

**CITY OF MIAMI BEACH  
 NOTICE OF PUBLIC HEARING  
 NORTH BEACH OCEANFRONT OVERLAY -  
 COMPREHENSIVE PLAN AMENDMENT**

**ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2040**

**COMPREHENSIVE PLAN, CREATING THE NORTH BEACH OCEANFRONT OVERLAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS; AND DESIGNATING THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT ON THE 2040 FUTURE LAND USE MAP.**

**APRIL 23, 2025  
 CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **April 23, 2025, at 9:00 a.m.** or as soon thereafter as the mayor can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **Second Reading/Public Hearing** on the following proposed Ordinance:

**NORTH BEACH OCEANFRONT OVERLAY - COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN PURSUANT TO THE SMALL SCALE PROCEDURES IN SECTION 163.3167, FLORIDA STATUTES, BY AMENDING GOAL, FLU 1: LAND USE, OBJECTIVE FLU 1.1, ESTABLISHMENT OF FUTURE LAND USE CATEGORIES, POLICY 1.1.7 HIGH DENSITY MULTI-FAMILY RESIDENTIAL, AND CREATING THE NORTH BEACH OCEANFRONT OVERLAY LAND USE OVERLAY CATEGORY PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR PARTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS, 2040 DESIGNATING THE NORTH BEACH OCEANFRONT OVERLAY DISTRICT ON THE 2040 FUTURE LAND USE MAP, PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSPORTATION, RECREATION, SUSTAINABILITY AND AN EFFECTIVE DATE. This Ordinance is being heard pursuant to Chapter 2, Article IV of the Temporary Code. Inquiries may be directed to the Planning Department at 305-673-7550.

During the **April 23, 2025**, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber at 1700 Convention Center Drive, 3rd Floor, Miami Beach, Florida 33139**.

Members of the public who wish to attend the Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who want to participate or provide comment virtually during the Commission Meeting may join the webinar at <https://www.miamibeachfl.gov/webinars/2025/04/23/2025-04-23-0900-0425-north-beach-oceanfront-overlay-comprehensive-plan-amendment> or via telephone at 1-202-244-7899 (US) or 1-888-415-4459 (toll-free, outside the US) (US: 800-852-7474). Members of the public wanting to speak virtually on an item during the meeting must click the "raise hand" icon if using the Zoom app or press "I" on the sidebar to raise their hand.

INTERESTED PARTIES are invited to participate in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-and-city-council-agenda> and clicking the comment bubble icon in the "Comment and Supporting Materials" section or by emailing [CityClerk@miamicity.gov](mailto:CityClerk@miamicity.gov) with the agenda item number in the subject line. Comments received in other format will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at <https://www.miamibeachfl.gov/city-and-city-council-agenda>. This meeting, or any item therein, may be continued and under such circumstances, additional legal notice need not be served.

Pursuant to Section 268.075, Fla. Stat., the City hereby advises the public that if a person objects to appeal any decision made by the City Commission concerning any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or sanitation of offensive, insulting, or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, sign language interpreter, live city notice requests, information on process for persons with disabilities, and/or other accommodations to make any document or participate in any City-sponsored meetings, call 305-684-2400 (225) and select 1 for English or 2 for Spanish. TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), available on the City's website at <https://www.miamibeachfl.gov/government>, (Discipline: Cable Channel 600 or 204 in Dade, BEB TV on cable channel 99, iFlixline Communications channel 235, and RGNV on cable on PDS-TV channel) and on social media at <https://www.facebook.com/cityofmiamibeach>.

To review the Business Impact Statement for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-and-city-council-meeting>.

**Parking**  
 Meeting attendees can park at the City Hall Garage, 1155 Northeast Avenue, Miami Beach, Florida 33139.

Rufel E. Gomez, City Clerk  
 City of Miami Beach  
 City Clerk's Office  
 1155 NE 1st Ave  
 Miami, FL 33132  
 AD: 04232025-12

