Memorandum

MIAMI-DADE COUNTY

Date: November 17, 2026

Supplement
Agenda Item No. 7(E)

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Subject: Fiscal Impact and Social Equity Statement for Ordinance Establishing an Administrative Variance Process for Class C Sign Spacing and Height Requirements Under Certain Circumstances Related to Municipal Annexation and Incorporation Applications

Ordinance No. 22-4, as extended by Ordinance No. 22-84, delayed implementation of certain Class C sign provisions in areas proposed for municipal annexation. During this period, some sign applications were held in abeyance, denied, or permits were revoked. In certain cases, other signs were subsequently permitted nearby, preventing approval of the earlier applications because of the County's 1,500-foot spacing requirement for Class C signs on the same side of an expressway. This ordinance is associated with a settlement agreement for two lawsuits.

The proposed ordinance would establish a limited administrative remedy for applicants meeting specified eligibility requirements. These include having received a County building permit application process number between July 1, 2021, and March 15, 2022, for the first Class C sign application on a property on a given side of an expressway, where the property was subject to an annexation or incorporation application. The permit must not have been issued, or must have been issued and subsequently revoked, and another subsequently approved sign must now prevent approval at the original location because of spacing requirements. It is estimated that four-to-five applicants meet these requirements. Applicants must also affirm that they will not pursue a sign at the original location.

Applicants would be required to request a Zoning Verification Letter (ZVL) within 30 days of the ordinance's effective date, with the Director issuing an eligibility determination within 21 days after receiving a complete request. A qualifying ZVL would be nontransferable. Its holder would have 18 months to apply for an administrative variance, with an additional 18-month extension upon timely written notice and up to two subsequent one-year extensions upon demonstrating diligent pursuit of a suitable sign location.

The Director would be required to approve a complete variance application within 45 days of the filing of a complete application. The proposed sign would remain subject to all County regulations other than the spacing and height requirements and would have to comply with applicable State spacing and height standards. The State sign-to-sign spacing requirements for the Florida Turnpike, State Road 112, State Road 826 and State Road 836 are only 1,000 feet while the County code requires 1,500 feet. An applicant's affidavit would establish presumed compliance with those State standards during variance review; however, an approved Florida Department of Transportation outdoor advertising permit would be required before issuance of a building permit. Notice of the decision would be published within five business days of approval, with the decision becoming final within 30 days after publication unless appealed pursuant to Section 33-314(C)(6).

Social Equity

The County would benefit from adopting this ordinance and expeditiously settling two lawsuits. Adoption of this ordinance is necessary to meet the requirements of the associated settlement agreement for a Federal lawsuit and State lawsuit. Due to the limited number of eligible applicants, the administrative variances are not expected to have an adverse impact on surrounding expressway views.

The ordinance would also require courtesy notification to the County Commissioner in whose district the applied for location lies before approval and a copy of the approved variance afterward.

Fiscal Impact

Implementation of this ordinance is not anticipated to have a fiscal impact because it is anticipated that Fees should cover any costs associated with the variance.

Roy Coley
Deputy Mayor