ATTACHMENT I

Community Development Department – Planning and Zoning Division
17050 NE 19th Avenue, 1st Floor
North Miami Beach, FL 33162
(305) 948-2966

STAFF REPORT – CITY COMMISSION MEETING		
Meeting Date: 01/20/2026	**Case Number:** GA-01-2026	**Name:** Public Notice General Ordinance Amendment

REQUEST

An ordinance of the City of North Miami Beach amending relevant sections of Chapter II, Structure of City Government; Chapter III, Purchasing; Chapter VII, Elections; Chapter XIV, Building and Zoning; Chapter XVI, Property Maintenance; Chapter XVII, Streets and Sidewalks; and Chapter XIX, Water and Sewers, regarding legal advertising and public notice requirements. These amendments enable the use of the Miami-Dade County website – legalads.miamidade.gov – in consistent with in the interlocal agreement approved by the Mayor and City Commission (R2025-188) on November 17, 2025, between the City of North Miami Beach and Miami-Dade County as attached in Exhibit A, and in conformance with Section 163.3225, Section 166.041, and Section 50.311, Florida Statute.

BACKGROUND

Pursuant to F.S. 50.0311 Miami Dade County established a publicly accessible website for the publication of legal advertisements and public notices. This website is known as legalads.miamidade.gov. In 2024 Miami-Dade County approved a model interlocal agreement between the County and any other government agency in Miami-Dade County to facilitate the publication of legal advertisements and public notices in accordance with section 50.0311, Florida Statutes and authorizing the County Mayor to execute the interlocal agreement with any other government agency within Miami-Dade County. The Interlocal agreement between the City of North Miami Beach and Miami-Dade County has been fully executed by City and County staff (Attachment II) as directed by Resolution No. R2025-188 (Attachment III). This proposed Ordinance along with the companion Ordinance amending Chapter XXIV, will fully enable the use of the Miami-Dade County website for all Public Notice and Legal Advertising needs of the City.

Project Staff Planner:	Review Dates:	Attachment:
Mitchell S. Austin, AICP, CNU-A **Assistant Director** **Community Development Department**	**Planning & Zoning Board:** **NOT APPLICABLE** **City Commission Meeting:** **02/17/2026 – 1st Reading** **03/26/2026 – 2nd Reading**	I. **Staff Report** II. **Executed Interlocal Agreement** III. **Resolution R2025-188 - Executed** IV. **Ord 2026-XX – Including Exhibit A** V. **Presentation**

STAFF FINDINGS

Section 50.0311, Florida Statute permits use of a publicly accessible website for the publication of legally required advertisements and public notices only, "…if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper." To ensure full compliance with this requirement, the following analysis of legal advertising and public notice costs associated with calendar year 2025 for all items, excluding those mandated by Chapter XXIV, was conducted:

		Miami Herald		MDC Website
Type	Number of Ads (2025)	Unit Cost	Extended Cost	Projected Annual Cost
Office of the City Clerk (Sections 2-4 and 7-7)	12	$ 1,673	$ 20,076	N/A
Police Department* (Section 2-9)	0	$ 1,673	$ 0	N/A
Procurement Department* (Sections 3-3 and 3-4)	0	$ 1,673	$ 0	N/A
Community Development Department* (Sections 14-8, 16-2, 16-3, and 17-7)	0	$ 1,673	$ 0	N/A
NMB Water** (Section 19-20)	1	$ 1,673	$ 1,673	N/A
MDC Website***	N/A	N/A	N/A	$ 3,794
Total Costs			**$ 21,749**	**$ 3,794**

*Police, Procurement, and Community Development Department utilize legal means other than publication of newspaper advertisement for noticing the public under the requirements of these sections. Changes to these sections is necessary to provide maximum flexibility in public notice under these requirements moving forward.

**NMB Water intends to coordinate with the Office of the City Clerk (interdepartmental budget transfer) for its one (1) annual required notification as well as any extraordinary required public notifications.

***Projected cost includes three (3) Office of the City Clerk staff Miami-Dade County (MDC) website user licenses and publication of one (1) advertisement annually in the Miami Herald notifying the public of the publication of the City of North Miami Beach public notices and legal advertisements on the MDC – legalads.miamidade.gov – website, as required by Florida Statute.

Based on the 2025 legal advertising and public notice costs, staff estimates that the transition to publication of legal advertisements and public notices from the Miami Herald newspaper to the Miami-

Dade County – legalads.miamidade.gov – website would result in the City of North Miami Beach avoiding approximately $18,000 per year in costs to the taxpayers.

Based on analysis of the Section 50.311, Florida Statute and current City of North Miami Beach Code of Ordinance provisions City staff makes the following recommendations:

Proposed revisions to City of North Miami Beach Code of Ordinances:

Full text in strikethrough-underline format is contained in Attachment VI – Exhibit A Public Notices Chapter II, III, VII, XIV, XVI, XVII, XIX – Strikethrough Underline. The following summarizes these proposed revisions:

Chapter II Structure of Government; Article III. Office of the City Clerk; Section 2-4 City Clerk

- Replacing references to "newspaper" advertisement with "on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute"
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances.

