



PLANNING AND ZONING BOARD 2026 CALENDAR

<p>MEETING LOCATION:</p> <p>Village Hall 10050 NE 2nd AVE Miami Shores, FL, 33138 (Council of Chambers)</p>	<p>MEETING TIME:</p> <p>THURSDAYS AT 6:30 P.M.</p> <p>4th Thursday of every month unless otherwise noted</p> <p>Note: November & December meetings Are the third Thursday of the month and August no meeting</p>
---	--

****BELOW DEADLINE DATE(S) ARE AN ANTICIPATED TIMELINE. DATES ARE NOT AUTOMATICALLY TIED TO OR GUARANTEE PUBLIC HEARING SCHEDULING. WHEN ALL COMMENTS ARE SATISFIED AND AD NOTICE REQUIREMENTS MET THEN PUBLIC HEARING AGENDA WILL BE SET****

DEADLINE FOR SUBMITTAL OF COMPLETE PLANNING AND ZONING BOARD APPLICATION BY 12:00PM	PLANNING AND ZONING BOARD HEARING DATES
NOVEMBER 3, 2025	JANUARY 22, 2026
DECEMBER 1, 2025	FEBRUARY 26, 2026
JANUARY 5, 2026	MARCH 26, 2026
FEBRUARY 2, 2026	APRIL 23, 2026
MARCH 2, 2026	MAY 28, 2026
APRIL 6, 2026	JUNE 25, 2026
MAY 4, 2026	JULY 23, 2026
N/A	No Meeting in August
JULY 6, 2026	SEPTEMBER 24, 2026
AUGUST 3, 2026	OCTOBER 22, 2026
SEPTEMBER 2, 2026	NOVEMBER 19, 2026 (3 rd Thursday)
OCTOBER 5, 2026	DECEMBER 17, 2026 (3 rd Thursday)
NOVEMBER 2, 2026	JANUARY 28, 2027 - TBD

Submittal process is available online via the QR-Code or by clicking the following link:

<https://www.msvfl.gov/departments/planningandzoning/PZRAApplications>

Please Note:

All initial application submittals are received electronically through the CSS portal.

NO physical copies permitted.

All submittals shall undergo a completeness review to ensure all documents have been submitted.

Once deemed complete and fees paid it may be deemed accepted by staff and sent out for review.

AD NOTICE UPDATE BELOW: EFFECTIVE 8/1/2025

As per adopted village ordinance no. 2025-05 all development requests requiring public hearing review shall adhere to the updated ad notice requirements.

30-day mailed courtesy notices ONLY required for new construction of single-family development and demolition and/or addition(s) of an existing single family home of at least 50% square footage.

20-day published agenda and property postings required for all development requests.

In all applicant-initiated applications, the applicant shall bear the burden/cost(s) of mailing the courtesy notices and placing property postings.

