



**CITY OF NORTH MIAMI BEACH
PUBLIC HEARING NOTICE**

**The City of North Miami Beach will hold a public hearing on
Monday, May 11, 2026, at 6:00 P.M.
City Hall, Commission Chambers, 2nd Floor 17011 NE 19th Avenue
North Miami Beach, FL 33162**

**The meeting agenda is available online at:
WWW.CITYNMB.COM**

Any person requiring special accommodations to access this hearing is asked to advise the City at least 5 days before the hearing by contacting the City Clerk at 305-787-6001

PUBLIC COMMENTS

**Public comments will be accepted by the following means:
By e-mail to**

NMBCOMDEV@CITYNMB.COM

Public comments will be accepted until 4:00 PM on the day of the meeting

PUBLIC NOTICE is hereby given that the **City of North Miami Beach Planning and Zoning Board** shall consider the following public hearing item(s):

A request for recommendation of approval to the Mayor and City Commission of an ordinance to amend the code of ordinances to authorize administrative approval of an accessory kitchen area subject to specified conditions, submitted by the Community Development Director, Zafar Ahmed.

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER XXIV OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH, ENTITLED "ZONING AND LAND DEVELOPMENT", AMENDING ARTICLE VIII ENTITLED "SUPPLEMENTAL REGULATIONS" TO ADD SECTION 24-90.2 ENTITLED SECOND SETS OF COOKING FACILITY, TO ESTABLISH STANDARDS FOR ADDITIONAL KITCHEN WITHIN SINGLE-FAMILY DETACHED RESIDENCES; AMENDING ARTICLE XV, ENTITLED "OTHER DEVELOPMENT REVIEW PROCEDURES," AMENDING SECTION 24-176.1, ENTITLED "ADMINISTRATIVE WAIVER PROCESS", AMENDING "(G)" ENTITLED "CONDITIONS AND SAFEGUARDS", TO ADD LANGUAGE TO AUTHORIZE ADMINISTRATIVE APPROVAL OF AN ADDITIONAL KITCHEN AREA SUBJECT TO SPECIFIC CONDITIONS; PROVIDING FOR CODIFICATION, CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

If you have any questions regarding any of these items, feel free to contact the Community Development Department at 305-948-2966 or nmbcomdev@citynmb.com located at 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00 AM - 5:00 PM.

NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO 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.

LOBBYING ACTIVITIES

In accordance with Section 2-161 of the City Code, adopting Section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities.