

**Fencing Requirements for Vacant and Abandoned Lots  
Second Reading - Amended**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, AT CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE 5, "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.1, "GENERALLY (SUPPLEMENTARY DISTRICT REGULATIONS)," SECTION 7.5.1.6, ENTITLED "VACANT AND ABANDONED PROPERTIES AND CONSTRUCTION SITES," BY AMENDING AND EXPANDING EXISTING REGULATIONS FOR MINIMUM FENCE AND SCREENING REQUIREMENTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission desires to amend and enhance the current requirements in the City Code pertaining to securing vacant lots and abandoned buildings; and

**WHEREAS**, a vacant lot that is not secured can become a dumping ground and/or public nuisance, the impacts of which can be difficult to control; and

**WHEREAS**, absent appropriate regulations, fences surrounding vacant lots and construction sites can negatively impact the visual character of neighborhoods and quality of life for surrounding residents and businesses; and

**WHEREAS**, the City of Miami Beach ("City") desires to strengthen the City's standards for construction fences and fences surrounding vacant/abandoned properties; and

**WHEREAS**, the regulations set forth herein will promote the general health, safety and welfare of the residents of the City; 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 7 of the Miami Beach Resiliency Code, entitled "Zoning Districts and Regulations," is hereby amended as follows:

**CHAPTER 7  
ZONING DISTRICTS AND REGULATIONS**

\* \* \*

**ARTICLE 5. – SUPPLEMENTARY DISTRICT REGULATIONS**

\* \* \*

**7.5.1 GENERALLY (SUPPLEMENTARY DISTRICT REGULATIONS)**

\* \* \*

#### 7.5.1.6 Vacant and abandoned properties and construction sites.

a. *Vacant and abandoned properties in all districts.* The following minimum fence requirements shall apply to all vacant lots, lots containing a structure that is subject to a permit that has been abandoned or that has expired (for more than 90 days in single-family districts and for more than 30 days in all other applicable districts) and which structure is unfit for human habitation, and lots containing buildings unfit for human habitation.

i. *Applicability.* With the exception of city owned properties in single-family districts, ~~f~~Fencing shall be required for all vacant and abandoned lots, as identified more specifically in subsection (a) above.

ii. *Height.* ~~There shall be no~~ The height of all fences identified in subsection (a) above shall be measured from the yard elevation where the fence is installed. The minimum height requirement for fences in single-family districts shall be 4 feet and ;however, the maximum height in single-family districts shall not exceed 7 feet, except for those portions of a lot that face a waterway, in which case the maximum height shall be 5 feet. In all other zoning districts, a minimum 7-foot high fence shall be constructed along all property lines, except those facing a waterway, in which case the minimum and maximum height shall be 5 feet. Outside of single-family districts, the planning director may approve a fence height not to exceed 10 feet in height, if the property owner can substantiate that the fence would address security or trespassing issues on the property. If a property contains a building that is set back less than 5 feet from a property line, or there is an existing CBS wall that is at least 5 feet in height, the planning director, or designee, may waive the minimum fence requirements along those property lines, provided that the property is secure from trespassing. In the event that an abutting property has an existing fence along an interior side and/or rear property line, and such fence provides adequate securing of the property, the planning director, or designee, may waive the requirement for a fence along such property lines. Within single family, townhome, and all other residential districts, the fence shall be set back 4 feet from front and side street property lines.

iii. *Materials.* ~~Along the front, street side and any waterway portions of the all property lines, including all required front yards, interior side yards, side street yards, and rear yards facing a street or waterway, an aluminum picket fence (or equivalent standard) with permanent quality construction shall be required; for properties in single-family districts, a black or green vinyl coated chain link fence may be permitted. Along interior property lines, as well as rear property lines not facing a waterway or street, black or green vinyl coated chain-link fencing, of permanent quality construction, may be permitted, provided such fencing is not located within a required front yard, street side yard, or rear yard facing a waterfront.~~

iv. *Construction requirements.* All fences required herein shall be of permanent-quality construction, including ~~concrete~~ foundations.

v. *Access.* Wherever there is a driveway approach to enter a lot, vehicular access onto the lot shall be required for maintenance purposes, with a locked gate.

vi. Site conditions and landscape. The entire site shall be raised to sidewalk grade and sodded, in a manner to be approved by the Planning Director. Additionally, with the exception of properties in single-family districts, a landscape plan that includes shrubs and palm trees shall be required, subject to the approval of the Planning Director, and such landscape plan shall allow unimpeded visibility into the site at all times. All landscaping required herein shall be installed and maintained as required by the permit and the city's landscaping code, until such time as new construction is authorized and commences.

vii. Minimum lighting. For properties with a lot area greater than 100,000 square feet, and located in multi-family residential or commercial districts, perimeter lighting shall be required in a manner consistent with all applicable city and State regulations.

**SECTION 2. REPEALER.**

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

**SECTION 3. 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 4. SEVERABILITY.**

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

**SECTION 5. EFFECTIVE DATE.**

This Ordinance shall take effect ten days following adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

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

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney NK      1-23-24  
Date

First Reading: December 13, 2023  
Second Reading: January 31, 2024

Double Underscore denotes language added for Second Reading

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