROCESSED AS PLANNING AND ZONING PERMITS; ARTICLE II THEREOF, ENTITLED “REQUIREMENTS,” TO CLARIFY LANDSCAPE MITIGATION FEES; CHAPTER 5, ENTITLED “OFF-STREET PARKING,” ARTICLE I THEREOF, ENTITLED “IN GENERAL,” TO CLARIFY INTERPRETATION OF PARKING CALCULATIONS; CHAPTER 6, ENTITLED “SIGNS,” ARTICLE I THEREOF, ENTITLED “IN GENERAL,” TO CLARIFY PERMITTING REQUIREMENTS; ARTICLE III THEREOF, ENTITLED “TEMPORARY SIGNS,” TO CLARIFY THAT CERTAIN TEMPORARY SIGNS DO NOT REQUIRE A PERMIT; CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE I THEREOF, ENTITLED “GENERAL TO ALL ZONING DISTRICTS,” TO CLARIFY UNDERSTORY LEVEL AND FIRST FINISHED FLOOR STANDARDS AND CLARIFY PAINT PERMIT REQUIREMENTS; ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” SECTION 7.2.2 THEREOF, ENTITLED “RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS,” TO CLARIFY ACCESSORY USE REGULATIONS AND SINGLE-FAMILY DEVELOPMENT REGULATIONS; SECTION 7.2.4 THEREOF, ENTITLED “RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY,” SECTION 7.2.5 THEREOF, “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” SECTION 7.2.6 THEREOF, ENTITLED “RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY,” AND SECTION 7.2.23 THEREOF, ENTITLED “I-1 LIGHT INDUSTRIAL DISTRICT,” TO CLARIFY PERMITTED USES AND USE REQUIREMENTS; SECTION 7.2.16 THEREOF,

ENTITLED “GU GOVERNMENT USE DISTRICT,” TO CLARIFY PERMITTED USES AND USE REQUIREMENTS; ARTICLE V THEREOF, ENTITLED “SUPPLEMENTARY DISTRICT REGULATIONS,” TO CLARIFY ALLOWABLE HEIGHT EXCEPTIONS, SUPPLEMENTARY YARD REGULATIONS, AND SUPPLEMENTARY USE REGULATIONS; AMENDING THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING “APPENDIX A – FEE SCHEDULE” TO ESTABLISH FEES FOR CERTIFICATES OF USE, LANDSCAPE REQUIREMENTS, AND COMMISSION WARRANTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

## **RECOMMENDATION**

The Administration recommends that the Mayor and City Commission (City Commission) approve the subject ordinance at First Reading and schedule a Second Reading public hearing for May 20, 2026.

## **BACKGROUND/HISTORY**

On February 1, 2023, the City Commission adopted the Resiliency Code (Ordinance No. 2023-4537), which updated and amended the Land Development Regulations of the City Code (LDRs). The Resiliency Code took effect on June 1, 2023, and includes the following provision for periodic updates to the code:

### *2.3.1 PERIODIC REVIEW*

*It shall be the duty of the planning board and the board of adjustment, in cooperation with the planning director and the city attorney to continuously review the provisions and the regulations in these land development regulations, including the district maps, and the comprehensive plan and from time to time, to offer recommendations to the city commission as to the sufficiency thereof, in accomplishing the development plans of the city.*

Consistent with Section 2.3.1, applicable updates to the Resiliency Code were reviewed with the Board of Adjustment on September 6, 2024, and the Planning Board on September 24, 2024. Pursuant to these discussions, a draft ordinance was prepared for discussion at the Land Use and Sustainability Committee (LUSC).

On February 3, 2025, at the request of Commissioner Alex Fernandez, the City Commission referred a discussion pertaining to the proposed periodic updates to the Resiliency Code (C4 S) to the LUSC. On May 8, 2025, a draft ordinance was discussed and continued to a future LUSC meeting with direction to further develop the proposed criteria for outdoor recreational uses. On July 10, 2025, the LUSC recommended that the City Commission refer an ordinance to the Planning Board, updated in accordance with the recommendations in the LUSC memorandum. On September 3, 2025, at the request of Commissioner Alex Fernandez, the City Commission referred the ordinance to the Planning Board (C4 B).

## **ANALYSIS**

The attached ordinance contains periodic updates to the LDRs that clarify definitions, procedures, and regulations across multiple chapters to address inconsistencies and development concerns. The following is a general summary of the proposed ordinance:

### **Definitions**

- Clarify that the definition of ‘yard’ (front and side) includes for corner lots with radial corners, the front setback and the side setback facing the street shall be taken from the midpoint of the curve of the corner of the property.

- Modify the definition of 'high albedo surface' to include specific colors that reflect sunlight in the rating standard.
- Modify the definition of 'porous pavement' to adjust the minimum percentage of air content.
- Clarify the definition of 'lot' to clearly specify that a lot must meet applicable zoning requirements for a use.
- Create a definition for 'outdoor commercial recreation'.

#### Use Clarifications and Updates

- Clarify that outdoor commercial recreation is permitted in commercial districts.
- For clarity purposes, prohibited and allowable accessory uses are now included within the applicable zoning district tables.
- Providing improved uniformity in use tables in all zoning districts.
- Providing additional clarity to uses permitted in the Government Use (GU) and Light Industrial (I-1) districts.
- Updating the sidewalk cafe definition to clarify that sidewalk cafés are administered under the sidewalk café concession program.
- Clarify that hotel occupancy limits are applicable to the C-PS1 and MXE districts

#### Allowable Yard Encroachments

- Add bicycle parking as an allowable yard encroachment (up to 25%) in non-single-family districts.
- Add art installations as an allowable yard encroachment in non-single-family districts.
- Clarify that allowable marine structure projections are specific to the parallel extension of the side property lines seaward of the seawall, and that the regulatory requirements for all seaward projections are subject to County approval.

#### Planning (PZ) Permits

- A definition for 'planning and zoning' (PZ) permit has been created. This permit is for improvements that are subject to the provisions in the LDRs but do not require a building permit.
- Clarify that required landscaping must obtain a PZ permit if the proposed improvements are not subject to a building permit.
- Clarify that a paint permit is not required when painting up to 25% of a building and using pre-approved colors.

#### Residential Single-Family Districts (RS 1-4)

- Clarify the height limit of single-story homes in the development regulations table.
- Clarify that pools and ponds are permitted within an understory area.
- Clarify the minimum yard elevation for homes with an understory is the future crown of road.

- Clarify the minimum front yard setback requirements for the first and second floors of new homes.
- Clarify that there is a minimum clearance of 7 feet and a maximum height of 9 feet for carports.
- Clarify the requirements for porches, platforms, and terraces within required yards.
- Clarify that swimming pools have a minimum front setback of 20 feet, including the pool deck.
- Clarify that interior side yard fence heights are measured from the future crown of road.
- Allow for up to 1 foot of insulation for roof drainage as an allowable height exception on all homes.

#### Parking

- Clarify the parking requirement for restaurant areas not used for seating refers to public areas intended for patrons to stand, such as bar areas or dance floors.
- Clarify that fractional rounding is rounded up to the nearest whole number for proposed uses and credits.

#### Hearing Procedures/Appeals

- The quasi-judicial procedure in the Resiliency Code have been reconciled with Chapter 2 of the City Code by replacing “Special Master” with “Special Magistrate”.
- Further clarify that section 2.2.4.3 of the LDRs would control a hearing held pursuant to the LDRs in the event of a conflict with chapter 2, article VIII of the City Code, section 2-513 thereof, entitled "Conduct of hearings."
- Update the form of the oath or affirmation made by witnesses and to the persons authorized to administer the oath or affirmation.
- Clarify the rights that applicants and interested persons have with respect to the introduction of documentary or testimonial evidence; and to direct and cross-examine witnesses.
- Clarify when and how an applicant or interested person may introduce and conduct questioning.
- Provide additional detail about the order of proceedings and when presentations, direct or cross-examinations of witnesses, and rebuttals may occur, and clarify that the order of proceedings is subject to the discretion of the chair of the land use board meeting.
- Chapter 2 has been clarified regarding notices for DRB Advisory Review being through the Miami-Dade website, consistent with other land use board applications.

#### Amendment Process

- Increase the timeframe for the planning board to hold a public hearing on an amendment application from the current 60 days to 120 days.
- Increase the timeframe that an ordinance transmitted by the planning board must be placed on a City Commission agenda from 30 days to 120 days.

#### Signage

- Clarify that real estate signs do not require PZ Permit but must comply with the requirements set forth in the temporary signs section.

#### General Updates

- Clarify that the residential first habitable level standards in Chapter 7, Article I, are specific to non-single-family homes.
- Allow for up to 1 foot of insulation for roof drainage as an allowable height exception.
- In Chapter 7, standards for outdoor commercial recreation have been established by creating section 7.5.4.14 under the supplementary use regulations.
- To better address evolving minimum base flood elevation requirements in non-single family home districts, additional clarifying text in Chapter 7 has been added to address the minimum height of the first habitable floor from base flood elevation plus minimum freeboard.
- In Chapter 7, the minimum ground elevation for understory buildings in multifamily districts has been clarified to be the future crown of the road.
- In Chapter 7, criteria have been included specific to the RS districts for air conditioners to be located closer than 5 feet to a setback line when a building has non-conforming setbacks and there are no practical alternatives.

#### Fee schedule updates:

- Appendix A is amended to establish fees for certificates of use related to short-term rentals, change of use, commission warrants, and landscape mitigation fees for trees and shrubs, with annual adjustments based on consumer price index.
- Chapters 2, 4, 7 have been updated to clarify that applicable fees are provided in Appendix A.

#### **PLANNING BOARD REVIEW**

On March 10, 2026, the Planning Board held a public hearing and transmitted the proposed ordinance to the City Commission with a favorable recommendation.

#### **UPDATE**

The subject ordinance was scheduled for First Reading on March 18, 2026, but the item was not reached, due to the length of the agenda. Under the current zoning cycle, if approved at First Reading on April 22, 2026, Second Reading of the ordinance would normally be required to occur on July 22, 2026. Considering the time that the subject ordinance has been in process, the Administration recommends that the City Commission, pursuant to Section 2.3.2 of the LDRs, waive the annual zoning cycle restriction for the subject LDR amendment and schedule Second Reading for May 20, 2026.

#### **FISCAL IMPACT STATEMENT**

No Fiscal Impact Expected

**Does this Ordinance require a Business Impact Estimate?** Yes  
(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**

Not Applicable

**CONCLUSION**

The Administration recommends the following:

- 1. The City Commission approve the ordinance at First Reading.
- 2. Pursuant to Section 2.3.2 of the LDRs, the City Commission waive the annual zoning cycle restriction for the subject LDR amendment and schedule Second Reading of the ordinance for May 20, 2026.

**Applicable Area**

Citywide

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

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

Yes

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**

Planning

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

NR- 9:45 a.m. 1st Rdg, Resiliency Code - Periodic Updates 2026. (Fernandez) PL 5/7

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

Not reached on 3/18/2026 - R5 U

## RESILIENCY CODE – PERIODIC UPDATES 2026

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 1, ENTITLED “GENERAL PROVISIONS,” AT ARTICLE II THEREOF, ENTITLED “DEFINITIONS,” TO CLARIFY AND ESTABLISH DEFINITIONS TO ADDRESS INCONSISTENCIES IN THE CODE; CHAPTER 2, ENTITLED “ADMINISTRATION AND REVIEW PROCEDURES,” AT ARTICLE II, ENTITLED “GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES,” SECTION 2.2.3 THEREOF, ENTITLED “DEVELOPMENT APPLICATION SUBMISSION AND REVIEW,” TO ESTABLISH FEES FOR COMMISSION WARRANTS; SECTION 2.2.4 THEREOF, ENTITLED “PUBLIC HEARING,” TO CLARIFY QUASI-JUDICIAL HEARING PROCEDURES; AT ARTICLE IV ENTITLED “AMENDMENTS TO COMPREHENSIVE PLAN AND TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS,” TO CLARIFY PROCEDURES FOR CODE AMENDMENTS; ARTICLE V THEREOF, ENTITLED “REZONINGS AND DEVELOPMENT APPROVALS,” TO CLARIFY ADVERTISEMENT REQUIREMENTS FOR DESIGN REVIEW BOARD ADVISORY REVIEWS; ARTICLE XII THEREOF, ENTITLED “ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION,” TO CLARIFY THAT APPEALS ARE TO A SPECIAL MAGISTRATE; SECTION 2.4.1 THEREOF ENTITLED “GENERALLY,” TO CLARIFY PROCEDURES FOR AMENDMENTS; CHAPTER 4, ENTITLED “LANDSCAPE REQUIREMENTS,” ARTICLE I THEREOF, ENTITLED “INTENT AND APPLICABILITY,” TO CLARIFY THAT ADMINISTRATIVE REVIEWS ARE PROCESSED AS PLANNING AND ZONING PERMITS; ARTICLE II THEREOF, ENTITLED “REQUIREMENTS,” TO CLARIFY LANDSCAPE MITIGATION FEES; CHAPTER 5, ENTITLED “OFF-STREET PARKING,” ARTICLE I THEREOF, ENTITLED “IN GENERAL,” TO CLARIFY INTERPRETATION OF PARKING CALCULATIONS; CHAPTER 6, ENTITLED “SIGNS,” ARTICLE I THEREOF, ENTITLED “IN GENERAL,” TO CLARIFY PERMITTING REQUIREMENTS; ARTICLE III THEREOF, ENTITLED “TEMPORARY SIGNS,” TO CLARIFY THAT CERTAIN TEMPORARY SIGNS DO NOT REQUIRE A PERMIT; CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE I THEREOF, ENTITLED “GENERAL TO ALL ZONING DISTRICTS,” TO CLARIFY UNDERSTORY LEVEL AND FIRST FINISHED FLOOR STANDARDS AND CLARIFY PAINT PERMIT REQUIREMENTS; ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” SECTION 7.2.2 THEREOF, ENTITLED “RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS,” TO CLARIFY ACCESSORY USE REGULATIONS AND SINGLE-FAMILY DEVELOPMENT REGULATIONS; SECTION 7.2.4 THEREOF, ENTITLED “RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY,” SECTION 7.2.5 THEREOF, “RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY,” SECTION 7.2.6 THEREOF, ENTITLED “RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY,” AND SECTION 7.2.23 THEREOF, ENTITLED “I-1 LIGHT INDUSTRIAL DISTRICT,” TO CLARIFY PERMITTED USES AND USE REQUIREMENTS; SECTION 7.2.16 THEREOF, ENTITLED “GU GOVERNMENT USE

**DISTRICT,” TO CLARIFY PERMITTED USES AND USE REQUIREMENTS; ARTICLE V THEREOF, ENTITLED “SUPPLEMENTARY DISTRICT REGULATIONS,” TO CLARIFY ALLOWABLE HEIGHT EXCEPTIONS, SUPPLEMENTARY YARD REGULATIONS, AND SUPPLEMENTARY USE REGULATIONS; AMENDING THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING “APPENDIX A – FEE SCHEDULE” TO ESTABLISH FEES FOR CERTIFICATES OF USE, LANDSCAPE REQUIREMENTS, AND COMMISSION WARRANTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, on February 1, 2023, the City Commission adopted Ordinance No. 2023-4537, creating the Resiliency Code as a comprehensive update to the Land Development Regulations of the Code of the City of Miami Beach; and

**WHEREAS**, Section 2.3.1 of the Resiliency Code requires that *“It shall be the duty of the planning board and the board of adjustment, in cooperation with the planning director and the city attorney to continuously review the provisions and the regulations in these land development regulations, including the district maps, and the comprehensive plan and from time to time, to offer recommendations to the city commission as to the sufficiency thereof, in accomplishing the development plans of the city;”* and

**WHEREAS**, consistent with the requirement in section 2.3.1, applicable updates to the Resiliency Code were reviewed by the Board of Adjustment (BOA) on September 6, 2024, and the Planning Board (PB) on September 24, 2024; and

**WHEREAS**, pursuant to the recommendations of the BOA and PB, the Planning Department and City Attorney’s Office prepared draft amendments to the Resiliency Code; and

**WHEREAS**, the proposed amendments are intended to correct inconsistencies, address development concerns that have arisen on a recurring basis, and clarify development review procedures; 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.** Chapter 1, entitled “General Provisions,” is hereby amended as follows:

**Chapter 1 GENERAL PROVISIONS**

\* \* \*

**ARTICLE II. DEFINITIONS**

**1.2.1 GENERAL DEFINITIONS**

\* \* \*

High albedo surface means a material that has a light color, such as a shade of white or gray, and is therefore adept at reflecting a large portion of sunlight. When other colors are used, a high albedo surface on a roof must have solar reflectance value of 65 or greater on the Solar Reflectance Index ("SRI"), consistent with the Cool Roof Rating Council Standard Product Rating Program Manual ("CRRC-1"), as may be amended from time-to-time. For non-roof surfaces, a high albedo surface must have a solar reflectance of 0.40.

