

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GA-02-2026 COMMUNITY ASSOCIATION REGISTRY; AMENDING CHAPTER XIV, ENTITLED BUILDING AND HOUSING; ADDING SECTION 14-13 COMMUNITY ASSOCIATION REGISTRY; ESTABLISHING LOCAL REQUIREMENT FOR REGISTRATION FOR COMMUNITY ASSOCIATIONS WITH THE CITY INCLUDING ENFORCEMENT AND PROVISIONS FOR ENHANCED TRANSPARENCY, IN ALIGNMENT WITH MAIMI-DADE COUNTY COMMUNITY ASSOCIATION REGISTRY; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER ERRORS, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of North Miami Beach has close to one hundred (100) condominium, cooperative, and homeowners' associations; and

WHEREAS, 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; and

WHEREAS, in 2025, the State of Florida enacted legislation to strengthen governance, structural safety, financial transparency, and oversight of condominium and cooperative associations; and

WHEREAS, this Ordinance establishes a local requirement for all Community Associations within the City to comply with the Miami-Dade County Community Association Registry including enforcement provisions; and

WHEREAS, the City Commission seeks to provide enhanced transparency, the City shall publish information on its website regarding the Miami-Dade County Community Association Registry including relevant links to Miami Dade County websites; and

WHEREAS, the provisions of this Ordinance shall apply to all Community Associations covered by Florida Statutes Chapter 718 Condominiums, Chapter 719 Cooperatives, and Chapter 720 Homeowners' Associations within the City of North Miami Beach; and

WHEREAS, the City's Planning and Zoning Board, as the Local Planning Agency, held a duly noticed public hearing on **April 13, 2026**, and reviewed the proposed ordinance for consistency with the City of North Miami Beach's Comprehensive Plan, and recommended approval by a vote of ___to___; and

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WHEREAS, the Mayor and City Commission find the proposed ordinance to be consistent with Florida Statute, Miami Dade County Chapter 17D, the North Miami Beach Comprehensive Plan, and in the best interest of the residents, businesses, and general public of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

Section 1. **Recitals.** The foregoing, whereas clauses are true and correct and adopted as the legislative and administrative findings of the City Commission and made a specific part of this Ordinance; all exhibits attached hereto are made a specific part of this Ordinance.

Section 2. **Findings of Fact.** The North Miami Beach Code of Ordinances is hereby amended, attached as EXHIBIT A, containing provisions necessary for the implementation of the following City Commission priorities:

1. Compliance to applicable Florida Statutes
2. Intergovernmental coordination with Miami-Dade County
3. Transparency in government

Section 3. **Codification.** It is the intention of the City Commission of the City of North Miami Beach, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami Beach, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word “ordinance” may be changed to “section,” “article” or any other appropriate word.

Section 4. **Conflict.** If the provisions of this Ordinance conflict with any other ordinance, rule or regulation, the provisions of this Ordinance shall prevail. All ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. **Scrivener Errors.** Any typographical errors that do not affect the intent of this Ordinance may be corrected with notice to and authorization of the City Attorney and City Manager without further process.

Section 6. **Severability.** The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon adoption on second reading.

[SIGNATURE PAGE TO FOLLOW]

APPROVED on the first reading this ____ day of _____, 2026.

APPROVED AND ADOPTED on second reading this ____ day of _____ 2026.

ATTEST:

ANDRISE BERNARD, MMC
CITY CLERK

MICHAEL JOSEPH, ESQ.
MAYOR

(CITY SEAL)

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE USE AND
RELIANCE OF THE CITY OF NORTH
MIAMI BEACH:

GREENSPOON MARDER, LLP

BY: _____
CITY ATTORNEYS

Sponsored by: _Commissioner Lynn Su

COMMISSIONERS	YES	NO	ABSTAIN	ABSENT
Mayor Michael Joseph, Esq.				
Vice Mayor Daniela Jean				
Commissioner Jay Chernoff				
Commissioner Phyllis Smith				
Commissioner McKenzie Fleurimond				
Commissioner Fortuna Smukler				
Commissioner Lynn Su				