



Miami-Dade County Impervious Surfaces Ordinance



*Miami-Dade County O-24-92
Stormwater Management*

**CITY COMMISSION
JUNE 10, 2025**



COUNTY ORDINANCE OBJECTIVES

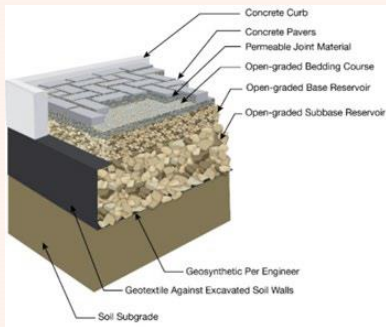


- Passed second reading at the County on 9-4-24 making significant changes to Chapter 24 of the County Code
- Requires Municipalities to notify the County of intention to submit a local ordinance meeting the County's new requirements regarding impervious surfaces by 12-31-24 (Completed)
- Requires Municipalities to submit an adopted local ordinance for DERM review by 12-31-25 or require DERM review for all applicable projects.
- Establish a permit process with additional (new) requirements for non-structural surface improvements on individual single-family and duplex properties.
- New stormwater retention and water quality requirements for new developments, redevelopments, and substantial improvements



IMPERVIOUS SURFACE

- ***Non-structural impervious surface improvement*** shall mean the installation or placement of pavement, slabs, pavers, or other materials or items that reduce the pervious area; or the compaction of ground or fill that results in an impervious surface conducive to stormwater runoff



Sec. 24-5. - Definitions.

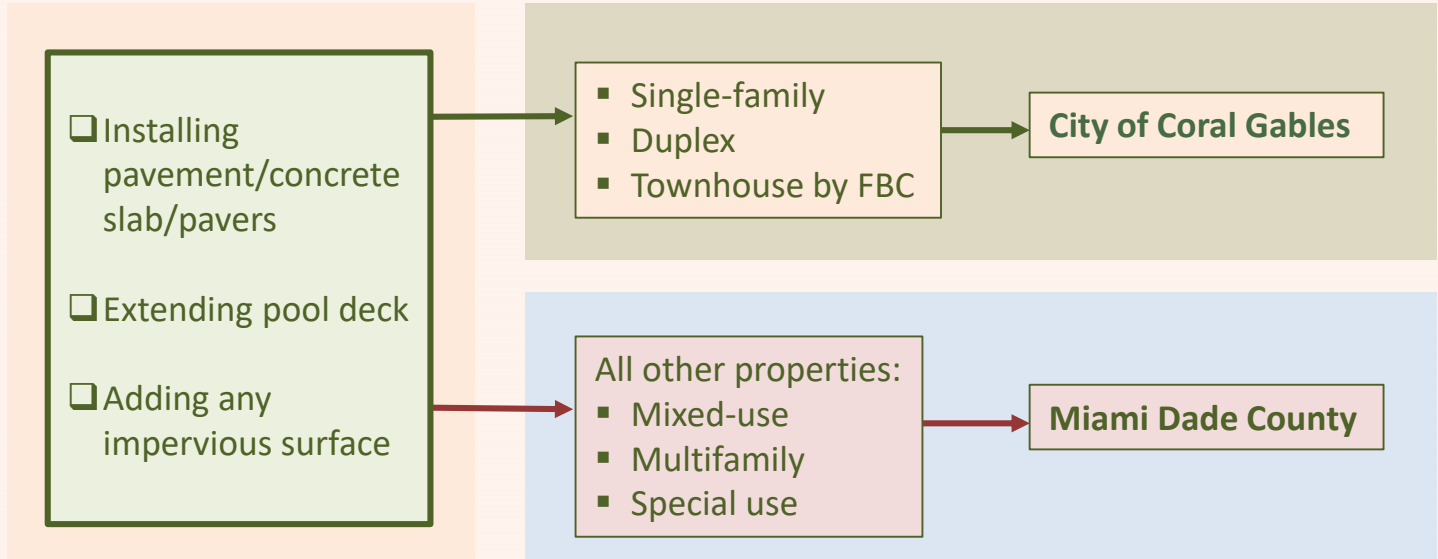
>>(211) *Non-structural impervious surface improvement*

IMPERVIOUS SURFACE

- Municipalities may regulate non-structural impervious surface improvements if they adopt their own (same or stricter) ordinance, for single-family and duplex properties only



IMPERVIOUS SURFACE PERMITS TYPE



KEY DATES

August 1, 2025
Review for SFR and
Duplex properties

By December 31, 2025
Adopt the amendment to the City
zoning code to meet the minimum
standards of the Ordinance.

