



CITY OF NORTH MIAMI BEACH PUBLIC HEARING NOTICE

The City of North Miami Beach will hold a public hearing on
Monday, October 21, 2025, at 6:00 PM.
City Hall, Commission Chambers, 2nd Floor
17011 NE 19th Avenue
North Miami Beach, FL 33162

The meeting agenda is available online at:
WWW.CITYNMB.COM

Any person requiring special accommodations to access this hearing is asked to advise the city at least 5 days before the hearing by contacting the City Clerk at 305-787-6001.

PUBLIC COMMENTS

Public comments will be accepted by the following means:

By e-mail to

CITYCLERK@CITYNMB.COM

Public comments will be accepted until 4:00 PM on the day of the meeting.

PUBLIC NOTICE is hereby given that the City of North Miami Beach Mayor & City Commission shall consider the following public hearing item(s):

The item before the Mayor and City Commission is a request for A Text Amendment Ordinance to amend and update the City's Land Development Code to put forth guidelines for the business use operation "Retail smoke shops" as a Conditional Use with Distance Separation Requirements.

Submitted by the City of North Miami Beach

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER XXIV ENTITLED "ZONING AND LAND DEVELOPMENT" SECTION 24-22, "DEFINITION" TO MODIFY THE EXISTING DEFINITION TERM "RETAIL USES (GENERAL RETAIL)" AND TO CREATE A NEW DEFINITION TERM "RETAIL SMOKE SHOP" AND CREATE A NEW DEFINITION TERM "DISTANCE SEPARATION MEASUREMENT"; AMENDING ARTICLE V "ZONING USE DISTRICTS" TO ADD "RETAIL SMOKE SHOP" AS A CONDITIONAL USE TO THE PERMITTED AND CONDITIONAL USES LISTED IN THE B-3 INTENSIVE BUSINESS DISTRICT, B-4 DISTRIBUTION BUSINESS DISTRICT, B-5 DISTRIBUTION BUSINESS AND MEDIUM INDUSTRIAL DISTRICT, FULFORD MIXED-USE TOWN CENTER DISTRICT (MU/TC), MIXED-USE EMPLOYMENT CENTER DISTRICT (MU/EC), AND INTERNATIONAL BOULEVARD DISTRICT (MU/IB); PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

If you have any questions regarding any of these items, feel free to contact the Community Development Department at 305-948-2966 or nmbcomdev@citynmb.com located at 17050 NE 19th Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00 AM - 5:00 PM.

NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYING ACTIVITIES

In accordance with Section 2-161 of the City Code, adopting Section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities.