



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 – PLANNING AND ZONING BOARD MEETING

Meeting Date: 04/13/2026	Case Number: GA-02-2026	Name: Ordinance 2026-XX Community Association Registry
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REQUEST

An ordinance of the City of North Miami Beach establishing a local requirement for all condominiums, cooperatives, and homeowners associations, collectively to be known as “community associations” to comply with the Miami-Dade County Community Association Registry. Ordinance amends Chapter XIV Building and Housing creating new section 14-13 Community Association Registry providing definitions, transparency requirements, and enforcement.

BACKGROUND

Close to one hundred (100) condominium, cooperative, and homeowners associations, collectively known as “community associations”, are located within the City of North Miami Beach housing a significant portion of the population of the City. The number of community associations is anticipated to grow over the coming years as more existing properties along the commercial corridors are redeveloped into individual mixed-use buildings incorporating residential dwellings and commercial spaces together. Recognizing this trend more generally, in 2023 Miami-Dade County enacted Chapter 17D Registration of Community Associations establishing a registry for all community associations in unincorporated Miami-Dade County and all incorporated areas. In 2025 the State of Florida enacted legislation to strengthen governance, structural safety, financial transparency, and oversight of condominium and cooperative associations, including requirements to establish a Community Association Registry.

Through the establishment of a local Community Association Registry the City Commission seeks to provide enhanced transparency for existing and prospective property owners. This proposed ordinance does that through the City publishing information on its website regarding the Miami-Dade County Community Association Registry including relevant links to Miami Dade County website, and establishing

Project Staff Planner: Zafar Ahmed Director Assisted by: Mitchell S. Austin, AICP, CNU-A Assistant Director Community Development Department	Review Dates: <u>Planning & Zoning Board:</u> 04/13/2026 <u>City Commission Meeting:</u> 05/19/2026– 1 st Reading 06/16/2026– 2 nd Reading	Attachment: I. Staff Report II. Ordinance III. Exhibit A to Ordinance IV. Presentation
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a local requirement for community associations to maintain current registration with the Miami-Dade County Community Association Registry including an enforcement mechanism.

STAFF FINDINGS

Based on analysis of the Miami-Dade County Community Association Registry established by Ordinance in 2023 and the Florida Statutory requirements enacted in 2025 for strengthening governance, structural safety, financial transparency, and oversight of condominium and cooperative associations, the Community Development Department staff makes the following recommendations:

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

Chapter XIV Building and Housing, adding Section 14-13 Community Association Registry.

- Stating Purpose and Intent
- Defining community associations and community association registry
- Requiring all community associations in the City be registered with the Miami-Dade County Community Association Registry
- Providing for transparency through the publication of a Community Association Registry information page with link to the Miami-Dade County Community Association Registry website search function
- Establishing violation of the community association registry requirement as enforceable including penalties established in Section 14-8.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed Community Association Registry, Ordinance 2026-XX 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 1.1.2

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.

Property Rights Element

Goal 1

Consider the right of property owners in all local decision-making.

Objective 1.1

Apply rules, ordinances, and regulations with sensitivity for private property rights.

Policy 1.1.2

In local decision-making, the City of North Miami Beach shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

RECOMMENDED MOTION:

Move to recommend approval to the Mayor and City Commission of Ordinance 2026-XX, Community Association Registry, establishing a local requirement for compliance with the Miami-Dade County Community Association Registry by finding it consistent with the City of North Miami Beach Comprehensive Plan.

*** NOTE: The Planning and Zoning Board has the express authority to recommend approval, approval with amendments, or denial of any item. Any motion to recommend approval with amendments or denial must include stated cause or causes of said action.

FISCAL/BUDGETARY IMPACT:

Proposed Ordinance 2026-XX, Community Association Registry is not anticipated to have a substantive fiscal impact on the City of North Miami Beach. Costs associated with the enactment of this Ordinance are minimal and anticipated to be managed within the normal departmental operating budgets. Any enforcement action under this ordinance which may generate revenue through Code Compliance fines is anticipated to be minimal, in keeping with the Florida Statutory intent for code enforcement which is to encourage compliance with local community standards and not to generate revenue for governmental operations.