

Ord. 2026-XX – Public Notice Zoning Amendment ZA-02-2025

TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER XXIV, ENTITLED ZONING AND LAND DEVELOPMENT, ARTICLE XV. OTHER DEVELOPMENT REVIEW PROCEDURES, SECTION 24-180 DENIALS, NOTICES, AND FEES; ARTICLE XIX DEVELOPMENT AGREEMENTS, SECTION 24-214 DEVELOPMENT AGREEMENTS; AND APPENDIX A LAND DEVELOPMENT FEE SCHEDULE, OF THE CITY'S CODE OF ORDINANCES TO ENABLE PUBLICATION OF REQUIRED LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON THE DESIGNATED MIAMI-DADE COUNTY WEBSITE CONSISTENT WITH R2025-196 INTERLOCAL AGREEMENT WITH MIAMI-DADE COUNTY AND IN COMPLIANCE WITH FLORIDA STATUTE 50.0311 PUBLICATION OF ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICLY ACCESSIBLE WEBSITE AND GOVERNMENTAL ACCESS CHANNELS; PROVIDING FOR CODIFICATION, FINDINGS OF FACT, CONFLICTS, SCRIVENER ERRORS, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

DESCRIPTION:

An ordinance of the City of North Miami Beach amending relevant sections of Chapter XXIV Zoning and Land Development; Article XV Other Development Review Procedures, Section 24-180 Denial, Notices, and Fees; Article XIX Development Agreements, Section 24-214 Development Agreements, and Appendix A Land Development Fee Schedule regarding legal advertising and public notice requirements for zoning and land use applications. 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 by R2025-188 between the City of North Miami Beach and Miami-Dade County as attached in ATTACHMENT I - EXHIBIT A, and in conformance with Section 163.3225, Section 166.041, and Section 50.311, Florida Statute.

BACKGROUND ANALYSIS:

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.

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 2024 Planning and Zoning legislative items and zoning applications (quasi-judicial items) was conducted:

	Meeting Type		Miami Herald		MDC Website
Type	Planning and Zoning Board	City Commission	Unit Cost	Extended Cost	Projected Annual Cost
Legislative Item	14	26	\$ 1,673	\$ 66,920	N/A
Zoning Application*	17	20	\$ 1,673	\$ 61,901	N/A
MDC Website**	N/A	N/A	N/A	N/A	\$ 3,794
Total Costs				\$ 128, 821	\$ 3,794
*Advertising costs associated with Zoning Applications (quasi-judicial items) are paid by the applicant through cost recovery. **Projected cost includes three (3) Community Development Department staff MDC website user licenses and publication of one (1) advertisement 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 2024 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 \$60,000 per year in costs with property owners making zoning applications avoiding approximately \$1,673 per quasi-judicial public hearing.

Based on analysis of Section 50.311 Florida Statute and current City of North Miami Beach Code of Ordinance provisions regulating public notices and legal advertisements in Chapter XXIV, the Community Development Department staff makes the following recommendations:

[Proposed revisions to City of North Miami Beach Code of Ordinances:](#)

Chapter XXIV Zoning and Land Development, Article XV. Other Development Review Procedures, Section 24-180. Denial, Notices, and Fees

- Replacing references to “newspaper” advertisement with “designated publicly accessible website of Miami-Dade County citing the requirements of Section 166.041 and Section 50.0311, Florida Statute
- Clarifying the language related to courtesy letters
- Replacing language for “Large area rezonings” with language for zoning and land use changes initiated by the City of North Miami Beach

Chapter XXIV Zoning and Land Development, Article XIX. Development Agreements, Section 24-214

- Replacing references to “newspaper” advertisement with “designated publicly accessible website of Miami-Dade County citing the requirements of Section 166.041 and Section 50.0311, Florida Statute.
- Replacing secondary reference to “newspaper ads” with “publication of legally required advertising”

Chapter XXIV Zoning and Land Development, Appendix A. Land Development Fee Schedule, (I) Notice/Advertising

- Replacing reference to “newspaper ads” with “publication of legally required advertising”
- Clarifying text regarding mailing of courtesy notification letters

PLANNING AND ZONING BOARD ACTION:

Based on the evidence and testimony presented at the November 10, 2025, meeting, the Planning and Zoning Board of the City of North Miami Beach voted 5 to 0 recommending approval of this ordinance to the Mayor and City Commission of the City of North Miami Beach by finding it consistent with the applicable Florida Statutes and the City of North Miami Beach Comprehensive Plan.

RECOMMENDATION:

Move to approve Ordinance 2026-XX Public Notice Zoning Amendment, enabling the use of the Miami-Dade County designated publicly accessible website for publication of advertisements and public notices related to Chapter XXIV Zoning and Land Development by finding it consistent with Section 163.3225, Section 166.041, and Section 50.311, Florida Statute; Resolution R2025-188 Interlocal agreement with Miami Dade County; and the City of North Miami Beach Comprehensive Plan.

FISCAL/ BUDGETARY IMPACT:

Proposed Ordinance for Public Notice Zoning Amendment, based on a staff analysis of 2024 legal advertising and public notice costs, is estimated to result in the City of North Miami Beach avoiding approximately \$60,000 per year in direct costs to the City of North Miami Beach budget. In addition, this analysis found that property owners making zoning applications will avoid approximately \$1,673 in costs per quasi-judicial public hearing.