\* \* \*

Lot means a parcel of land of at least sufficient size to meet ~~minimum~~applicable zoning requirements for a use, minimum width, and area, and to provide such yards and other open spaces as ~~are~~ required in these land development regulations. Such lot shall have frontage on a public street, and may consist of:

- a. A single lot of record;
- b. A portion of a lot of record;
- c. A combination of complete lots of record, and portions of lots of record; or of portions of lots of record;
- d. A parcel of land described by metes and bounds.

"Lot" includes the word "plot" or "parcel" or "tract" or "site."

\* \* \*

Planning and Zoning (PZ) Permit means a development permit related to activities that do not require a building permit, but do require the approval of the Planning Department or Planning Director.

\* \* \*

Porous pavement means a pavement material that allows for water to drain through the pavement surface into the ground. Such pavement shall have a minimum of ~~20~~15 percent of air content, or voids to allow for the water to drain.

\* \* \*

Yard, front means a yard extending the full width of the lot between the main building and the front lot line. For corner lots with radial corners, the front yard shall be measured from the midpoint of the curve of the corner of the property.

\* \* \*

Yard, side means a yard between the building and the adjacent side of the lot, and extending from the front yard to the rear yard thereof. For corner lots with radial corners, the side yard facing the street shall be measured from the midpoint of the curve of the corner of the property.

\* \* \*

### 1.2.2 USE DEFINITIONS

\* \* \*

**1.2.2.4 Commercial**

\* \* \*

Café, sidewalk shall be defined in chapter 82 of General Ordinances mean an outdoor table service area in a public right of way that is approved through the Outdoor Dining Concession Program for the consumption of food and beverages prepared for service in an adjacent structure.

\* \* \*

Outdoor commercial recreation means a commercial establishment operated for recreational uses, including but not limited to, gymnasiums, fitness studios, court games, field games, swimming pools, operated outdoors, operated for profit, whether or not a profit is actually earned.

**Section 2.** Chapter 2, entitled “Administration and Review Procedures” is hereby amended as follows:

**Chapter 2 ADMINISTRATION AND REVIEW PROCEDURES**

\* \* \*

**2.2.3.5 Fees for the administration of land development regulations.**

\* \* \*

- j. Staff review and miscellaneous fees. In the course of the administration of the land development regulations the department shall impose a fee for services and items outlined below:

- 15. Certificates of Use

\* \* \*

\* \* \*

- m. Commission warrants. Any applicant requesting a public hearing on any application for a commission warrant, pursuant to Chapter 2, Article VII, shall pay, upon submission, the applicable fees below:

- 1. Application for commission warrant.

\* \* \*

**2.2.4 PUBLIC HEARING**

\* \* \*

**2.2.4.3. Quasi-Judicial Hearing Procedures**

In cases that the city attorney determines that the hearing shall will be conducted as a quasi-judicial hearing, the following shall will apply in addition to provisions in chapter 2, article VIII of the City Code, ~~except that the order of proceedings of this subsection shall govern the hearings.~~ The provisions of this section will control in the event of any inconsistency with chapter 2, article VIII of the City Code.

- a. All persons testifying before the land use board in a quasi-judicial matter must be sworn in with an oath or affirmation in substantially the following oath form by any the clerk of the

board, the city attorney, or another person duly authorized under the laws of the state to administer oaths or affirmations:

"I, \_\_\_\_\_, ~~do hereby swear or affirm that, under oath, that any and all testimony to be given by me in this proceeding is~~ I will tell the truth, the whole truth and nothing but the truth, ~~so help me God.~~"

~~b. The applicant, members of the board and any affected person shall be given the opportunity to question or cross examine any witnesses. Each person, other than the salaried members~~ a member of city staff, who addresses the board shall will state their name and address on the record.

~~b. e.~~ *Evidence.*

1. All evidence relied upon by reasonably prudent persons in the conduct of their business ~~shall~~ will be admissible whether or not such evidence would be admissible in a court of law. However, immaterial or unduly repetitious evidence ~~shall~~ will be excluded.
2. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence, but it ~~shall~~ will not be sufficient by itself to support a finding.
3. Documentary evidence may be presented in the form of a copy or the original, if available. Upon request, parties ~~shall~~ will be given an opportunity to compare the copy with the original.
4. ~~A party shall be entitled to~~ The applicant and each interested person will, subject to the order of proceedings and any limitations set forth herein, have the right to call and directly examine witnesses; introduce exhibits; and conduct cross-examination when testimony is provided or documents are made a part of the record. During a cross-examination as permitted herein, the questioning party may only ask questions that are directly related to the testimony or documentary evidence presented. The questioning party is not permitted to make any statements, or enter any documentary evidence into the record, during the course of cross-examination.
5. The office of the city attorney ~~shall~~ will represent the board and advise as to the propriety and admissibility of evidence presented at the proceeding. The board will decide any parliamentary objections and objections to evidentiary matters with the advice of the city attorney.
6. The planning department ~~shall~~ will retain all of the evidence and documents presented at the proceedings, including photographs or similar documentation of all exhibits, all of which become a part of the public record of the proceeding. ~~Resumes of staff members who testify during a quasi-judicial proceeding will be automatically be entered into the record of the proceeding.~~

~~c. d.~~ The proceedings ~~shall~~ will be conducted in an informal manner. ~~Each party shall, and the chair will~~ have the right discretion to call and examine witnesses; introduce exhibits; cross-examine opposing witnesses or deviate from the order of proceedings set forth herein. The board may ask questions of any relevant matter; and rebut evidence ~~speaker at any time during the proceeding.~~

~~d. e.~~ *Order of proceedings.* To the extent possible, but subject to the chair's discretion, the order of the proceedings shall proceed will be as follows;:

1. Call to order The chair will preside over the meeting and announce the particular subject application.
2. Administration of oath to persons Each applicant and its witnesses and representatives; city staff; and interested persons intending to provide testimony will be sworn in, excluding attorneys, unless an attorney intends to testify.
3. Staff presentation The staff may present its report, which is entered as evidence and automatically made part of the record.
4. Applicant presentation The chair will open the public hearing, and the applicant may present its case. Staff will be subject to cross-examination (if any) by the applicant following the conclusion of the staff presentation but before the start of the applicant's presentation.
5. Presentation by other interested persons Following the applicant's presentation of its case, interested persons may testify and present evidence. Interested persons not sworn in at the start of the meeting will be sworn in before presenting. Interested persons may cross-examine the applicant and its witnesses and representatives or staff before the chair closes the public hearing.
6. Rebuttal by applicant The chair will close the public hearing for the subject application.
7. Response by staff The applicant may deliver rebuttal, including by presentation of rebuttal testimony, limited to issues raised by interested persons or staff during the public hearing. Cross-examination of the applicant or its witnesses or representatives will not be permitted at this time, but the applicant will be permitted to cross-examine staff or interested persons.
8. Board deliberation The staff may deliver its response. Staff will not be subject to cross-examination during or after delivering its response, if any.
9. The board may deliberate and will render a decision.

f. ~~After each witness testifies or documents are made a part of the record, a party shall be permitted to question the witness. The questioning party is not permitted to make any statements, only to ask questions that are directly related to the testimony presented.~~

g. ~~The board members may ask questions of the witnesses, the applicant or the staff as determined by the chairperson of the board.~~

\* \* \*

#### **2.2.4.8 Appeal and court review of land use board decisions**

- a. Decisions of the following shall be final, and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari:
  1. Planning board.
  2. Board of adjustment.
  3. Design review board, with respect to variance decisions and administrative appeals, only.
  4. Historic preservation board, with respect to variance decisions and administrative appeals, only.
  5. Historic preservation special master magistrate.

- b. Decisions from the following may be appealed as noted:
  - 1. Historic preservation board.
    - A. Any applicant requesting an appeal of a decision on a certificate of appropriateness from the historic preservation board shall be made to the historic preservation special ~~master~~ magistrate, except that an order granting or denying a request for rehearing shall not be reviewed by the historic preservation special ~~master~~ magistrate.
    - B. The historic preservation special ~~master~~ magistrate shall meet the following requirements:
      - I. *Historic preservation special ~~masters~~ magistrates qualifications.* Historic preservation special ~~masters~~ magistrates appointed to hear appeals pursuant to this subsection shall be attorneys who are members in good standing of the Florida Bar and have expertise in the area of historic preservation.
      - II. *Historic preservation special ~~masters~~ magistrate terms.* Historic preservation special ~~masters~~ magistrates shall serve terms of three years, provided however, that they may be removed without cause upon a majority vote of the city commission. Compensation for historic preservation special ~~masters~~ magistrates shall be determined by the city commission.

\* \* \*

- d. *Decision on Appeal.* In order to reverse, amend, modify, or remand all or part of amendment, modification, or rehearing the decision of the board for further proceedings by the board, the city commission (for design review board appeals), and the historic preservation special ~~master~~ magistrate (for historic preservation board appeals of Certificates of Appropriateness, Dig or Demolition), shall find that the board did not comply with any of the following:

\* \* \*

**ARTICLE IV. Amendments to Comprehensive Plan and to the Text of the Land Development Regulations**

**2.4.1 GENERALLY**

- f. Review by Planning Board

\* \* \*

- 3. Procedures
  - A. Within ~~60~~ 120 days of receiving an application the board shall hold a public hearing. Within ~~30~~ 120 days from the ~~close of the public hearing date~~ the board transmits the amendment to the City Commission, the planning director shall ~~submit a report~~ place the proposed ordinance on a City Commission agenda for first reading and include a summary of the board's recommendations on the proposal to the city commission.
  - B. The following applications may be withdrawn by the owner or applicant at any time before a decision of the planning board:

- I. An application for a change in the actual list of permitted, conditional or prohibited uses in zoning categories;
- II. An application for any other amendment to these land development regulations; or
- III. An application for an amendment to the comprehensive plan.

C. If the application is withdrawn after advertisement for a public hearing, the same or a substantially similar petition covering the same property shall not be resubmitted except by an official of the city or the city commission for at least one year after the date established for the prior hearing. Filing fees shall not be refunded once the public hearing has been advertised.

\* \* \*

g. Review by city commission.

- 1. Within ~~60~~120 days of transmission of the recommendation of the planning board to the city commission, the commission shall consider the proposed amendment at first reading. At second reading/public hearing, the city commission at a public hearing(s) and may adopt, adopt with changes, or deny the application. Notice of the public hearing(s) shall be provided as set forth in subsection 2.4.2.(d) for changes to the text of the land development regulations; and notice of the public hearing regarding proposed amendments to the city's comprehensive plan shall be in accordance with the applicable requirements of chapter 163, Florida Statutes and the public participation procedures set forth in the city's comprehensive plan as they may be amended from time to time.

\* \* \*

**ARTICLE V. Rezoning and Development Approvals**

\* \* \*

**2.5.3.2 Applicability**

\* \* \*

b. Advisory review. The design review board shall be required to review certain specified city neighborhood projects, stormwater pump stations, and related apparatus (which are otherwise exempt from design review, in a non-binding, advisory capacity, and provide written recommendations on such projects to the city commission, subject to the following regulations:

\* \* \*

- 6. Notice. The advisory review by the design review board shall be noticed ~~by publication in a newspaper of general circulation~~ on a publicly accessible website hosted by Miami-Dade County, consistent with the requirements of section 50.0311, Florida Statutes at least 15 days in advance of the meeting. Additionally, for stormwater pump stations and related apparatus, notice shall be posted on the land subject to the application and mailed to owners of record of land lying within 375 feet of the land pursuant to section 2.2.4.1.

\* \* \*

**ARTICLE XII. Historic Preservation**

\* \* \*

**2.13.7 ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION**

- \* \* \*
- d. Decisions on certificates of appropriateness.
- \* \* \*
5. After deciding to grant a request for a certificate of appropriateness for demolition the historic preservation board may stay for a fixed period of time, not to exceed six months, the issuance of the certificate of appropriateness for demolition. Should the board grant a stay for demolition, the length of such a stay shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The effective date of the stay shall be from the date of the historic preservation board's public hearing. Alternatively, if an appeal to a special ~~master~~ magistrate is filed, upon request of the petitioner, the board may stay demolition pending the conclusion of that appeal and any subsequent court review of the matter.

**Section 3. Chapter 4, entitled "Landscape Requirements" is hereby amended as follows:**

**CHAPTER 4. LANDSCAPE REQUIREMENTS**

**ARTICLE I. INTENT AND APPLICABILITY**

\* \* \*

**4.1.2 Short title and applicability**

- a. *Title.* This regulation shall be known and may be cited as the "City of Miami Beach Landscape Ordinance".
- b. *Applicability.* All building permits for new construction, substantial rehabilitation or additions to existing buildings, and projects that are reviewed under the conditional use, variance, design review, and/or certificate of appropriateness processes, inclusive of city projects. The planning director, or designee shall conduct all landscape reviews pursuant to the regulations set forth in this chapter and consistent with the design review or certificate of appropriateness regulations, as applicable and as set forth in chapter 2 of these land development regulations. The landscape review shall include, but not be limited to, parking decks, all required yards, decks associated with recreational facilities, or any open space areas that are visible to the public. Requests for landscape modifications that do not require a building permit or that do not meet the substantial rehabilitation criteria shall be submitted as an application for a PZ Permit.