Chapter II Structure of Government; Article V. Departments of City Government; Section 2-9 Department of Public Safety

- Replacing references to "newspaper" advertisement with "on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute"
- Renaming the Section from "Department of Public Safety" to "Police Department" to ensure consistency of language with the City Charter.
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances.
- Revising the minimum holding period prior to disposal of abandoned property from one hundred and twenty (120) days to ninety (90) days to align with requirements of Chapter 705 Florida Statute
- Adding clarifying language including references to the City Charter, adopted budget, and cross-references to other relevant and supporting Sections of the City Code of Ordinances.

Chapter III Purchasing, Section 3-3. Formal Contracting Procedures.; 3-3.4 Notice Inviting Bids

- Replacing references to "newspaper" advertisement with "on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute"
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances

Chapter III Purchasing; Section 3-4 Miscellaneous Provisions.; 3-4.4 Open Market Procedures

- Replacing references to “newspaper” advertisement with “on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute”
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances

Chapter VII Elections; Section 7-7 Vacancy in Candidacy, Elective Offices

- Replacing references to “newspaper” advertisement with “on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute”
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances
- Correcting cross-references to other relevant and supporting Sections of the City Code of Ordinances and City Charter

Chapter XIV Building and Housing; Section 14-8 Administration and Enforcement of Building, Planning, and Zoning Regulations; 14-8.20 Notices

- Replacing references to “newspaper” advertisement with “on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute”
- Renaming sub-section 14-8.20 from “Notices” to “Notices of Violation” to ensure consistency language and provide greater clarity regarding the nature of the provision
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances
- Deleting provisions of subsection “b.” in its entirety, as repetitive and redundant to the provisions stated in “(1).” and “(2).” as renumber [formerly numbered “a.” “1. Thru 5” and “6. (a) thru (c)”]

Chapter XVI Property Maintenance; Section 16-2 Upkeep of Lots, Parcels, and Tracts; 16-2.8 Work by City, Publication of Notice of Lien

- Replacing references to “newspaper” advertisement with “on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute”

Chapter XVI Property Maintenance; Section 16-3 Procedure for Sale of Liens; 16-3.3 Publication of Notice

- Replacing references to “newspaper” advertisement with “on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute”

Chapter XVII Streets and Sidewalks; Section 17-7 Abandonment and Vacation of Right of Ways and Easements

- Replacing references to “newspaper” advertisement with “on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute”
- Renaming Section 17-7 to replace “Right of Ways” with the more grammatically correct “Rights of Way” to ensure consistency language and provide greater clarity regarding the nature of the provision
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances

Chapter XIX Water and Sewers; Section 19-9 Miscellaneous Provisions

- Replacing references to “newspaper” advertisement with “on the designated publicly accessible website of Miami-Dade County in accordance with the requirements of Section 50.0311, Florida Statute”
- Renumbering provisions to provide greater consistency throughout the entirety of the currently adopted Code of Ordinances.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed Public Notice General Ordinance Amendment is supported by the following goals, objectives, and policies of the City of North Miami Beach Comprehensive Plan.

Intergovernmental Coordination Element

Goal 1

To maintain or establish processes to assure coordination with other governmental entities where necessary to implement this plan.

Objective 1.1

Coordinate City plan implementation with other governmental entities on a formal basis as specifically outlined earlier in the analysis section of this element.

Policy 1.1.1

The City Manager shall oversee the implementation of the recommendations outlined in the Analysis section of this element providing information to other public entities as necessary.

RECOMMENDED MOTION:

Move to approve Ordinance 2026-XX Public Notice General Ordinance Amendment, enabling the use of the Miami-Dade County designated publicly accessible website for publication of advertisements and public notices related to Chapter II, Structure of City Government; Chapter III, Purchasing; Chapter VII, Elections; Chapter XIV, Building and Zoning; Chapter XVI, Property Maintenance; Chapter XVII, Streets and Sidewalks; and Chapter XIX, Water and Sewers, by finding it consistent with Section 50.311, Florida

Statute; Resolution R2025-188 Interlocal agreement with Miami Dade County; and the City of North Miami Beach Comprehensive Plan.

*** NOTE: The City Commission has the express authority to recommend approval, approval with amendments, or denial of any item. Any motion to recommend approval with amendments or denial should include stated cause or causes of said action.

FISCAL/BUDGETARY IMPACT:

Proposed 2026-XX Public Notice General Ordinance Amendment, based on a staff analysis of 2025 legal advertising and public notice costs other than those directly related to Chapter XXIV Zoning and Land Development, is estimated to result in the City of North Miami Beach avoiding approximately $18,000 per year in direct costs to the City of North Miami Beach budget.