



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

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

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

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

66  
67 **WHEREAS**, on March 10, 2026, the Planning Board, sitting in its capacity as the Local  
68 Planning Agency, reviewed this Ordinance and voted 5-1 to recommend approval to the City  
69 Commission; and

70  
71 **WHEREAS**, on April 7, 2026, the City Commission approved the ordinance on first  
72 reading; and

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

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

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

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

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

90  
91 **Section 4. Severability.** If any section, clause, sentence, or phrase of this Ordinance  
92 is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding  
93 shall not affect the validity of the remaining portions of this Ordinance.

94

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

97  
98           **Section 6. Implementation.** That the City Manager and City Attorney are authorized  
99 to take any and all actions necessary to implement this ordinance.

100  
101           **Section 7. Effective Date.** This Ordinance shall become effective immediately upon  
102 adoption.

103  
104           **PASSED** on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2026.

105  
106           **PASSED AND ADOPTED** on second reading on the \_\_\_\_ day of \_\_\_\_\_, 2026.

107  
108 ATTEST:

APPROVED:

109  
110  
111 \_\_\_\_\_  
112 CITY CLERK

\_\_\_\_\_  
MAYOR

113  
114 READ AND APPROVED AS TO FORM,  
115 LANGUAGE, LEGALITY AND  
116 EXECUTION THEREOF

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

117  
118  
119  
120  
121 \_\_\_\_\_  
122 WEISS SEROTA HELFMAN COLE  
123 & BIERMAN, P.L.  
124 CITY ATTORNEY