

ATTACHMENT II – EXHIBIT A

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CHAPTER XXIV ZONING AND LAND DEVELOPMENT

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ARTICLE XV. OTHER DEVELOPMENT REVIEW PROCEDURES

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SECTION 24-180. Denial, Notices, and Fees

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(B) *Notices.*

- (1) ~~Newspaper p~~**Publication.** Notice of all ~~pending rezoning or land use variance~~ applications before the City ~~Commission Council~~ shall be advertised on the designated publicly accessible website of Miami-Dade County in a newspaper of general circulation within the City of North Miami Beach in accordance with the statutory requirements of Section 166.041 and Section 50.0311, Florida Statute.
- (2) **Courtesy Letters.**
 - (a) All property owners within five hundred (500) feet of the subject property which is the subject of has applied for a ~~rezoning or land use variance~~ request requiring public hearing ~~and within five hundred (500) feet of property which is the subject of a variance request and within five hundred (500) feet of commercial or multifamily property which is the subject of a site plan approval request~~ shall be transmitted a courtesy notice by mail stating the following:
 1. Date, time and place of hearing;
 2. Type of petition to be considered; ~~and~~
 3. Place and times the petition may be reviewed.
 - (b) The names of the property owners shall be as listed in the most current edition of the Miami-Dade County Tax Rolls. Failure of a property owner to receive such courtesy notice shall not void any decision reached on the subject matter.
 - (c) When a multifamily residential structure, which contains a legally constituted homeowners' or condominium association, is located within the distances in (2) above, an individual notice shall be sent to each individual fee-simple property owner. Additionally, a single notice transmitted to the current president or officer in charge shall be posted in a public common area such as lobby, elevator, clubhouse or meeting room.
- (3) ~~Large area rezonings~~ **Changes to zoning or land use initiated by the City of North Miami Beach.** ~~With respect to rezoning applications on property consisting of five (5%) percent or more of~~

~~the total land area of the City, Any Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Map Amendment or Zoning Text Amendment initiated by the City of North Miami Beach shall meet the advertising and public notice requirements of Section 166.041 and Section 50.0311, Florida Statutes, consistent with the provisions as the same may be amended from time to time shall be applicable in lieu of subsections (1) and (2) hereof.~~

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CHAPTER XXIV ZONING AND LAND DEVELOPMENT

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ARTICLE XIX. DEVELOPMENT AGREEMENTS

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SECTION 21-214. Development agreements.

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- (B) *Notices.* Notice of intent to consider a development agreement shall be provided as follows:
- (1) Notice shall be advertised ~~at least seven (7) days before each public hearing on the designated publicly accessible website of Miami-Dade County in a newspaper of general circulation and readership in Miami-Dade County, in accordance with the requirements of Section 163.3225, Section 166.041, and Section 50.0311, Florida Statute.~~
 - (2) Notice shall be mailed to all affected property owners at least ten (10) days before the first public hearing. For purposes of this subsection, "affected property owner" means owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated, of the property that is the subject of the development agreement.
 - (3) Notice of the first public hearing shall also be mailed to all property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated, of the property within the radius provided in Section 24-180(B)(2) for notice of an application for rezoning.
 - (4) Except as provided herein, the content and requirements for processing the legally required advertising newspaper and mail notice shall comply with Section 24-180(B)(1). The notice shall specify the location of the land subject to the development agreement, the development uses proposed on the property, the proposed population densities,

and the proposed building intensities and height, and shall specify a place where a copy of the proposed agreement can be obtained.

- (5) The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The Director may also, ~~at~~ⁱⁿ the Director's discretion, require that mailed notice of the second public hearing be provided.

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APPENDIX A. LAND DEVELOPMENT FEE SCHEDULE

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(I) Notice/Advertising

- (1) Actual costs associated with published notices shall be borne by the applicant for Land Use Plan Amendments and Rezonings. These costs shall be:
- (a) Actual cost of publication of legally required advertising newspaper ads, plus \$200.00;
~~plus~~
 - (b) \$3.00 per label, \$100.00 minimum, for courtesy notification letters mailed to ~~noticing~~ all property owners within 500 feet of the subject property
 - (c) Actual cost of public notice sign fabrication and installation, plus \$100.00.

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