**ARTICLE II. REQUIREMENTS**

\* \* \*

**4.2.4 Tree and shrub compliance options**

- a. If the minimum number of trees required cannot be planted on the subject property, the applicant/property owner is provided the following options:
  - 1. Seek authorization from the city to install the trees off-site, on public land near or adjacent to the applicant's property. This option shall only be available at the discretion of the city; and/or
  - 2. Contribute into the city's tree trust fund the sum of ~~\$2,500.00~~ provided for in Appendix A – Fee Schedule of the City Code for each two-inch caliper tree required in accordance with table A of section 4.2.3.  
However, city residents with current proof of residency and homestead status under state law, if opting to utilize this option, shall be required to contribute the ~~lesser amount of \$1,000.00~~ into the city's tree trust fund the sum provided for in Appendix A – Fee Schedule of the City Code for each tree that is not provided, as required in accordance with table A of section 4.2.3.
- b. If the minimum number of large shrubs, small trees and shrubs required cannot be planted on the subject property, the applicant/property owner is provided the following options:
  - 1. Seek authorization from the city to install the large shrubs and small trees and shrubs off-site on public land near or adjacent to the applicant's property. This option shall only be available at the discretion of the city; and/or
  - 2. Contribute into the city's tree trust fund ~~the sum of \$100.00~~ the amount prescribed in Appendix A for each shrub required and ~~\$300.00~~ for each large shrub/small tree required in under section 4.2.3.
- ~~c. Annual review and adjustment: These fees shall be evaluated and adjusted annually based on the consumer price index for all urban consumers (CPI-U).~~

**Section 4.** Chapter 5, entitled "Off-Street Parking" is hereby amended as follows:

**CHAPTER 5 OFF-STREET PARKING**

**ARTICLE I. IN GENERAL**

\* \* \*

**5.1.2 Interpretation of off-street parking requirements**

\* \* \*

- 10. When applying parking credits or reductions, any fractional spaces shall be rounded ~~down~~ up to the nearest whole number.
- 11. For restaurants, areas not used for seating refers to public areas intended for patrons to stand, such as waiting areas, bar areas, takeout areas, dance floors if permitted, or similar areas.

**Section 5.** Chapter 6, entitled "Signs" is hereby amended as follows:

**Chapter 6 SIGNS**

**ARTICLE I. IN GENERAL**

\* \* \*

**6.1.3 General requirements**

The following requirements shall apply to signs, in addition to provisions appearing elsewhere in these land development regulations:

- a. Unless otherwise exempted in section 6.1.4, no sign shall be erected, constructed, posted, painted, altered, or relocated without the issuance of a building permit or planning and zoning (PZ) permit.

\* \* \*

**ARTICLE III. TEMPORARY SIGNS**

**6.3.1 Generally**

\* \* \*

- h. With the exception of election/free speech signs, real estate signs, and temporary window signs, all signs shall be reviewed under the design review or certificate of appropriateness process set forth in section 2.5.3. Election/free speech signs and real estate signs shall not require a permit; however, they must comply with the applicable requirements above.

**SECTION 6.** Chapter 7, entitled “Zoning Districts and Regulations,” is hereby amended as follows:

**Chapter 7 ZONING DISTRICTS AND REGULATIONS**

**ARTICLE I: GENERAL TO ALL ZONING DISTRICTS**

\* \* \*

**7.1.2 RESILIENCE AND ADAPTATION STANDARDS**

\* \* \*

**7.1.2.2 Resilience and Adaptation Standards for Buildings**

\* \* \*

***Understory Level Standards for Buildings***

\* \* \*

2. New Construction. In RM Districts, when parking or amenity areas are provided at the Understory Level (UL) below the First Habitable Level (FHL), the following requirements shall apply:
  - A. A minimum height of 12 feet shall be provided, as measured from Base Flood Elevation plus minimum Freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable. In the event of an increase in the Base Flood Elevation that takes effect subsequent to a development obtaining land use board approval, the Planning Director may administratively reduce the minimum height requirement to allow for the first habitable level to be located at the same elevation that was approved by the applicable land use board, subject to the design review and certificate of appropriateness criteria, as applicable.
  - B. All ceiling and sidewall conduits shall be internalized or designed in such a manner as to be part of the architectural language of the building in accordance with the design review or certificate of appropriateness criteria, as applicable.
  - C. All parking and driveways shall substantially consist of permeable materials.
  - D. Active outdoor spaces that promote walkability, social integration, and safety shall be provided at the ground level, in accordance with the design review or certificate of appropriateness criteria, as applicable.
  - E. At least one stair shall be visible and accessible from the building's main lobby (whether interior or exterior), shall provide access to all upper floors, shall be substantially transparent at the ground level and shall be located before access to elevators from the main building lobby along the principal path of travel from the street. Such stair, if unable to meet minimum life-safety egress requirements, shall be in addition to all required egress stairs. Single-family detached houses are exempt from this requirement.
  - F. The minimum ground elevation and required yard elevation for an understory shall be the future crown of road.

*d. Residential First Habitable Level (FHL) Standards in Non-Single Family Districts.*

*1. New Construction*

- A. The floor of the first habitable level for residential ~~uses~~ buildings shall be located no lower than the Design Flood Elevation (DFE). With the exception of developments with an understory-homes in the RS districts, the first habitable level shall have a minimum floor-to-ceiling height of 12 feet in order to allow for the future retrofit and raising of the first habitable level, or if Design Flood Elevation (DFE) is adjusted upward in the future. In the event of an increase in the Base Flood Elevation that takes effect subsequent to a development obtaining a land use board approval, the Planning Director may administratively reduce the minimum floor-to-ceiling height requirement to allow for the first habitable level to be located at the same elevation that was approved by the applicable land use board, subject to the design review and certificate of appropriateness criteria, as applicable.

B. For residential lobbies and enclosed stairwells that screen parking and that are also located below DFE, these shall have floodproofing for all facades below DFE extending 36 inches above DFE.

\* \* \*

## 7.1.7 COLOR OF EXTERIOR SURFACES

\* \* \*

### 7.1.7.3 Color selection procedures and review criteria

\* \* \*

b. *Permit required.*

1. A building or structure shall not be painted or have applied a natural or manufactured material as an exterior facade without first receiving a building permit or paint PZ permit pursuant to the applicable requirements of the Florida Building Code and the city's land development regulations. No building or structure shall be painted or have a material applied to the exterior facade, except in a paint color or material approved pursuant to the provisions of this section 7.1.7.3.b.
2. Permits for repainting of existing structures or painting of new structures, or applying a natural or manufactured material to an exterior facade, shall not be issued until either: (a) the applicant selects a color from the approved color chart for approval of paint permit application, or (b) has a specific color, not represented in the color chart, or a specific color which may require approval of the design review board or historic preservation board as applicable. This provision does not apply to single family homes unless designated historic or located in a historic district.
3. If the building or structure to be painted, or surfaced with a natural or manufactured material, requires a permit or approval in addition to a paint or material approval from a board or the planning ~~department, design and historic preservation division~~, the applicant may submit an application for a building permit or board approval simultaneously with an application for paint or material color approval. However, a certificate of occupancy, certificate of completion, or certificate of use, whichever is requested earlier, shall not be issued until the planning ~~department, design and historic preservation division~~ or design review or historic preservation board, as applicable. The planning director shall have the authority to approve or deny the color selection based upon the criteria as set forth in section 7.1.7.3.c. The criteria listed in section 7.1.7.3.c may be utilized for projects being reviewed by the design review or historic preservation board, as applicable.
4. A PZ permit shall not be required to paint up to 25 percent (25%) of the façade of a building when using pre-approved colors.

\* \* \*

## ARTICLE II: DISTRICT REGULATIONS

\* \* \*

### 7.2.2 RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS

#### 7.2.2.2 Uses (RS)

\* \* \*

#### c. Supplemental Accessory uses Regulations (RS)

The Supplemental Accessory Uses are as follows:

- ~~1. The accessory uses in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are those uses customarily associated with single-family homes. See section 7.5.4.13.~~
1. Generally. Permitted accessory uses in single-family districts are those uses which are customarily associated with single-family houses and limited to the occupants of the home. Such uses include, but are not limited to, marine structures and decks for the storage of watercraft, swimming pools, spas, tennis courts and, where permitted, accessory dwelling units.
2. Permitted accessory uses. The following are permitted accessory uses in single-family districts:
  - A. Family day care facilities for the care of children are permitted, and shall not have any restriction regarding unit size, if the following mandatory criteria are met:
    - I. A family day care facility shall be allowed to provide care for one of the following groups of children:
      1. A family day care facility may care for a maximum of five (5) preschool children from more than one unrelated family and a maximum of five (5) elementary school siblings of the preschool children in care after school hours. The maximum number of five (5) preschool children includes preschool children in the home and preschool children received for day care who are not related to the resident caregiver. The total number of children in the home may not exceed ten (10) under this subsection.
      2. When the home is licensed and provisions are made for substitute care, a family day care facility may care for a maximum of five (5) preschool children from more than one unrelated family, a maximum of three (3) elementary school siblings of the preschool children in care after school hours, and a maximum of two (2) elementary school children unrelated to the preschool children in care after school hours. The maximum number of five (5) preschool children

- includes preschool children in the home and preschool children received for day care who are not related to the resident caregiver. The total number of children in the home may not exceed ten (10) under this subsection.
3. When the home is licensed and provisions are made for substitute care, a family day care facility may care for a maximum number of seven (7) elementary school children from more than one unrelated family in care after school hours. Preschool children shall not be in care in the home. The total number of elementary school children in the home may not exceed seven (7) under this subsection.
- II. Signs on the property advertising the day care facility are prohibited.
- III. The family day care facility complies with all applicable requirements and regulations of the state department of children and family services and the city's police, fire and building services departments. All of the applicable Building Code, city property maintenance standards and fire prevention and safety code violations shall be corrected prior to the issuance of a city business tax receipt.
- IV. Play area shall only be located in the rear yard and equipment shall be limited to three (3) pieces of equipment.
- V. Day care is prohibited on Sundays and the hours of operation are limited to Monday through Friday from 8 am to 8 pm and Saturday from 8 am to 5 pm. Any additional hours of operation shall require conditional use approval.
- VI. The building shall maintain the external appearance of a single-family home.
- VII. Site plan shall be approved by the planning director. The plan shall include landscaping and a permitted wall or fencing enclosing the rear yard.
- VIII. Family day care facilities shall not be located within 400 feet of another such facility; except that this restriction shall not apply to state-licensed family day care homes as defined in F.S. § 402.302(5).
- B. The planning director may approve a second set of cooking facilities if the residence contains at least 3,600 square feet of unit size and the arrangement of such facilities or conditions at the property shall not result in the creation of an apartment units. No more than one (1) electric meter shall be placed on the property and that portion of the residence having the second set of cooking facilities shall not be rented. The restrictions set forth in this subsection 7.5.4.13.d.2.B shall not apply to an accessory dwelling unit (ADU).
- C. An accessory dwelling unit (ADU) is permitted pursuant to the following requirements:

- I. Maximum number. No more than one ADU shall be permitted per single-family lot.
- II. Maximum area. The area of an ADU shall be included in the overall unit size calculation for the site. In no instance shall the total size of the ADU exceed 600 square feet or ten percent (10%) of the size of the main home on the subject site, whichever is greater. Notwithstanding the foregoing, the maximum size of an ADU shall not exceed 1,500 square feet.
- III. Minimum area. An ADU shall be a minimum of 200 square feet in area.
- IV. Existing accessory structures. For existing accessory structures, built prior to January 1, 2019, the aforementioned maximum and minimum areas shall not be applicable to an ADU, unless the unit is expanded in size.
- V. Location. An ADU may be attached to the primary residence with a separate entrance that is secondary to the entrance to the main home subject to any limitations on the primary structure as set forth in the land development regulations. Additionally, the entire site shall maintain the external appearance of a single-family home. Alternatively, an ADU may be located in an accessory building, subject to the requirements and limitations for accessory buildings in single-family districts identified in section 7.2.2.3.b.11.A
- VI. Kitchens. An ADU may contain a full kitchen facility.
- VII. Utilities. A separate electric meter may be provided for an ADU.
- VIII. Lease. Any lease of an ADU shall be subject to the following requirements:
  1. Unless otherwise provided herein, the use of an ADU shall be limited to the use of the family occupying the primary dwelling, temporary guests, or servants of the occupants of the primary dwelling, and shall not be rented or leased.
  2. The lease of an ADU to a family unrelated to the family occupying the primary dwelling unit shall only be permitted as follows:
    - i. Within an ADU that (1) was issued a certificate of occupancy on or before October 26, 2019, and (2) is located on a property that is owner-occupied and located between Dade Boulevard on the south and Pine Tree Drive Circle on the north.
    - ii. Within an ADU located on a property that is owner-occupied and located in the Palm View Historic District.
    - iii. Each year, evidence of a property's ownership shall be provided to the planning director, subject to the director's approval, in order to confirm the property's

eligibility for the rental of an ADU. If a property ceases to be owner-occupied, the renewal of a lease for an ADU shall be prohibited, and residents of the ADU shall vacate the premises upon termination of the lease. It shall be the responsibility of the property owner to satisfy the yearly requirement for providing evidence as to ownership and to notify the city of any change to the status of the property's ownership.

3. The lease of an ADU to a family (as defined in section 1.2.2) unrelated to the family occupying the primary dwelling unit for a period less than six (6) months and one (1) day, including extensions for lesser periods of leases permitted under section 7.5.4.13.d.2.C.II. to original leaseholders, shall be prohibited.
  4. Property owners seeking to allow for the lease of an ADU unit to a family unrelated to the family occupying the primary dwelling unit must obtain all applicable fire and building permits, and a certificate of use, as applicable, permitting the lease of the ADU, subject to the requirements listed above. The application shall provide proof of compliance with the requirements of this section 7.5.4.13.d.2.C. Additionally, the applicant shall provide an affidavit agreeing to and affirming the applicant's understanding of the requirements in this section 7.5.4.13.d.2.C.
  5. A violation of these requirements shall be subject to the enforcement and enhanced penalty provisions for leases of single-family homes set forth in subsection 7.5.4.13.d.2.E.
  6. Tracking. The planning director shall maintain a database of all approved ADUs in the city, including statistics relating to the number of certificates of use issued, and any violations issued pursuant to this section 7.5.4.13.d.2.C.
- D. Home based business office, as provided in section 7.5.5.6.
- E. Leases of single-family homes to a family (as defined in section 1.2.2) for not less than six (6) months and one (1) day, including extensions for lesser periods of leases permitted under this subsection to original leaseholders. The advertisement, as defined in section 7.2.2.2.d.1.B, of single-family homes for a period of less than six (6) months and one (1) day shall not be permitted for single-family districts, and shall be a violation of this subsection 7.5.4.13.d.2.E.
- I. Enforcement.
    1. Violations of subsection 7.5.4.13.d.2.E shall be subject to fines as provided in F.S. ch. 162.1 Fines for repeat violations by the same offender shall increase regardless of locations. The director of the code compliance department must remit

a letter to the Miami-Dade Property Appraiser and the Miami-Dade Tax Collector, with a copy of the special magistrate order adjudicating the violation, that notifies these governmental agencies that the single-family residential property was used for transient rental or occupancy at the single-family residential premises.

2. In addition to or in lieu of the foregoing, the city may seek an injunction by a court of competent jurisdiction to enforce compliance with or to prohibit the violation of this section.
  3. Any code compliance officer may issue notices for violations of this subsection 7.5.4.13.d.2.E. Violations shall be issued to the owner, manager, real estate broker or agent, or authorized agent, or any other individual or entity that participates in or facilitates the violation of this subsection 7.5.4.13.d.2.E. In the event the record owner of the property is not present when the violation occurred or notice of violation issued, a copy of the violation shall be served by certified mail on the owner at its mailing address in the property appraiser's records.
  4. The advertising or advertisement for the transient rental or occupancy, short-term rental for period(s) of less than six (6) months and one (1) day of the residential property for the purpose of allowing such transient rental or occupancy, short-term rental or rental for period(s) of less than six (6) months and one (1) day at the residential premises is direct evidence that there is a violation of subsection 7.5.4.13.d.2.E, which is admissible in any proceeding to enforce subsection 7.5.4.13.d.2.E. The advertising or advertising evidence raises a rebuttable presumption that the residential property named in the notice of violation or any other report or as identified in the advertising or advertisement is direct evidence that the residential property was used in violation of subsection 7.5.4.13.d.2.E
- II. Enhanced penalties. The following enhanced penalties must be imposed, in addition to any mandatory fines set forth in subsection 7.5.4.13.d.2.E.I, above, for violations of subsection 7.5.4.13.d.2.E:
1. Enhanced penalties for violation of subsection 7.5.4.13.d.2.E:
    - i. The transient rental or occupancy must be immediately terminated, upon confirmation that a violation has occurred, by the Miami Beach Police Department and the Code Compliance Department.
    - ii. A certified copy of an order imposing the civil fines and penalties must be recorded in the public records.

and thereafter shall constitute a lien upon any other real or personal property owned by the violator and it may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes. The certified copy of an order must be immediately recorded in the public records, and the city may foreclose or otherwise execute upon the lien.

\* \* \*

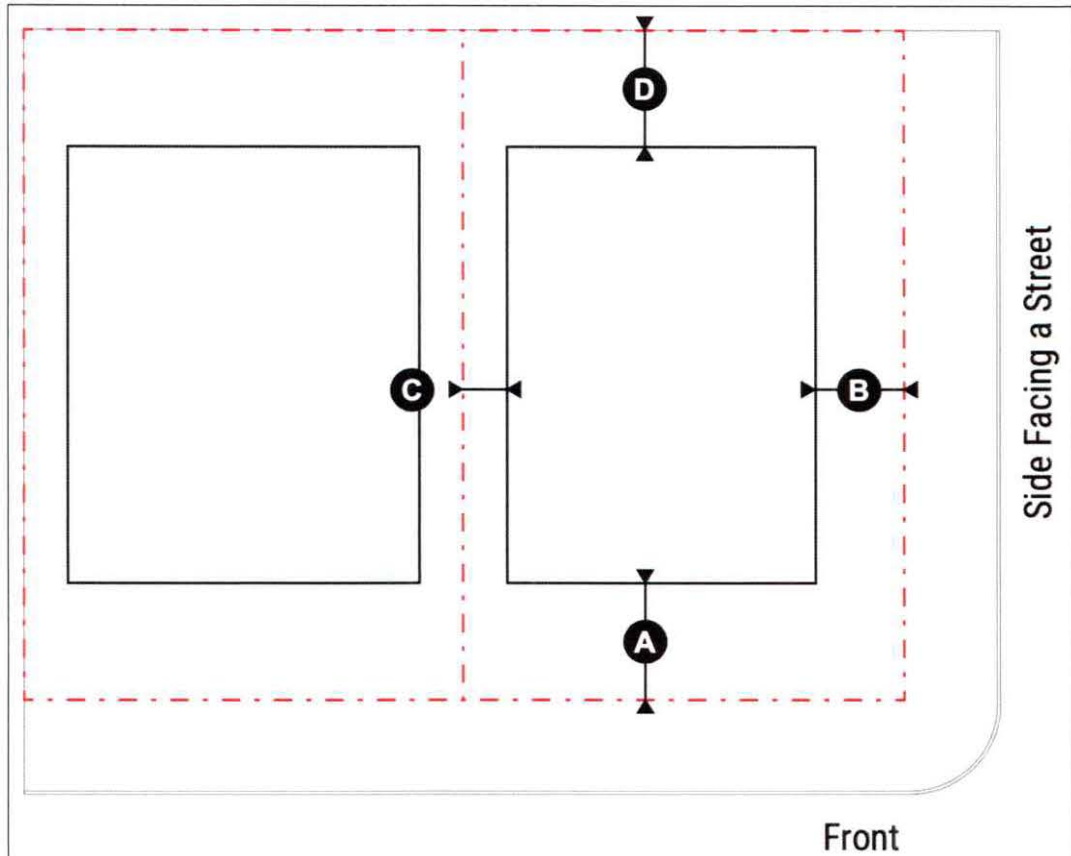
**7.2.2.3 Development Regulations (RS)**

\* \* \*

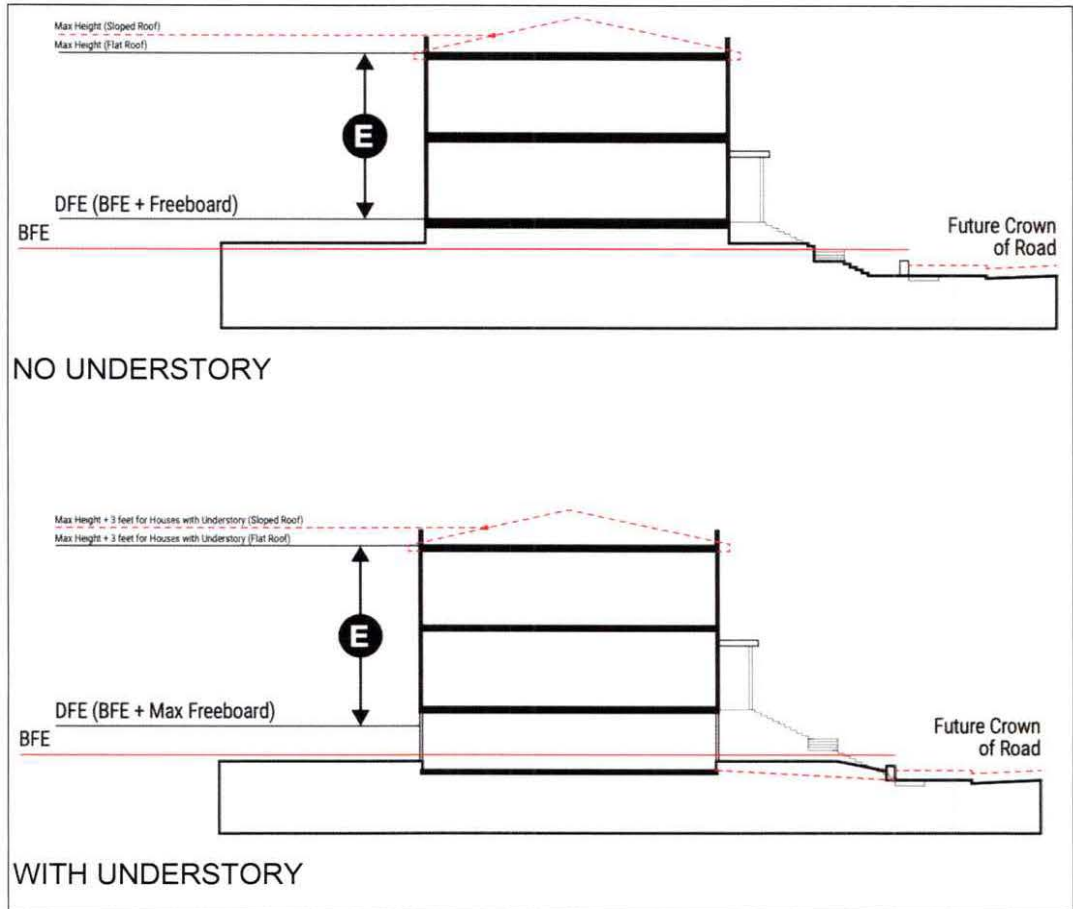
**b. The development regulations for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:**

1. *The FAR, density, lot area, lot width, lot coverage, unit size, setbacks, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:*

DEVELOPMENT REGULATIONS TABLE (RS)				
	RS-1	RS-2	RS-3	RS-4
	*	*	*	*
Front Setback (A)	20 feet -1 Story Structure (5)(6) - provided that any future addition of a two-story attached structure shall be setback a minimum of 40 feet 30 feet or 20 feet for the first story and 40 feet for the second story - 2 Story Structures - (5)(6)			



BUILDING HEIGHT	RS-1	RS-2	RS-3	RS-4
Maximum Height (stories)	2 stories			
Maximum Height for Single-story Homes (2)(4)	18 ft – flat roofs 21 ft – sloped roofs			
Maximum Height for Two-story Homes (feet) (E) (3)(4) No Understory	28 ft - flat roofs 31 ft – sloped roofs	24 ft – flat roofs 27 feet – sloped roofs (4)	24 ft – flat roofs 27 feet – sloped roofs	
Maximum Height (feet) (3)(4) Understory Home	31 feet - flat roofs 34 feet - sloped roofs (8)	28 feet - flat roofs (7) 31 feet - sloped roofs (7)(8)	28 feet - flat roofs 31 feet - sloped roofs	



\* \* \*

**6. Understory Level Standards**

Non-airconditioned Understory space located below minimum flood elevation, plus freeboard. Except as otherwise provided in this Code, homes with understories may be approved administratively, as provided herein:

\* \* \*

A. Understory area(s) shall be used only for open air activities, parking, building access, mechanical equipment, non-enclosed restrooms, pools, water features and storage. Such areas shall be designed and maintained to be free of obstructions and shall not be enclosed and/or air-conditioned at any time, with the exception of limited access areas to the first habitable floor. However, understory area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent (50%) on each side.

\* \* \*

~~I. Roof insulation, For flats roofs, up to twelve (12") inches of insulation shall be an allowable height exception and may be located above the roof slab.~~

~~Portions of insulation exceeding twelve (12") inches above the roof slab shall be included in the overall height of the home.~~

\* \* \*

9. *Height exceptions.* The height regulation exceptions contained in section 7.5.2 shall not apply to the RS-1, RS-2, RS-3 and RS-4 zoning districts. The following exceptions shall apply, and unless otherwise specified in terms of height and location, shall not exceed 10 feet above the highest point of the proposed roof. In general, height exceptions that have not been developed integral to the design intent of a structure shall be located in a manner to have a minimal visual impact on predominant neighborhood view corridors as viewed from public rights-of-way and waterways.
- A. Chimneys and air vents, not to exceed 5 feet in height measured from the point at which they emerge from the roof.
  - B. Decorative structures used only for ornamental or aesthetic purposes such as spires, domes, and belfries.
  - C. Radio and television antennas, satellite, and internet dishes.
  - D. Parapet walls, only when associated with a habitable roof deck or when used to screen roof top mechanical equipment. When associated with a habitable roof deck, the parapet shall not exceed 3 feet, 6 inches above the finished roof deck height, and shall be set back a minimum of 10 feet from the perimeter of the enclosed floor below. When used to screen mechanical equipment, the parapet walls shall not exceed the height of the equipment being screened.
  - E. Rooftop curbs, not to exceed 3 feet in height.
  - F. Elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations.
  - G. Skylights, not to exceed 5 feet above the point at which they emerge from the roof, and provided that the area of skylight(s) does not exceed 10 percent (10%) of the total roof area of the roof in which it is placed.
  - H. Air conditioning and mechanical equipment not to exceed 5 feet above the point at which they emerge from the roof and shall be required to be screened in order to ensure minimal visual impact as identified in the general section description above.
  - I. Rooftop wind turbines, not to exceed 10 feet above the highest point of the roof,
  - J. Solar panels, not to exceed 5 feet in height above the point at which they emerge from the roof.
  - K. Covered structures, which are open on all sides, and do not extend interior habitable space. Such structures shall not exceed a combined area of 20 percent (20%) of the enclosed floor area immediately one floor below, and shall be set back a minimum of 10 feet from the perimeter of the enclosed floor below.
  - L. Roof insulation. For flats roofs, up to twelve (12") inches of insulation shall be an allowable height exception and may be located above the roof slab.

Portions of insulation exceeding twelve (12") inches above the roof slab shall be included in the overall height of the home.

\* \* \*

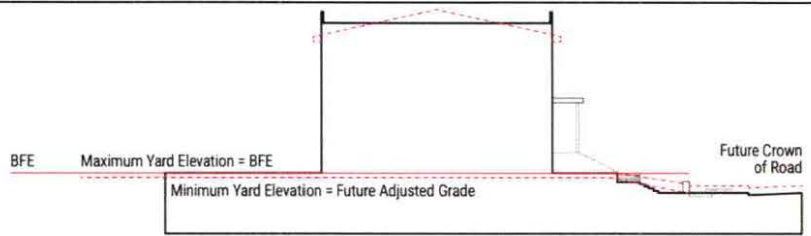
10. **Exterior building and lot standards.** The following shall apply to all buildings and properties in the RS-1, RS-2, RS-3, RS-4 single-family residential districts:
- A. Exterior bars. Exterior bars on entryways, doors and windows shall be prohibited on front and side elevations, which face a street or right-of-way.
  - B. Minimum and maximum yard elevation requirements.

<b>MINIMUM AND MAXIMUM YARD ELEVATION REQUIREMENTS (RS)</b>		
	<b>Minimum</b>	<b>Maximum</b>
Front Yard	<u>No Understory:</u> Future Adjusted Grade (1) (2) (4)	Base Flood Elevation (BFE) (1) (3) (4)
Side, Facing a street Yard		
Side, Interior Yard		Base Flood Elevation (BFE) (1) (3) (5) (6)
Rear Yard - Non Waterfront		
Rear Yard - Waterfront	<u>With Understory:</u> Future Crown of Road (1) (2) (4)	Base Flood Elevation (BFE) plus maximum freeboard (1) (3)

**YARD LOCATIONS (FOR YARD ELEVATION REQUIREMENTS ONLY)**

**MINIMUM AND MAXIMUM YARD ELEVATION REQUIREMENTS (RS)**



**MINIMUM AND MAXIMUM YARD ELEVATIONS**

- (1). *With the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. When in conflict with the maximum elevation requirements as outlined in this table, the minimum elevation requirements shall still apply.*
- (2). *The minimum yard elevation requirements shall not apply to existing structures or properties containing single-family homes individually designated as historic structures, or to properties with single-family homes designated as "contributing" within a local historic district.*
- (3). *In no instance shall the elevation of a required yard exceed DFE.*
- (4). *The maximum height of any fence(s) or wall(s) in the required front yard, shall be measured from existing grade.*
- (5). *When the average grade of an adjacent lot along the abutting side yard is equal or greater than adjusted grade, or when abutting a vacant property, the maximum elevation within the required side yard shall not exceed BFE plus 1 foot.*
- (6). *Notwithstanding the above, when abutting property owners have jointly agreed to a higher elevation, both side yards may be elevated to the same higher elevation through the submission of concurrent building permits, not to exceed the minimum required flood elevation.*

\* \* \*

12. *Allowable encroachments within required yards.*

\* \* \*

*E. Carports and solar carports.* Only one carport or solar carport shall be erected within a required yard of a single-family home, subject to the following requirements, as may be applicable:

- I. Carports and solar carports shall be subject to the following requirements:
  - 1. Carports shall be constructed of canvas and pipe for the express purpose of shading automobiles.
  - 2. Carports or solar carports constructed prior to the adoption of this section shall be considered legal nonconforming structures. Such nonconforming canopies may be repaired or replaced; however, the degree of their nonconformity shall not be increased thereby.

CARPORTS AND SOLAR CARPORTS STANDARDS  
TABLE (RS)

	* * *
Minimum Height	7 feet (Unobstructed view between grade and lower edge of the carport or solar carport)
Maximum Height	9 feet

(1). Provided the carport or solar carport is attached to or immediately adjacent to the main building. When a carport or solar carport is detached and located more than 12 inches from the main home it shall not be located in the required front or side-facing-the-street yards.

(2). The sides of the carport or solar carport that face the required rear yard may be permitted to align with the walls of the existing residence, provided the residence is located a minimum of 5 feet from the rear property line.

F. *Central air conditioners, packaged terminal air conditioners (PTAC) and mini-split air conditioning units, emergency generators, swimming pool equipment, gas tanks solar panels, home battery systems and other similar mechanical equipment.* Accessory central air conditioners, generators, swimming pool equipment, solar panels, home battery systems and other similar mechanical equipment, including attached screening elements, may occupy a required side or rear yard, provided that:

- I. They are not closer than 5 feet to a rear or interior side lot line, or 10 feet to a side lot line facing a street. For buildings existing as of January 1, 2016 with nonconforming side interior or rear setbacks, central air conditioners, packaged terminal air conditioners (PTAC) and mini-split air conditioning units shall not be closer than 18 inches to a rear or interior side lot line, provided all applicable egress requirements for the property are satisfied, subject to the design review or certificate of appropriateness criteria, as applicable.

- II. The maximum height of the equipment, including attached screening elements, shall not exceed 5 feet above current flood elevation, with a maximum height not to exceed 10 feet above grade, as defined in section 1.2.1, of the lot on which it is located.
- III. If visible from the right-of-way, physical and/or landscape screening shall be required.
- IV. Any required sound buffering equipment shall comply with the setback requirements established in section 7.2.2.3.b.12, above.
- V. If the equipment does not conform to section 7.2.2.3.b.11.F.I-IV above, then such equipment shall follow the setbacks of the main structure.

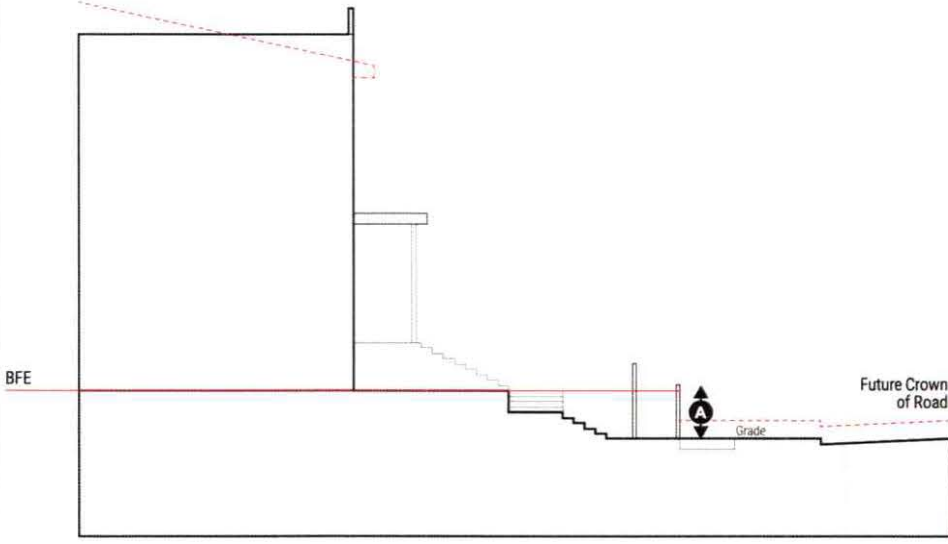
G. *Driveways.* Driveways and parking spaces leading into a property are subject to the following requirements:

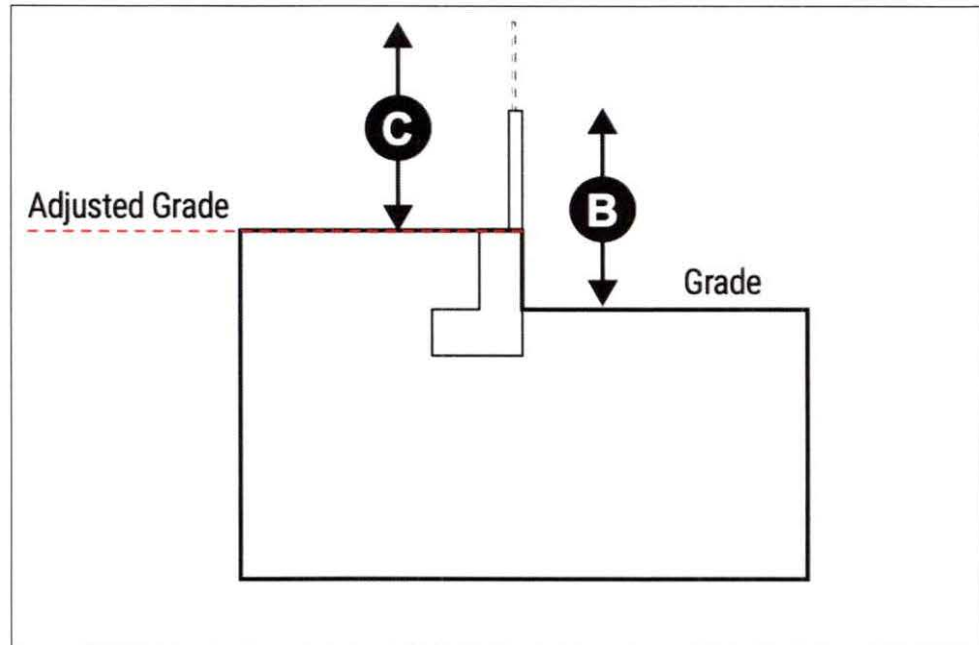
- II. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or of cool pavement ~~shall have a high albedo surface consisting of a durable material or sealant~~, as defined in section 1.2.1 of this Code.
- III. Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 1.2.1 of this Code, shall be prohibited.
- IV. The maximum width of all driveways at the front or side facing a street property line including access driveways from the Right of Way shall not exceed 30 percent (30%) of the lot width, and in no instance shall be less than 9 feet in width and greater than 18 feet in width.

\* \* \*

H. *Fences, walls, and gates.* Regulations pertaining to materials and heights for fences, walls and gates are as follows:

FENCES, WALLS AND GATES STANDARDS TABLE (RS)	
Maximum Height at the Front Yard (A)	
At the property line	5 feet, as measured from grade
Set back from the property line	5 feet plus 1 foot for every 2 feet of setback up to a maximum of 7 feet, as measured from grade
Maximum Height at the Side Facing a Street Yard, Waterway or Golf Course (A)	

Side Facing a Street, Waterway or Golf Course Yard	5 feet, as measured from grade (1)
	
Maximum Height at the Side Interior and Rear Yards	
Side Interior Yard	7 feet, as measured from <del>grade</del> future crown of the road elevation ②
Rear Yard	7 feet, as measured from future adjusted grade ③ (1) (2)



(1). In the event that a property has approval to be improved at or above the future adjusted grade, the overall height of fences, walls and gates may be measured from future adjusted grade, provided that the portion of such fences, walls or gates above 4 feet in height consists of open pickets with a minimum spacing of 3 inches, unless otherwise approved by the Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable.

\* \* \*

*L. Marine structures.* Seaward side yard setbacks for boat slips, decks, wharves, dolphin poles, mooring piles, davits, or structures of any kind shall not be less than 7 feet and 6 inches. For purposes of this section, the seaward side yard shall consist of the parallel extension of the side property lines seaward of the seawall. This requirement pertains to the enlargement of existing structures as well as to the construction of new structures. It is further provided that any boat, ship, or vessel of any kind shall not be docked or moored so that its projection extends into the required seaward side yard setback, and the mooring of any type of vessel or watercraft shall be prohibited along either side of the walkway leading from the seawall to a boat dock. Land-side decks may extend to the deck associated with the marine structure. Lighting associated with, but not limited to, the deck, or marine structure shall be installed in such a manner to minimize glare and reflection on adjacent properties and not to impede navigation. The maximum projection of a marine structure shall be determined by the applicable county department having jurisdiction of environmental resource management. ~~If a dock or any kind of marine structure/equipment, whether or not it is attached to a dock, projects more than 40 feet into the waterway or extends beyond the maximum~~

~~projection permitted under section 66-113 in General Ordinances, the review and approval of the applicable state and county authorities shall be required.~~

\* \* \*

*N. Projections.* Every part of a required yard shall be open to the sky, except as authorized by these land development regulations. The following may project into a required yard for a distance not to exceed 25 percent (25%) of the required yard up to a maximum height of 6 feet, unless otherwise noted.

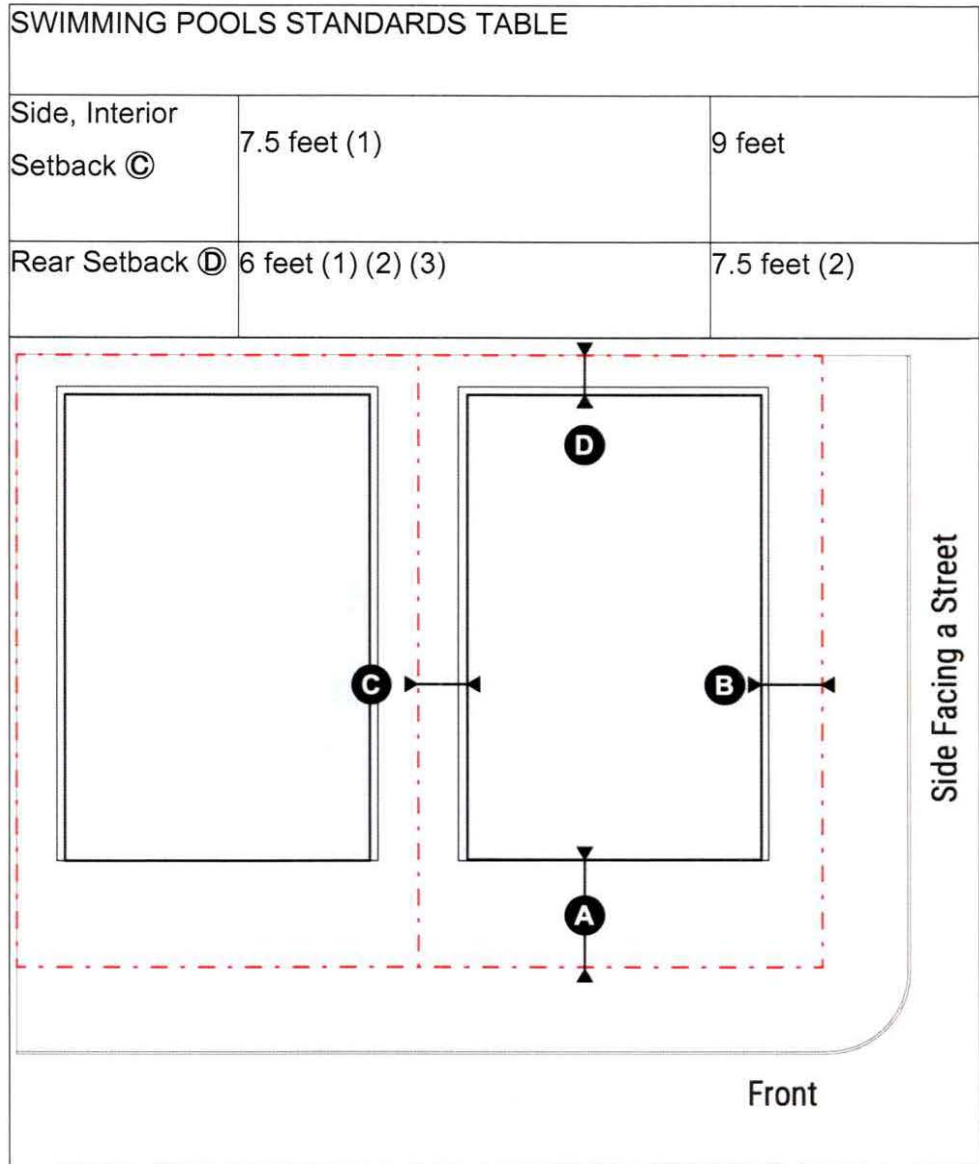
\* \* \*

IV. Porches, platforms and terraces up to ~~30 inches above the yard elevation of the lot~~ design flood elevation (DFE), not to exceed BFE plus the maximum freeboard, as defined in section 1.2.1. Such projections and encroachments may be located up to the first habitable floor elevation and include stairs, steps, ADA-compliant ramps and related walkways, not exceeding 5 feet in width, which provide access to all porches, platforms, terraces and the first floor when elevated to meet minimum flood elevation requirements, including freeboard.

\* \* \*

*P. Swimming pools.* Accessory swimming pools, including the pool deck, open and enclosed, or covered by a screen enclosure, or a screen enclosure not covering a swimming pool, may only occupy a required rear, interior side yard or sideyard facing a street, subject to the following:

SWIMMING POOLS STANDARDS TABLE		
SWIMMING POOL SETBACKS		
	To the swimming pool deck or platform, the exterior face of an infinity edge pool catch basin, or screen enclosure associated or not associated with a swimming pool.	To the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.
Front Setback <b>(A)</b>	Principal building setback minimum <u>20 feet</u>	
Side facing a street Setback <b>(B)</b>	10 feet (1)	11.5 feet



\* \* \*

#### 7.2.4 RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY

\* \* \*

##### 7.2.4.2 USES (RM-1)

USES TABLE (RM-1)	
<b>RESIDENTIAL</b>	
Single-family detached dwellings	P
Townhomes	P
Apartments	P
<b>LODGING</b>	

USES TABLE (RM-1)	
Apartment Hotels	Pro P *
Hotels	Pro P *
Suite Hotels	Pro P *
Bed and Breakfast Inn	Pro P *
Hostels	Pro
<b>OFFICE</b>	
Administrative Offices	A*
<b>COMMERCIAL</b>	
Accessory Commercial Use	Pro A*
Hall for Hire	C *
Health Club (For Residents Only)	A*
Restaurant serving alcoholic beverages	C *
Accessory outdoor bar counters	C *
Accessory outdoor open air entertainment establishment	C *
Entertainment establishment	C* A*
Retail	Pro A *
Restaurants with or without accessory bars, and personal services	Pro A *
Alcoholic beverage establishments	Pro *
Gambling and Casinos pursuant to section 7.1.8	Pro
Rentals or leases of mopeds, motorcycles, and motorized bicycles pursuant to section 7.1.8	Pro
Neighborhood and Retail Fulfillment Centers pursuant to section 7.1.8	Pro
<b>CIVIC</b>	
Religious Institutions with occupancy of 199 persons or less	A *
Religious Institutions with occupancy of more than 199 persons	C
<b>CIVIL SUPPORT</b>	
Private and Public Institutions	C
Accessory neighborhood impact establishments	C *
<b>EDUCATIONAL</b>	
Day Care Facility	C
Schools	C
Family Day Care Center	A *
<b>INDUSTRIAL</b>	
<b>OTHER</b>	
Commercial or noncommercial parking lots and garages	C Pro*
Parking lots or garages	Pro*
<b>Key</b>	
P – Main Permitted Use	
C - Conditional Use	
A - Accessory Use	
Pro - Prohibited Use	
* See supplemental use regulations below	

**a. Supplemental main permitted uses Regulations (RM-1)**

The supplemental main permitted uses are as follows:

\* \* \*

5. Where permitted, hotels located in the RM-1 district shall be limited to the following accessory uses, unless noted above, pursuant to the regulations in section 7.5.4.13:

- A. A dining room operated solely for registered hotel visitors and their guests, located inside the building and not visible from the street, with no exterior signs, entrances or exits except as required by the applicable Building Code.
- B. Mechanical support equipment and administrative offices and uses that maintain the operation of the building.
- C. Washers and dryers, which shall be located inside a structure or not visible from a right-of-way
- D. Hotels located in the RM-1, 2 or 3 districts are permitted to have religious institutions as a matter of right up to 199 occupancy, and over that occupancy shall be a conditional use.

\* \* \*

**c. Supplemental Accessory uses Regulations (RM-1)**

The supplemental accessory uses are as follows:

\* \* \*

4. A health club for use by building residents only may be permitted in the RM-1 district.

\* \* \*

**7.2.5 RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY**

\* \* \*

**7.2.5.2 Uses (RM-2)**

USES TABLE (RM-2)	
<b>RESIDENTIAL</b>	
Single-family detached dwellings	P
Townhomes	P
Apartments	P
<b>LODGING</b>	
Apartment Hotels	P* Pro*
Hotels	P* Pro*
Suite Hotels	P*
Hostels	Pro*
<b>OFFICE</b>	
Offices	P* A*
Non-medical office uses	C*

USES TABLE (RM-2)	
<b>COMMERCIAL</b>	
Accessory Commercial Use	A*
Hall for Hire	C*
Personal service uses	C*
Restaurants, cafes and/or eating and drinking establishments, which include entertainment	C* A*
Retail Uses	A*
Outdoor bar counters	C* A*
Alcoholic beverage establishments	A*
Accessory outdoor entertainment establishment	Pro*
Accessory open air entertainment establishment	Pro*
Entertainment establishment	C* A*
Accessory outdoor bar counter	Pro*
Health Clubs	A*
Gambling and Casinos pursuant to section 7.1.8	Pro
Rentals or leases of mopeds, motorcycles, and motorized bicycles pursuant to section 7.1.8	Pro
Neighborhood and Retail Fulfillment Centers pursuant to section 7.1.8	Pro
<b>CIVIC</b>	
Stand-alone religious Institutions	C
Religious Institutions with occupancy of 199 persons or less	A*
<b>CIVIL SUPPORT</b>	
Private and Public Institutions	C
Accessory neighborhood impact establishments	C*
<b>EDUCATIONAL</b>	
Day Care Facility	C
Schools	C
Family Day Care Centers	A*
<b>INDUSTRIAL</b>	
<b>OTHER</b>	
Commercial or noncommercial parking lots and garages	C
<b>Key</b>	
P – Main Permitted Use	
C – Conditional Use	
A – Accessory Use	
Pro – Prohibited Use	
* See Supplemental use regulations below	

**a. Supplemental main permitted uses regulations (RM-2)**

The supplemental main permitted uses are as follows:

1. Apartment hotels, hotels, hostels, and suite hotels (pursuant to section 7.5.4.5).

A. Except that in the Palm View corridor, defined in this subsection as all properties abutting the west side of Meridian Avenue between 17<sup>th</sup> Street and Collins Canal, apartment hotel or hotel uses are only permitted if issued a building permit or occupational license prior to May 28, 2013, or are

approved by the design review board pursuant to a complete application filed and pending prior to May 28, 2013, in which event they shall be considered a "legal conforming use." A property that has a "legal conforming use" as used in this subsection prior to May 28, 2013, may retain all, and apply for new, expansions and modifications to, permitted, conditional and/or accessory uses permitted in the zoning category as of May 28, 2013, and apply for building permits to add, improve and/or expand existing structures, or construct new structures for permitted, conditional and/or accessory uses permitted in the zoning category, if FAR remains available.

- B. In the West Avenue corridor, defined in this subsection as that area bordered by Collins Canal to the north, Alton Road to the east, Biscayne Bay to the west, and 6<sup>th</sup> Street to the south (MAP EXHIBIT-2), apartment-hotel or hotel uses are only permitted if issued a building permit or occupational license prior to May 28, 2013, or are approved by the design review board pursuant to a complete application filed and pending prior to May 28, 2013, in which event they shall be considered a "legal conforming use." A property that has a "legal conforming use" as used in this subsection prior to May 28, 2013, may retain all, and apply for new, expansions and modifications to, permitted, conditional and/or accessory uses permitted in the zoning category as of May 28, 2013, and apply for building permits to add, improve and/or expand existing structures, or construct new structures for permitted, conditional and/or accessory uses permitted in the zoning category, if FAR remains available.
- C. Where permitted, hotels located in the RM-2 district are permitted to have accessory uses that are customarily associated with the operation of a hotel or apartment building, subject to the requirements in section 7.5.4.13, except for the following:
  - I. dance halls, entertainment establishments, neighborhood impact establishments, outdoor entertainment establishments or open air entertainment establishments, unless otherwise provided in the RM-2 district regulations set forth in section 7.2.5.
  - II. outdoor bar counters.
- 2. Offices that are incidental and customary to a hotel in the RM-3 district fronting Collins Avenue located no more than 1,200 feet from the RM-3 hotel property . For purposes of this section, the distance between the RM-3 hotel property and the RM-2 office property shall be measured by following a straight line between the properties' boundaries; further that office property shall be governed by a restrictive covenant approved as to form by the city attorney, recorded in the public records, stipulating that the office use may only remain as long as the hotel use continues.

\* \* \*

### **c. Supplemental Accessory Uses Regulations (RM-2)**

The supplemental accessory uses are as follows:

1. The accessory uses in the RM-2 residential multifamily, medium intensity district are as required in section 7.5.4.13
2. Alcoholic beverage establishments pursuant to the regulations set forth in chapter 6 of the General Ordinances.
3. Notwithstanding the foregoing, a property that had a legal conforming use as of May 28, 2013, shall have the right to apply for and receive special event permits that contain entertainment uses.
4. Entertainment uses shall be subject to the requirements in section 7.5.5.4.
5. Health clubs, for use by residents or open to the public for buildings in the RM-2 district.
6. Buildings in the RM-2 district in the area bounded by Indian Creek Drive, Collins Avenue, 41st Street and 44th Street that face the RM-3 district (MAP EXHIBIT-1) may have restaurant, coffee house, sundry shops, or food market uses located in ground floor space not to exceed 70 percent (70%) of the ground floor. These uses may have direct access to the street. Dance halls, entertainment establishments, neighborhood impact establishments, outdoor entertainment establishments, or open air entertainment establishments are not permitted. Outdoor music (including background music) is prohibited. Any outdoor uses on Indian Creek Drive shall be limited to no later than 11:00 p.m. Parking requirements for accessory commercial uses in newly constructed buildings must be satisfied by providing the required parking spaces, and may not be satisfied by paying a fee in lieu of providing parking. There shall be no variances from the provisions of this paragraph.

\* \* \*

### 7.2.6 RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY

\* \* \*

#### 7.2.6.2 Uses (RM-3)

USES TABLE (RM-3)	
<b>RESIDENTIAL</b>	
Single-family detached dwellings	P
Townhomes	P
Apartments	P
<b>LODGING</b>	
Apartment Hotels	P
Hotels	P*
Suite Hotels	P*
Hostels	P* Pro*
<b>OFFICE</b>	
Office	A*
<b>COMMERCIAL</b>	
Commercial	A*

USES TABLE (RM-3)	
Eating or drinking uses	A*
Retail	A*
Personal service establishment	A*
Neighborhood and Retail Fulfillment Centers pursuant to section 7.1.8	Pro
<b>CIVIC</b>	
Stand-alone religious institutions	C
Religious Institutions with occupancy of 199 persons or less	A*
<b>CIVIL SUPPORT</b>	
Private and Public Institutions	C
Accessory neighborhood impact establishments	C
<b>EDUCATIONAL</b>	
Day Care Facility	C
Schools	C
Family Day Care Facility	A*
<b>INDUSTRIAL</b>	
<b>OTHER</b>	
Commercial or noncommercial parking lots and garages	C
<b>Key</b>	
P - Main Permitted Use	
C - Conditional Use	
A - Accessory Use	
Pro - Prohibited Use	
* See Supplemental use regulations below	

\* \* \*

**c. Supplemental Accessory uses Regulations (RM-3)**

The supplemental accessory uses are as follows:

1. Those uses permitted in section 7.5.4.13.
2. Buildings in the RM-3 district shall be limited to the following accessory uses, subject to the requirements of section 7.5.4.13:
  - I. Commercial, office, eating or drinking uses with access from the main lobby or from the street.
  - II. Retail or personal service establishments.
3. Alcoholic beverage establishments pursuant to the regulations set forth in chapter 6 of the General Ordinances.
4. Accessory outdoor bar counters, pursuant to the regulations set forth in chapter 6 of the General Ordinances, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is located on a property that is abutting a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.
5. Oceanfront hotels with at least 100 hotel units may operate and utilize an accessory outdoor bar counter, notwithstanding the above restriction on the hours of operation, provided the accessory outdoor bar counter is (i) located in the rear yard,

and (ii) set back 20 percent (20%) of the lot width (50 feet minimum) from any property line adjacent to a property with an apartment unit thereon.

6. RM-3 properties within the "West Avenue Corridor"(MAP EXHIBIT-1) may not have accessory outdoor entertainment establishments. Notwithstanding the foregoing, a property that had a Legal Conforming Use as of May 28, 2013, shall have the right to apply for and receive special event permits that contain entertainment uses.
7. Kennels shall only be for animals belonging to building residents only, and would not be a general boarding facility for people who do not reside in the building.
8. Entertainment uses shall be subject to the requirements in Section 7.5.5.4.

\* \* \*

## 7.2.16 GU GOVERNMENT USE DISTRICT

\* \* \*

### 7.2.16.2 Uses (GU)

USES TABLE (GU)	
RESIDENTIAL	
LODGING	
OFFICE	
COMMERCIAL	
Alcoholic Beverage Establishment	P*
Gambling and Casinos pursuant to section 7.1.8	Pro
Rentals or leases of mopeds, motorcycles, and motorized bicycles pursuant to section 7.1.8	Pro
Neighborhood and Retail Fulfillment Centers pursuant to section 7.1.8	Pro
Accessory commercial uses	P
CIVIC	
Parks and associated parking	P
Performing arts and cultural facilities	P
Monuments and memorials	P
Government uses	P
CIVIL SUPPORT	
Public institutions	P
EDUCATIONAL	
Schools	P
Libraries	P
INDUSTRIAL	
OTHER	
Parking lots and garages	P
<b>Key</b>	
P – Main Permitted Use	
C - Conditional Use	
A - Accessory Use	

USES TABLE (GU)	
Pro - Prohibited Use	
* See Supplemental use regulations below	

\*                      \*                      \*

**7.2.23 I-1 LIGHT INDUSTRIAL DISTRICT**

\*                      \*                      \*

**7.2.23.2 Uses (I-1)**

USES TABLE (I-1)	
<b>RESIDENTIAL</b>	
Residential Uses	Pro*
Live-work units	C*
<b>LODGING</b>	
Hostels	Pro*
<b>OFFICE</b>	
Professional, business, research or administrative offices	P*
<b>COMMERCIAL</b>	
Commercial uses	P*
Kennel	P
Restaurants with alcoholic beverage licenses	C*
Liquor Stores	C*
Alcoholic Beverage Establishments	A*
Formula commercial establishment	Pro*
Formula restaurant	Pro*
Dance Halls	Pro*
Entertainment Establishments	Pro*
Outdoor Entertainment Establishment	Pro*
Bars	Pro*
Pawnshops	Pro*
Tobacco and Vape Dealers	Pro*
Check cashing stores	Pro*
Convenience stores	Pro*
Occult science establishments	Pro*
Souvenir and T-shirt shops	Pro*
Tattoo studios	Pro*
Gambling and Casinos pursuant to section 7.1.8	Pro
Rentals or leases of mopeds, motorcycles, and motorized bicycles pursuant to section 7.1.8	Pro
Neighborhood and Retail Fulfillment Centers pursuant to section 7.1.8	Pro
<b>CIVIC</b>	
Religious institutions with an occupancy of 199 persons or less	P
Religious institutions with an occupancy greater than 199 persons	C
<b>CIVIL SUPPORT</b>	
Neighborhood Impact Establishments	Pro
<b>EDUCATIONAL</b>	

USES TABLE (I-1)	
<b>INDUSTRIAL</b>	
Assembly or packaging of goods not utilizing heavy machinery	P*
Light manufacturing, not utilizing heavy machinery	P*
Printing, engraving, lithographing, media services and publishing, not utilizing heavy machinery	P
Wholesale businesses and sales, warehouses, mini and other storage buildings, and distribution facilities	P*
Artisan Studios	P*
Plumbing, electrical, air conditioning and other similar type shops	P*
Tailoring Services	P*
Landscaping Services	P*
Machine, welding, and printing shops, involving heavy machinery	C
Recycling receiving stations	C
Towing services	C*
Automobile repair, service, washing, detailing, and similar uses	P*
<b>OTHER</b>	
Main use parking garages and parking lots	C
Neighborhood Impact Structure	C
Neighborhood Impact Lot	C
Key	
P – Main Permitted Use	
C – Conditional Use	
A – Accessory Use	
Pro – Prohibited Use	
*See Supplemental use regulations below	

\* \* \*

### 7.2.15.2 Residential Performance Standards Districts (R-PS)

#### a. Uses (R-PS)

\* \* \*

The following uses are permitted in the residential performance standard districts:

USES TABLE (R-PS)		
	R-PS 1, 2	R-PS 3, 4
<b>RESIDENTIAL</b>		
Single-family	P	P
Townhome	P	P
Apartment	P	P
<b>LODGING</b>		
Apartment hotel pursuant to section 7.5.4.5	Pro	P

Hotel pursuant to section 7.5.4.5	Pro	P However, hotels located in the R-PS4 district are permitted to have accessory uses that are customarily associated with the operation of a hotel or apartment building.
Suite hotels pursuant to section 7.5.4.5	Pro	P*
Hostel pursuant to section 7.5.4.5	Pro	Pro
OFFICE		
COMMERCIAL		
Commercial	Pro	Pro However, buildings in the R-PS4 districts shall be limited to the following are permitted as accessory uses: (I) Commercial, office, eating or drinking uses with access from the main lobby or from the street. (II) Retail or personal service establishments.
Accessory outdoor bar counters, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is located on a property that is abutting a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.	Pro	Pro
Entertainment establishments	Pro*	Pro*
Outdoor entertainment establishments	Pro	Pro
Open air entertainment establishments	Pro	Pro
Neighborhood Impact establishments	Pro	Pro However, in the R-PS4 district, this use is permitted, as an accessory use in oceanfront hotels with 250 or more hotel units, as a conditional use. Access to the establishment entrance shall be only from the interior lobby of the hotel and not from the street. In addition, in the R-PS4 district, this use is also permitted as an accessory use to an oceanfront apartment building with more than 300 units that is adjacent to a park, as a conditional use, provided that the accessory use is located in a separate building from the primary use, and the accessory use is a minimum of 8,000 square feet in size.
Alcoholic beverage establishments pursuant to the regulations set forth in	Pro	A *

chapter 6 of General Ordinances		
Pawnshop	Pro*	Pro*
Dance Hall	Pro*	Pro*
Accessory Restaurant or Bar that serve Alcohol	Pro	A*
Gambling and casinos pursuant to section 7.1.8	Pro	Pro
Rentals or leases of mopeds, motorcycles, and motorized bicycles pursuant to section 7.1.8	Pro	Pro
Neighborhood and Retail Fulfillment Centers pursuant to section 7.1.8	Pro	Pro
CIVIC		
Religious Institutions with occupancy of 199 persons or less	P	P
Religious Institutions with occupancy of more than 199 persons	C	C
Institutional	C	C
CIVIL SUPPORT		
EDUCATIONAL		
INDUSTRIAL		
Industrial Uses	Pro	Pro
OTHER		
Commercial and Noncommercial Parking Lots and Garages	C	C
P—Main Permitted Use C—Conditional use A — Accessory use Pro—Prohibited Use * See Supplemental Uses Below		

\* \* \*

## 7.5.2 HEIGHT REGULATIONS EXCEPTIONS (SUPPLEMENTARY DISTRICT REGULATIONS)

### 7.5.2.1 Height regulation exceptions and rooftop additions.

For all districts, except RS-1, 2, 3 and 4 (single-family residential districts).

- a. The height regulations as prescribed in these land development regulations shall not apply to the following when located on the roof of a structure or attached to the main structure. For exceptions to the single-family residential districts, see section 7.2.2.3.b.9.
  1. Air conditioning, ventilation, electrical, plumbing equipment or equipment rooms.
  2. Chimneys and air vents.
  3. Decks, not to exceed 3 feet above the main roofline and not exceeding a combined deck area of 50 percent (50%) of the enclosed floor area immediately one floor below.

4. Decorative structures used only for ornamental or aesthetic purposes such as spires, domes, belfries, not intended for habitation or to extend interior habitable space. Such structures shall not exceed a combined area of 20 percent (20%) of the enclosed floor area immediately one floor below.
5. Elevator bulkheads or elevator mechanical rooms.
6. Flagpoles subject to the provisions of section 6.2.9.
7. Parapet walls, not to exceed three feet, 6 inches above the main roofline unless otherwise approved by the design review board up to a maximum of 25 feet in height.
8. Planters, not to exceed 3 feet in height above the main roofline.
9. Radio, television, and cellular telephone towers or antennas, and rooftop wind turbines.
10. Stairwell bulkheads.
11. Skylights, not to exceed 5 feet above the main roofline.
12. Stage towers or scenery lofts for theaters.
13. Swimming pools, whirlpools or similar structures, which shall have a 4-foot wide walkway surrounding such structures, not to exceed 5 feet above the main roofline.
14. Trellis, pergolas or similar structures that have an open roof of cross rafters or latticework.
15. Water towers.
16. Bathrooms required by the Florida Building Code, not to exceed the minimum size dimensions required under the Building Code, provided such bathrooms are not visible when viewed at eye level (5 feet, 6 inches from grade) from the opposite side of the adjacent right-of-way; for corner properties. Such bathrooms shall also not be visible when viewed at eye level (5 feet, 6 inches from grade) from the diagonal corner at the opposite side of the right-of-way and from the opposite side of the side street right-of-way.
17. Solar panels.
18. Wind turbines on oceanfront properties.
19. Sustainable roofing systems.
20. Display or screen structures, projection devices, lobby, concession space, and sound attenuation and screening devices, any of which serve an outdoor movie theater fronting on Alton Road as provided in section 7.2.11.2.e of this chapter.
21. Roof insulation, For flats roofs, up to twelve (12") inches of insulation shall be an allowable height exception and may be located above the roof slab. Portions of insulation exceeding twelve (12") inches above the roof slab shall be included in the overall height of the home.

\* \* \*

### 7.5.3 SUPPLEMENTARY YARD REGULATIONS

\* \* \*

#### 7.5.3.2 Allowable encroachments within required yards for districts other than single-

**family districts.**

The following regulations shall apply to allowable encroachments in all districts except single-family residential districts, unless otherwise specified in this Code.

\* \* \*

g. *Driveways.* Driveways and parking spaces leading into a property located in townhome (TH) districts are subject to the following requirements, unless otherwise noted in specific districts:

1. Driveways shall have a minimum setback of 4 feet from the side property lines.
2. Driveways and parking spaces parallel to the front property line shall have a minimum setback of 5 feet from the front property line.
3. Driveways and parking spaces located within the side yard facing the street shall have a minimum setback of 5 feet to the rear property line.
4. Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or of cool pavement ~~shall have a high albedo surface consisting of a durable material or sealant~~, as defined in section 1.2.1 of this Code.
5. Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 1.2.1 of this Code, shall be prohibited.

\* \* \*

o. *Projections.* Every part of a required yard shall be open to the sky, except as authorized by these land development regulations. The following may project into a required yard for a distance not to exceed 25 percent (25%) of the required yard up to a maximum projection of 6 feet, unless otherwise noted.

1. Belt courses.
2. Chimneys.
3. Cornices.
4. Exterior unenclosed private balconies.
5. Ornamental features.
6. Porches, platforms and terraces up to 30 inches above the adjusted grade elevation of the lot, as defined in Chapter 1 of these Land Development Regulations.
7. Roof overhangs.
8. Sills.
9. Window or wall air conditioning units.
10. Bay windows (not extending floor slab).
11. Walkways: Maximum 44 inches. May be increased to a maximum of 5 feet for those portions of walkways necessary to provide Americans with Disabilities Act (ADA) required turn around areas and spaces associated with doors and gates. Walkways in required yards may exceed these restrictions when approved through the design review or certificate of appropriateness procedures, as applicable, and

pursuant to section 2.5.3. Notwithstanding the foregoing, when required to accommodate ADA access to an existing contributing building within a local historic district, or National Register District, an ADA walkway and ramp may be located within a street side or interior side yard, with no minimum setback, provided all of the following are adhered to:

- A. The maximum width of the walkway and ramp shall not exceed 44 inches and 5 feet for required ADA landings;
  - B. The height of the proposed ramp and landing shall not exceed the finished first floor of the building(s); and
  - C. The slope and length of the ramp shall not exceed that which is necessary to meet the minimum Building Code requirements. Additionally, subject to the approval of the design review board or historic preservation board, as applicable, an awning may be provided to protect users of the ADA walkway and ramp from the weather.
12. Electric vehicle charging stations and fixtures, located immediately next to an off-street parking space, shall be permitted where driveways and parking spaces are located.
13. Planters, not to exceed 4 feet in height, when measured from the finished floor of the primary structure.
14. Bicycle parking racks, subject to the design review or certificate of appropriateness criteria, as applicable.
15. Art installations, subject to the approval of the design review board or historic preservation board, as applicable.

\* \* \*

#### 7.5.4 SUPPLEMENTARY USE REGULATIONS

\* \* \*

##### 7.5.4.5 Suites hotel, apartment hotel, hostel, and hotel.

\* \* \*

- c. Hotels and hotel units, as defined in section 1.2.2, shall conform with the following regulations:
- 1. Hotel units shall comply with the minimum unit size requirements in the underlying zoning district.
  - 2. Cooking facilities in hotel units shall be limited to one microwave oven, one sink and one five-cubic-foot refrigerator.
  - 3. Hotels located in the C-PS1, C-PS2, MXE, R-PS3, R-PS4, RM-1, RM-2 and RM-3 zoning districts, as well as the Sunset Harbour neighborhood, generally bounded by Purdy Avenue, 20th Street, Alton Road, and Dade Boulevard, shall not exceed the following occupancy limits per individual unit:

\* \* \*

**7.5.4.11 Short-term rental of apartment units or townhomes.**

\* \* \*

d. *Eligibility within North Beach.* Properties that have buildings classified as "contributing" in the North Shore National Register Historic District and are zoned RM-1 may be eligible to apply for approval of a certificate of use permitting short-term rental of apartment and townhome residential units. Eligibility set forth herein, is limited to those properties fronting Harding Avenue, including buildings and properties located east of Harding Avenue and west of the alley, from the city line on the north, to 73rd Street on the south, and may be eligible for short-term rentals, provided, the following conditions, requirements, and provisions are satisfied:

\* \* \*

8. Regulations. For those properties eligible for short-term rental use as per d may be permitted to engage in short-term rentals, provided that the following mandatory requirements are followed:

\* \* \*

B. The application for a certificate of use permitting short-term rentals shall be accompanied by an application fee of ~~\$1,000.00~~ provided for in Appendix A – Fee Schedule of the City Code.

\* \* \*

**7.5.4.13 Accessory Uses**

\* \* \*

**b. Permitted accessory uses.**

The following are permitted accessory uses:

1. ~~Hotels located in the districts below:~~

A. ~~Hotels located in the RM-3 or R-PS4 district are permitted to have accessory uses that are customarily associated with the operation of a hotel or apartment building.~~

B. ~~Hotels located in the RM-2 district are permitted to have accessory uses that is are customarily associated with the operation of a hotel or apartment building, except for the following:~~

- ~~I. dance halls, entertainment establishments, neighborhood impact establishments, outdoor entertainment establishments or open air entertainment establishments, unless otherwise provided in the RM-2 district regulations set forth in section 7.2.5.~~
- ~~II. Outdoor Bar Counters~~

C. ~~Where permitted, hotels located in the RM-1 district shall be limited to the following accessory uses:~~

- ~~I. A dining room operated solely for registered hotel visitors and their guests, located inside the building and not visible from the street,~~

~~with no exterior signs, entrances or exits except as required by the applicable Building Code.~~

~~II. Mechanical support equipment and administrative offices and uses that maintain the operation of the building.~~

~~III. Washers and dryers, which shall be located inside a structure or not visible from a right-of-way~~

~~IV. Hotels located in the RM-1, 2 or 3 districts are permitted to have religious institutions as a matter of right up to 199 occupancy, and over that occupancy shall be a conditional use.~~

2. Apartment buildings shall be limited to the following accessory uses:

A. Mechanical support equipment and administrative offices and uses that maintain the operation of the building.

B. Washers and dryers, which shall be located inside a structure or not visible from a right-of-way.

C. A dining room which is operated solely for the residents in the building shall be located inside the building and shall not be visible from the street with no exterior signs, entrances or exits except for those required by the applicable Building Code. However, a dining room shall not be allowed in the RM-1 district except for those dining rooms associated with adult congregate living facilities.

D. One automatic teller machine shall be permitted on the exterior walls of buildings, when associated with an accessory commercial use allowed under section 7.5.4.13.b.2.E, except in historic districts. The exact location and manner of placement for automatic teller machines shall be subject to design review approval.

~~E. Buildings in the RM-3 and R-PS4 districts shall be limited to the following accessory uses:~~

~~I. Commercial, office, eating or drinking uses with access from the main lobby or from the street.~~

~~II. Retail or personal service establishments.~~

F. Health clubs, for use by residents or open to the public for buildings in the RM-2 district. A health club for use by building residents only may be permitted in the RM-1 district.

G. Any accessory commercial use as permitted herein shall only be located on those levels of a building where there are no apartment units on such levels. This provision shall not apply to home based business offices as provided for in section 7.5.5.6.

H. Family day care facilities as defined in section 7.5.4.13.d.2.

I. One property management office for the purpose of managing residential units within the building.

~~J. Buildings in the RM-2 district in the area bounded by Indian Creek Drive, Collins Avenue, 41st Street and 44th Street that face the RM-3 district (MAP EXHIBIT-1) may have restaurant, coffee house, sundry shops, or food market uses located in ground floor space not to exceed 70 percent (70%) of the ground floor. These uses may have direct access to the street. Dance halls, entertainment establishments, neighborhood impact establishments, outdoor entertainment establishments, or open air entertainment~~

~~establishments are not permitted. Outdoor music (including background music) is prohibited. Any outdoor uses on Indian Creek Drive shall be limited to no later than 11:00 p.m. Parking requirements for accessory commercial uses in newly constructed buildings must be satisfied by providing the required parking spaces, and may not be satisfied by paying a fee in lieu of providing parking. There shall be no variances from these provisions.~~

- K. Apartment buildings located in the RM-1, 2 or 3 districts are permitted to have religious institutions as a matter of right up to 199 occupancy, and over that occupancy shall be a conditional use.
- 3. An apartment hotel located on an oceanfront or bayfront lot shall be permitted to have any accessory use that is commonly associated with a hotel if the use meets the below criteria and those listed in section 7.5.4.13:
  - A. 75 percent (75%) of the total units shall be hotel rooms or the building shall contain at least one hundred (100) hotel rooms.
  - B. The registration desk shall be staffed 24-hours per day.
  - C. Mail compartments for the hotel units.
  - D. Central telephone directly connected to the hotel units.
  - E. The hotel units shall have independent electrical and water meters from the apartment units.
  - F. The applicant shall provide the city with a listing of the hotel units prior to the issuance of a certificate of use.
- 4. Office, retail and commercial uses shall be permitted to have the following accessory uses:
  - A. Storage of supplies or merchandise normally carried in stock in connection with a permitted use.
  - B. Automatic teller machines may be permitted on the exterior walls of buildings, if approved under the design review or certificate of appropriateness process, as applicable. The exact location, number and manner of placement for automatic teller machines shall be subject to the certificate of appropriateness or design review process, as applicable approval.
  - C. Buildings with office, retail and commercial uses are permitted to contain religious institutions as a matter of right up to 199 occupancy, and over that occupancy shall be a conditional use.

