



NOTICE OF PUBLIC HEARING

MIAMI SHORES VILLAGE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Miami Shores Village Council on **Tuesday, November 4, 2025 at 6:30 p.m.** at 10050 NE 2nd Avenue, Miami Shores, FL 33138. All interested parties may appear at the meeting and be heard with respect to the proposed ordinance which will be considered on second and final reading:

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING CHAPTER 6 BUILDINGS AND BUILDING REGULATIONS, SECTION 6-9 GENERAL ELEVATION REQUIREMENTS OF THE VILLAGE CODE OF ORDINANCES TO PROVIDE FOR A VARIANCE PROCESS FOR NONRESIDENTIAL PROPERTIES LOCATED OUTSIDE OF FLOOD HAZARD AREAS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

THE AGENDA PACKET AND RELATED MATERIALS CONCERNING THE REQUEST IS AVAILABLE FOR REVIEW AND INSPECTION AT THE VILLAGE CLERK'S OFFICE, 10050 NORTHEAST 2ND AVENUE, MIAMI SHORES, FL DURING REGULAR BUSINESS HOURS.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC HEARING(S), THE PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORDS INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THESE PROCEEDINGS SHOULD CONTACT THE VILLAGE CLERK NO LATER THAN 72 HOURS (3 DAYS) DAYS (OR 5 DAYS IF A SIGN LANGUAGE INTERPRETER IS NEEDED) PRIOR TO THE MEETING AT 305-762-4870 FOR ASSISTANCE.