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Press Release

FOR IMMEDIATE RELEASE

Feb. 2, 2023

Miami Beach Updates Land Development Regulations and Adopts New Resiliency Code

— *The new code structure marks the first major update since 1989* —

Miami Beach, FL – The Miami Beach City Commission voted yesterday to approve the city’s first major update of land development rules in more than 30 years. The revised regulations provide much-needed clarifications to zoning requirements and for the first time incorporate a new resiliency code aimed at better positioning the coastal community to overcome the challenges of rising sea levels.

“With 32 years of modifications, you almost had to have an engineering background to be able to understand what was expected,” explained Miami Beach City Commissioner Ricky Arriola, who sponsored the changes. “We want residents to be able to read our requirements and work collectively with us to achieve a more resilient city.”

The comprehensive update to the land development regulations of the Miami Beach City Code will not noticeably alter development scale, allowable uses, parking requirements or development patterns. The procedures and processes of the existing four land use boards will also be maintained. The changes are expected to go into effect by June 1, 2023.

The updated code provides for a city commission-approved warrant process that will minimize the need for future code amendments that apply to limited areas, while better ensuring development outcomes. It will also be incorporated into the Gridics online code platform that gives property owners the ability to quickly obtain zoning information about each property.

“The new format of the land development regulations, combined with the Gridics platform, will make the city’s code much more user-friendly and reduce the need for interpretations and clarifications,” added Miami Beach Planning Director Thomas Mooney, who said the resiliency code brings a critical component to the city’s long-term sustainability efforts by planning for sea level rise. “The changes eliminate overlap and redundancy, resulting in a much more streamlined document.”

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