



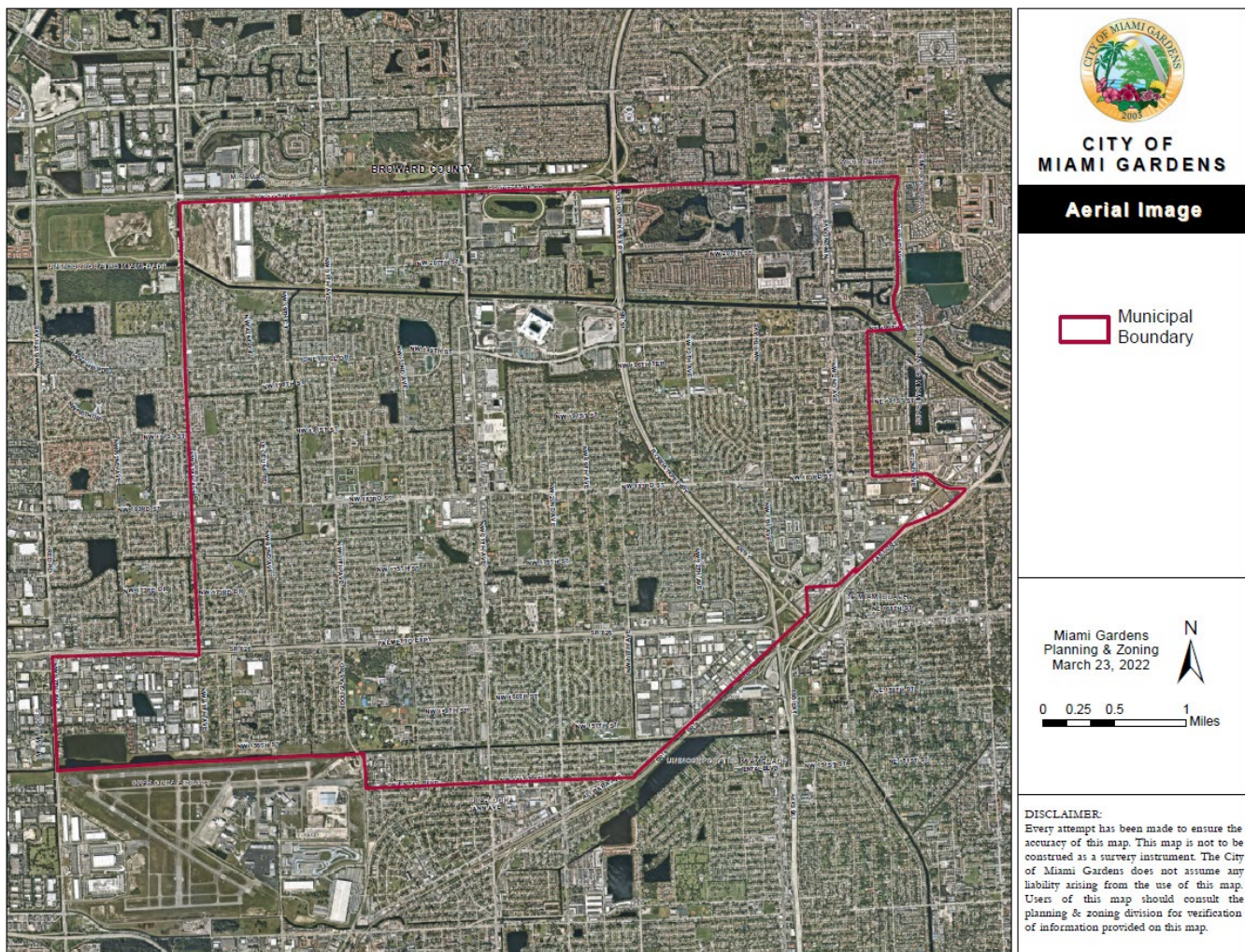
PUBLIC HEARING ADVERTISEMENT – 2nd Reading
City of Miami Gardens
Wednesday, February 11th, 2026 at 5:30 PM
City Hall, City Council Chambers
18605 NW 27th Avenue
Miami Gardens, FL 33056

APPLICANT: THE CITY OF MIAMI GARDENS

PROJECT NAME: TEXT AMENDMENT TO REDUCE THE REQUIRED OFF-STREET PARKING SPACES FOR MULTIFAMILY RESIDENTIAL AND INCREASE THE MAXIMUM ADMINISTRATIVE VARIANCE FOR PARKING

PROJECT LOCATION: THE INCORPORATED AREAS OF THE CITY OF MIAMI GARDENS

SUBJECT PROPERTY



PURPOSE: TEXT AMENDMENT TO REDUCE THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES FOR MULTIFAMILY RESIDENTIAL AND TO INCREASE THE MAXIMUM ADMINISTRATIVE VARIANCE FOR PARKING SPACES TO 25 PERCENT.

REQUESTED ACTION: TO ADOPT THE FOLLOWING RESOLUTION:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING ARTICLE XII. – OFF-STREET PARKING, LOADING AND VEHICULAR CIRCULATION REQUIREMENTS, SECTION 34-381—TABLE 1; ARTICLE II. – ADMINISTRATION, SECTION 34-50; ARTICLE IX, SECTION 34-287—USE REGULATIONS, GENERAL; ARTICLE IX, SECTION 34-288—USE PERMITTED WITH EXTRA REQUIREMENTS AS OUTLINED ON EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

All persons are entitled to attend and to speak at public hearings. The courts have ruled that it is improper to contact a Council member individually, either orally or in writing, about zoning applications.

Said ordinances can be inspected in the City Clerk's Office, Monday – Thursday, during regular office hours. Inquiries concerning these items should be directed to the City Manager's Office at 305-914-9010.

Article VII of the City of Miami Gardens Code entitled “Lobbyist”, requires all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay an annual fee of \$250.00. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence “City” action. “City” action is broadly described to include the ranking and selection of professional consultants, and virtually all-legislative, quasi-judicial and administrative action. All not-for-profit organizations, local chamber and merchant groups, homeowner associations, or trade associations and unions must also register however an annual fee is not required.

In accordance with the Americans With Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the City Clerk at (305) 914-9129, not later than 48 hours prior to such proceeding. TDD No. 1-800-955-8771

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.