City of Coral Gables

Miami Dade County

September 4, 2024
O-24-92 Adoption

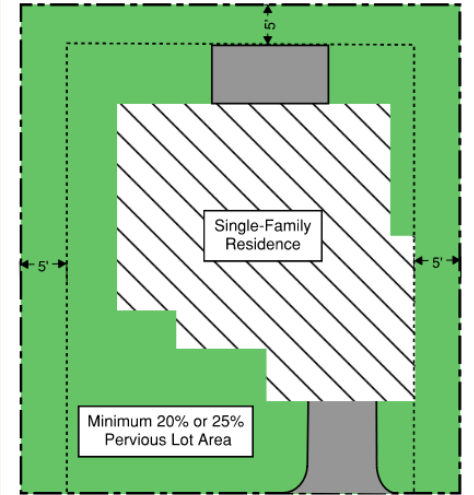
March 31, 2025
The County
begins reviews
pursuant to new
requirements

NEW RETENTION REQUIREMENTS

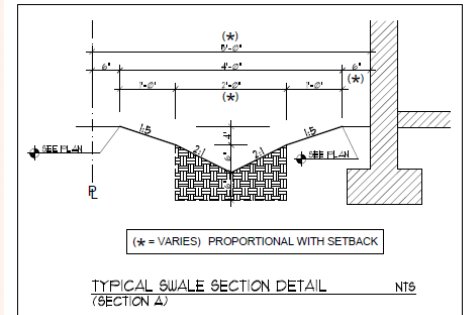
Single Family and Duplex Residences

- County Code Reference: Sec. 24-42.8(4)(b)(i)
- Storm Event: 25-year, 10-minute
 - Retention equivalent can be demonstrated with below minimum setbacks, perimeter swale, and percent pervious area based on the lot size
 - If not deemed to comply, an engineering report will be required to demonstrate site-specific compliance
 - Deemed to comply if the following requirements are met:

Minimum Setback	Perimeter Swale	Percent Pervious Area	
5 ft - 3 sides, and pervious	6-inch-deep swale along the property sides	Lots Less than 5,500 SF	Lots Larger than 5,500 SF
OR		20% of pervious lot area	25% of pervious lot area
2.5 ft - 2 sides, and 10 ft - 1 side, and pervious			



Setback and Pervious Percent



6-in-deep Perimeter Swale

NEW GRADING REQUIREMENTS

Single Family and Duplex Residences

- Code Reference: Sec. 24-42.8(4)(b)(i)(3-6)
- Mandatory retaining wall:
 - If the proposed grading raises the property more than 1.5 feet compared to the elevations of the adjacent properties, a retaining wall or equivalent feature shall be required.
 - Topographic survey may be required to demonstrate compliance with this section.



NEW RETENTION REQUIREMENTS

Construction Sites more than 1 acre

- Code Reference: Sec. 24-42.8(4) (f)(ii)
- Storm Event: 25-year, 6-hr
 - Provide temporary structural stormwater features until the completion of all construction activities



NECESSARY CITY CODE AMENDMENT

Temporary Construction Stormwater

- + Provide temporary structural stormwater features to retain the 25-year/6-hour storm event

For construction site more than one acre of total impervious area



NECESSARY ZONING CODE AMENDMENTS

Current Zoning Code

- ✓ Minimum setback requirements
- ✓ Percent Pervious Area

	County (Impervious)	Coral Gables
Min. Setback	5 ft - 3 sides OR 2.5 ft - 2 sides + 10 ft - 1 side	SFR and MF1: Front 25ft Rear 10ft Side-Interior 5 ft Street 15ft
Pervious Area %	Lots < 5500 sqft, 20% Lots > 5500 sqft, 25%	Open Space Minimum SFR and MF1 40%

Necessary Text Amendments

- + 6" deep perimeter swale (3 sides)
- + Define:
 - "Pervious area"
 - "Impervious area"
- + Require retaining wall
 - For more than 1.5 ft grading difference



NECESSARY ZONING CODE AMENDMENTS



Single-Family / Duplex stormwater retention:

+ 6-in-deep perimeter swale within the pervious setback area



NOTABLE IMPACTS TO PUBLIC WORKS

- Updates stormwater retention and water quality requirements for new developments, redevelopments and street drainage improvements.
- Revised provisions related to the impact of runoff and discharges to surface waters.
- It aims to reduce pollutant loading into waterways from outfalls.
- Created additional reporting requirements for the City's stormwater infrastructure.
- Will result in additional regulatory, maintenance, design, and construction related expenses.



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