**b. Regulation of accessory uses in specialized zoning districts.**

- 1. All accessory uses shall comply with the general provisions of this section.
- 2. Permitted accessory uses.
  - A. Hospital district (HD): See section 7.2.19.
  - B. Marine recreational (MR), civic and convention center (CCC), government use (GU) and waterway districts 1 and 2 (WD-1, 2): Any use that is customarily associated with a main permitted use and consistent with the criteria listed in section 7.5.4.13.

**~~c. Permitted accessory uses in single-family districts.~~**

- ~~1. Generally. Permitted accessory uses in single-family districts are those uses which are customarily associated with single-family houses and limited to the occupants~~

of the home. Such uses include, but are not limited to, marine structures and decks for the storage of watercraft, swimming pools, spas, tennis courts and, where permitted, accessory dwelling units.

~~2. Permitted accessory uses. The following are permitted accessory uses in single-family districts:~~

~~A. Family day care facilities for the care of children are permitted, and shall not have any restriction regarding unit size, if the following mandatory criteria are met:~~

~~I. A family day care facility shall be allowed to provide care for one of the following groups of children:~~

~~1. A family day care facility may care for a maximum of five (5) preschool children from more than one unrelated family and a maximum of five (5) elementary school siblings of the preschool children in care after school hours. The maximum number of five (5) preschool children includes preschool children in the home and preschool children received for day care who are not related to the resident caregiver. The total number of children in the home may not exceed ten (10) under this subsection.~~

~~2. When the home is licensed and provisions are made for substitute care, a family day care facility may care for a maximum of five (5) preschool children from more than one unrelated family, a maximum of three (3) elementary school siblings of the preschool children in care after school hours, and a maximum of two (2) elementary school children unrelated to the preschool children in care after school hours. The maximum number of five (5) preschool children includes preschool children in the home and preschool children received for day care who are not related to the resident caregiver. The total number of children in the home may not exceed ten (10) under this subsection.~~

~~3. When the home is licensed and provisions are made for substitute care, a family day care facility may care for a maximum number of seven (7) elementary school children from more than one unrelated family in care after school hours. Preschool children shall not be in care in the home. The total number of elementary school children in the home may not exceed seven (7) under this subsection.~~

~~II. Signs on the property advertising the day care facility are prohibited.~~

~~III. The family day care facility complies with all applicable requirements and regulations of the state department of children and family services and the city's police, fire and building services departments. All of the applicable Building Code, city property maintenance standards and fire prevention and safety code violations shall be corrected prior to the issuance of a city occupational license.~~

- ~~IV. Play area shall only be located in the rear yard and equipment shall be limited to three (3) pieces of equipment.~~
  - ~~V. Day care is prohibited on Sundays and the hours of operation are limited to Monday through Friday from 8 am to 8 pm and Saturday from 8 am to 5 pm. Hours of operation beyond these shall require conditional use approval.~~
  - ~~VI. The building shall maintain the external appearance of a single-family home.~~
  - ~~VII. Site plan shall be approved by the planning and zoning director. The plan shall include landscaping and a permitted wall or fencing enclosing the rear yard.~~
  - ~~VIII. Family day care facilities shall not be located within 400 feet of another such facility; except that this restriction shall not apply to state-licensed family day care homes as defined in F.S. § 402.302(5).~~
- ~~B. The planning director may approve a second set of cooking facilities if the residence contains at least 3,600 square feet of unit size and the arrangement of such facilities or conditions at the property shall not result in the creation of an apartment units. No more than one (1) electric meter shall be placed on the property and that portion of the residence having the second set of cooking facilities shall not be rented. The restrictions set forth in this subsection 7.5.4.13.d.2.B shall not apply to an accessory dwelling unit (ADU).~~
- ~~C. An accessory dwelling unit (ADU) is permitted pursuant to the following requirements:~~
- ~~I. *Maximum number.* No more than one ADU shall be permitted per single-family lot.~~
  - ~~II. *Maximum area.* The area of an ADU shall be included in the overall unit size calculation for the site. In no instance shall the total size of the ADU exceed 600 square feet or ten percent (10%) of the size of the main home on the subject site, whichever is greater. Notwithstanding the foregoing, the maximum size of an ADU shall not exceed 1,500 square feet.~~
  - ~~III. *Minimum area.* An ADU shall be a minimum of 200 square feet in area.~~
  - ~~IV. *Existing accessory structures.* For existing accessory structures, built prior to January 1, 2019, the aforementioned maximum and minimum areas shall not be applicable to an ADU, unless the unit is expanded in size.~~
  - ~~V. *Location.* An ADU may be attached to the primary residence with a separate entrance that is secondary to the entrance to the main home subject to any limitations on the primary structure as set forth in the land development regulations. Additionally, the entire site shall maintain the external appearance of a single-family home. Alternatively, an ADU may be located in an accessory building, subject to the requirements and limitations for accessory buildings in single-family districts identified in section 7.2.2.3.b.11.A~~

~~VI. *Kitchens.* An ADU may contain a full kitchen facility.~~

~~VII. *Utilities.* A separate electric meter may be provided for an ADU.~~

~~VIII. *Lease.* Any lease of an ADU shall be subject to the following requirements:~~

~~1. Unless otherwise provided herein, the use of an ADU shall be limited to the use of the family occupying the primary dwelling, temporary guests, or servants of the occupants of the primary dwelling, and shall not be rented or leased.~~

~~2. The lease of an ADU to a family unrelated to the family occupying the primary dwelling unit shall only be permitted as follows:~~

~~i. Within an ADU that (1) was issued a certificate of occupancy on or before October 26, 2019, and (2) is located on a property that is owner-occupied and located between Dade Boulevard on the south and Pine Tree Drive Circle on the north.~~

~~ii. Within an ADU located on a property that is owner-occupied and located in the Palm View Historic District.~~

~~iii. Each year, evidence of a property's ownership shall be provided to the planning director, subject to the director's approval, in order to confirm the property's eligibility for the rental of an ADU. If a property ceases to be owner-occupied, the renewal of a lease for an ADU shall be prohibited, and residents of the ADU shall vacate the premises upon termination of the lease. It shall be the responsibility of the property owner to satisfy the yearly requirement for providing evidence as to ownership and to notify the city of any change to the status of the property's ownership.~~

~~3. The lease of an ADU to a family (as defined in section 1.2.2) unrelated to the family occupying the primary dwelling unit for a period less than six (6) months and one (1) day, including extensions for lesser periods of leases permitted under section 7.5.4.13.d.2.C.II. to original leaseholders, shall be prohibited.~~

~~4. Property owners seeking to allow for the lease of an ADU unit to a family unrelated to the family occupying the primary dwelling unit must obtain all applicable fire and building permits, and a certificate of use, as applicable, permitting the lease of the ADU, subject to the requirements listed above. The application shall provide proof of compliance with the requirements of this section 7.5.4.13.d.2.C. Additionally, the applicant shall provide an affidavit agreeing to and affirming the applicant's understanding of the requirements in this section 7.5.4.13.d.2.C.~~

- ~~5. A violation of these requirements shall be subject to the enforcement and enhanced penalty provisions for leases of single-family homes set forth in subsection 7.5.4.13.d.2.E.~~
  - ~~6. Tracking. The planning director shall maintain a database of all approved ADUs in the city, including statistics relating to the number of certificates of use issued, and any violations issued pursuant to this section 7.5.4.13.d.2.C.~~
- ~~D. Home-based business office, as provided in section 7.5.5.6.~~
- ~~E. Leases of single-family homes to a family (as defined in section 1.2.2) for not less than six (6) months and one (1) day, including extensions for lesser periods of leases permitted under this subsection to original leaseholders.~~

~~The advertisement, as defined in section 7.2.2.2.d.1.B, of single-family homes for a period of less than six (6) months and one (1) day shall not be permitted for single-family districts, and shall be a violation of this subsection 7.5.4.13.d.2.E.~~

~~I. Enforcement.~~

- ~~1. Violations of subsection 7.5.4.13.d.2.E shall be subject to fines as provided in F.S. ch. 162.1 Fines for repeat violations by the same offender shall increase regardless of locations. The director of the code compliance department must remit a letter to the Miami-Dade Property Appraiser and the Miami-Dade Tax Collector, with a copy of the special magistrate order adjudicating the violation, that notifies these governmental agencies that the single-family residential property was used for transient rental or occupancy at the single-family residential premises.~~
- ~~2. In addition to or in lieu of the foregoing, the city may seek an injunction by a court of competent jurisdiction to enforce compliance with or to prohibit the violation of this section.~~
- ~~3. Any code compliance officer may issue notices for violations of this subsection 7.5.4.13.d.2.E. Violations shall be issued to the owner, manager, real estate broker or agent, or authorized agent, or any other individual or entity that participates in or facilitates the violation of this subsection 7.5.4.13.d.2.E. In the event the record owner of the property is not present when the violation occurred or notice of violation issued, a copy of the violation shall be served by certified mail on the owner at its mailing address in the property appraiser's records.~~
- ~~4. The advertising or advertisement for the transient rental or occupancy, short-term rental for period(s) of less than six (6) months and one (1) day of the residential property for the purpose of allowing such transient rental or occupancy, short-term rental or rental for period(s) of less than six (6) months and one (1) day at the residential premises is direct evidence that there is a violation of subsection 7.5.4.13.d.2.E~~

~~, which is admissible in any proceeding to enforce subsection 7.5.4.13.d.2.E. The advertising or advertising evidence raises a rebuttable presumption that the residential property named in the notice of violation or any other report or as identified in the advertising or advertisement is direct evidence that the residential property was used in violation of subsection 7.5.4.13.d.2.E.~~

~~ii. Enhanced penalties. The following enhanced penalties must be imposed, in addition to any mandatory fines set forth in subsection 7.5.4.13.d.2.E.1, above, for violations of subsection 7.5.4.13.d.2.E:~~

~~1. Enhanced penalties for violation of subsection 7.5.4.13.d.2.E:~~

~~i. The transient rental or occupancy must be immediately terminated, upon confirmation that a violation has occurred, by the Miami Beach Police Department and the Code Compliance Department.~~

~~ii. A certified copy of an order imposing the civil fines and penalties must be recorded in the public records, and thereafter shall constitute a lien upon any other real or personal property owned by the violator and it may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes. The certified copy of an order must be immediately recorded in the public records, and the city may foreclose or otherwise execute upon the lien.~~

~~\* \* \*~~

#### **7.5.4.14 Outdoor commercial recreation.**

Outdoor commercial recreation shall comply with the following general provisions:

a. Outdoor commercial recreation shall only be permitted in the following zoning districts: CD-2, CD-3, C-PS2, C-PS3, C-PS4, TC-2, TC-3, TC-C, and I-1.

b. Outdoor commercial recreation shall be permitted on the ground level and rooftops.

c. Outdoor commercial recreation shall be subject to the review and approval of the historic preservation board or design review board, as applicable, subject to the certificate of appropriateness or design review criteria, as applicable.

d. Outdoor speakers, if approved by the historic preservation board or design review board, as applicable, shall only be used during recreation activities and any sound generated shall be fully contained within the boundaries of the property.

e. When located on a rooftop, the establishment shall be subject to the applicable maximum height limitation and allowable height exceptions of the underlying zoning district and applicable

overlays.

f. When located on the ground level, the establishment shall be subject to the following:

1. The ground shall be raised at a minimum to the future crown of road elevation.
2. The maximum height of fences shall be 10 feet and the fences shall be set back at least 10 feet from all property lines.
3. Accessory lighting fixtures, when customarily associated with the use of the outdoor commercial recreation establishment, shall be erected so as to direct light only on the premises on which they are located. The maximum height of light fixtures shall not exceed 10 feet when located in a required yard; otherwise, the maximum height shall not exceed 20 feet. Light is permitted to be cast on any public right-of-way.
4. All chain-link fences shall be coated with green, brown or black materials.
5. Fences shall be substantially screened from view from adjacent properties, public rights-of-way, and waterways by landscape materials.
6. Landscaping, when associated with tennis courts or other court games, shall be allowed to equal the height of the fence. The area between the fence and the front lot line shall be landscaped and approved by the planning and zoning director prior to the issuance of a building permit.

**SECTION 7.** "Appendix A – Fee Schedule" of the Code of the City of Miami Beach is hereby amended as follows:

APPENDIX A  
FEE SCHEDULE

Pursuant to section 1-15 of this Code, this appendix includes all fees and charges established by the city commission that are referred to in the indicated sections of the Code of Ordinances. Certain specified fees and charges, as identified herein, shall be subject to annual adjustment by the city manager, pursuant to the provisions of section 1-15 and this Appendix "A". A schedule of all current city fees and charges as set forth in Appendix "A" shall be maintained on the city's website.

\* \* \*

<b>Resiliency Code:</b>			
	<b>Chapter 2. Administration and Review Procedures</b>		
	* * *		
<u>2.2.3.5</u>	<u>Certificate of Use – Short Term Rentals</u>	<u>230.00</u>	<u>[A]</u>

<u>7.5.4.11.d</u>	<u>Certificate of Use – Short Term Rentals – North Beach</u>	<u>1,286.00</u>	[A]
<u>2.2.3.5</u>	<u>Certificate of Use – Change of Use</u>	<u>230.00</u>	[A]
<u>2.2.3.5</u>	<u>Certificate of Use – CUP/NIE</u>	<u>230.00</u>	[A]
<u>2.2.3.5</u>	<u>Certificate of Use – Other</u>	<u>100.00</u>	[A]
<u>Chapter 2, Article 7</u>	<u>Application for Commission Warrants</u>	<u>3,304.00</u>	[A]
	* * *		
	<b><u>Chapter 4. Landscape Requirements</u></b>		
<u>4.2.4.a</u>	<u>Per two-inch caliper tree required in accordance with table A of section 4.2.3.</u>	<u>\$2,500</u>	[A]
<u>4.2.4.a</u>	<u>City residents with current proof of residency and homestead status under state law per two-inch caliper tree required in accordance with table A of section 4.2.3.</u>	<u>\$1,000</u>	[A]
<u>4.2.4.b</u>	<u>Per shrub required in accordance with table A of section 4.2.3.</u>	<u>\$100</u>	[A]
<u>4.2.4.b</u>	<u>Per large shrub/small tree required in accordance with table A of section 4.2.3.</u>	<u>\$300</u>	[A]

**SECTION 8. REPEALER.**

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

**SECTION 9. CODIFICATION.**

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

**SECTION 10. SEVERABILITY.**

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

**SECTION 11. EFFECTIVE DATE.**

This Ordinance shall take effect ten days following adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor


\_\_\_\_\_  
Rafael E. Granado, City Clerk

First Reading: March 18, 2026  
Second Reading: April 22, 2026

Verified By: \_\_\_\_\_  
Thomas R. Mooney, AICP  
Planning Director

(Sponsored by Commissioner Alex J. Fernandez)

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney NK

3/11/2026  
Date