



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: 03/26/2026	Case Number: ZA-02-2025	Name: Public Notice Chapter XXIV Zoning Amendment 2 nd Reading
------------------------------------	-----------------------------------	---

REQUEST

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 (ATTACHMENT II) approved by the Mayor and City Commission by R2025-188 (ATTACHMENT III) between the City of North Miami Beach and Miami-Dade County, 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.

Project Staff Planner:
Zafar Ahmed, Director
Mitchell S. Austin, AICP, CNU-A
Assistant Director
Jackie Genard, City Planner

Review Dates:
Planning & Zoning Board:
11/10/2025

City Commission Meeting:
02/17/2026 – 1st Reading
03/26/2026 – 2nd Reading

Attachment:
I. Staff Report
II. Executed Interlocal Agreement
III. Resolution R2025-188 - Executed
IV. DRAFT resolution – Including Exhibit A
V. PZB Meeting Minutes 11 10 2025
VI. 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 2024 Planning and Zoning legislative items and zoning applications (quasi-judicial items) was conducted:

Type	Meeting Type		Miami Herald		MDC Website
	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:

Full text in strikethrough-underline format is contained in Attachment VI – Exhibit A Public Notices Chapter XXIV – Strikethrough Underline. The following summarizes these proposed revisions:

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 (PZB) Action

Draft Meeting Minutes are attached as ATTACHMENT V – PZB Minutes 11 10 2025. Please note that the Meeting Minutes are still draft as the Planning and Zoning Board has not met in December 2025, January 2026.

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 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.

CITY COMMISSION FIRST READING

First reading of this proposed Ordinance was made at the City Commission meeting of February 17, 2026. Community Development Director Zafar Ahmed gave verbal presentation. City Commission discussion as follows:

- Commissioner Daniela Jean questions what additional notification options may be available.

- Director Ahmed responds regarding past practices with multiple newspaper publication options stating that currently the Miami Herald is the only option.
- Commissioner Jean clarifies that her concern is what other options does the City have for increasing accessibility to these advertisements, like the library.
- Director Ahmed states that items are advertised once for each meeting or 3 to 4 times typically, resulting in significant costs for the City as well as zoning applicants. Further stating that the cost savings are significant with the proposed transition to digital advertising.
- Commissioner Jean asks about mass mailings or other methods of noticing.
- Director Ahmed responds that mass mailers are expensive and could result in costs of 10 to 20 thousand dollars per month.
- Commissioner Phyllis Smith stated that you could go beyond the legal requirements if there was a special project or purpose.
- Director Ahmed states that yes the website legal advertising is the minimum requirement and additional noticing methods could be added to this minimum requirement. Further clarifying that project posting (sign) requirement as well as mailing to property owners within 500 feet of a subject property are still in effect.

Vote called, item was approved at first reading by a vote of 7 affirmative to 0 opposed.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed Public Notice Zoning Amendment ordinance 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 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.

*** 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 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.