



**Legislation
11.5.**

City of North Miami Beach
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MEMORANDUM

TO:	Mayor and City Commission
FROM:	Commissioner Lynn Su
VIA:	Darvin Williams, City Manager
DATE:	March 26, 2026

RE: Ordinance No. 2026-04 (First Reading) Noise Ordinance (Sponsored by Commissioner Su)

Description

BACKGROUND

ANALYSIS:

RECOMMENDATION:

FISCAL/ BUDGETARY

IMPACT:

ATTACHMENTS:

Description

- Staff Report
- Ordinance



City of North Miami Beach, Florida

Date: January 20, 2026

To: Mayor and City Commission

Via: Andrew Plotkin, Interim City Manager

From: Tarik Rahmani, CFO & Interim Deputy City Manager

Subject: First Reading – Update to Noise Ordinance Addressing Residential Landscaping Equipment and Outdoor Amplified Sound

Purpose of the Ordinance Update

The purpose of this ordinance update is to provide clearer, more practical standards for noise that most often affects residential neighborhoods. The focus is not on expanding enforcement authority, but on clarifying expectations for residents, contractors, and event organizers so that noise issues can be addressed consistently and fairly.

Existing Ordinance and Identified Issues

The City's current noise ordinance was last substantially updated in 2017. It generally prohibits loud, excessive, or unusual noise and includes provisions addressing construction activity and other specific sources. However, the ordinance does not clearly regulate outdoor landscaping equipment used at residences, nor does it establish defined quiet hours for that activity.

As a result, early-morning and late-night use of lawn mowers, leaf blowers, and similar equipment has generated recurring complaints. While some of these situations can be addressed under the general noise provisions, the absence of a specific standard has made enforcement inconsistent and difficult to explain to residents.

In addition, the existing ordinance does not directly address how outdoor amplified sound at permitted events should be evaluated when distance and site layout reduce impacts on nearby homes. This has led to questions about when sound is noticeable but not disruptive, and when it crosses into a residential impact.

Summary of Proposed Ordinance Changes

The proposed ordinance amends Chapter IX, Section 9-4 of the City Code in two focused areas.

First, it establishes defined quiet hours for outdoor landscaping equipment used at residences. Under the ordinance, such equipment may not be operated outdoors between 8:00 p.m. and 8:00 a.m. if the noise is plainly audible within another residential dwelling unit or can be heard at a distance of one hundred (100) feet from the property where the equipment is being used. The ordinance includes clear definitions and allows limited exceptions for emergency work necessary to address immediate threats to life, health, safety, or property.

Second, the ordinance adds a new subsection addressing outdoor amplified sound associated with permitted events. This provision evaluates impact rather than volume alone. Amplified sound at an outdoor event is not allowed if it is plainly audible within a residential dwelling unit or can be heard at a distance of one hundred (100) feet or more from the source of the sound, unless the event permit specifically authorizes it. For this purpose, distance is measured from the source of the amplified sound to the nearest residential dwelling unit.

The ordinance also clarifies how existing penalty provisions apply and expressly exempts municipal operations carried out by or on behalf of the City, including park and athletic field maintenance, recreation facilities, special events, and City contractors performing official municipal work, to ensure essential City services are not restricted.

Basis for Distance-Based Standards

Florida municipalities commonly use a “plainly audible” standard tied to distance as an objective way to evaluate noise impacts without requiring specialized sound-measuring equipment. This approach focuses on the effect of sound on surrounding properties rather than subjective volume levels.

For reference, Exhibit B includes an example from the City of Sunny Isles Beach, which amended its noise ordinance to provide that amplified sound plainly audible at a distance of one hundred (100) feet constitutes prima facie evidence of a violation. This example is provided for context only and is not proposed for adoption by the City.

The proposed ordinance uses this enforcement concept in a limited and careful way. It does not introduce new penalties, does not require decibel meters, and does not prohibit permitted events. Instead, it provides a clear, consistent reference point that can be applied and explained in a straightforward manner.

Process and Next Steps

If approved on first reading, the ordinance will be advertised and returned to the City Commission for second reading in accordance with applicable legal requirements. Prior to second reading, staff will continue to coordinate with the City Attorney’s Office to ensure the ordinance is clear, enforceable, and aligned with existing City procedures.

Attachments

Exhibit A – Ordinance No. 2025-XX (Noise Ordinance Amendment – First Reading).

Exhibit B – Example of Florida Municipal Noise Ordinance Using a Distance-Based “Plainly Audible” Standard (City of Sunny Isles Beach).

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER IX OF THE CITY OF NORTH MIAMI BEACH CODE OF ORDINANCES, “OFFENSES AND MISCELLANEOUS PROVISIONS,” SECTION 9-4 “NOISE CONTROL,” TO ESTABLISH SPECIFIC NOISE REGULATIONS FOR OUTDOOR POWER TOOLS AND LANDSCAPING EQUIPMENT AT RESIDENCES, AND FOR OUTDOOR EVENTS AND TO CLARIFY ENFORCEMENT; PROVIDING FOR CONFLICTS; SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 9, Section 9-4 of the City of North Miami Beach Code of Ordinances (“Code”) sets forth standards for noise control within the City; and

WHEREAS, Section 9-4.2 of the Code prohibits loud, excessive, unnecessary or unusual noise and identifies specific types of noise that are declared to be unlawful; and

WHEREAS, Section 9-4.7 of the Code restricts noise from building, construction, manufacturing and similar activities, particularly the operation of heavy equipment, during certain hours, and Section 9-4.8 regulates vending vehicles; and

WHEREAS, the City has received complaints concerning recurring noise from lawn mowers, leaf blowers and other landscaping equipment operated outdoors at residences during nighttime and early-morning hours; and

WHEREAS, City staff, including Code Compliance and the Police Department, have determined that while such activities may in some circumstances be addressed under the general prohibition in Section 9-4.2, the Code does not expressly identify residential landscaping equipment or establish specific quiet hours for that type of noise; and

WHEREAS, the lack of express standards for outdoor landscaping equipment at residences makes enforcement less predictable for residents, property owners, and enforcement personnel; and

WHEREAS, Miami-Dade County’s noise regulations in Section 21-28 of the Miami-Dade County Code identify “power tools and landscaping equipment” used outside a residence as a specific source of noise and restrict the hours of operation; and

WHEREAS, Miami-Dade County has amended Section 21-28(4)(b) of the Miami-Dade County Code to modify the nighttime distance standard for amplified sound devices from one hundred (100) feet to twenty-five (25) feet; and

WHEREAS, the Mayor and City Commission find it appropriate to maintain consistency with Miami-Dade County’s nighttime amplified sound standard in order to promote uniform enforcement and reduce jurisdictional inconsistencies;

WHEREAS, the Mayor and City Commission find that creating a similar, clear standard

for outdoor power tools and landscaping equipment at residences within North Miami Beach will improve quality of life, provide clearer expectations for residents and contractors, and assist enforcement personnel in applying the City’s noise regulations in a fair and consistent manner; and

WHEREAS, the Mayor and City Commission further find it appropriate to clarify enforcement authority, including coordination with the Police Department for violations occurring outside normal Code Compliance operating hours, and to authorize administrative civil fines to promote uniform and effective enforcement; and

WHEREAS, the Mayor and City Commission further find it appropriate to clarify the application of the existing penalty provisions in Section 9-4.6 to violations involving outdoor power tools and landscaping equipment at residences; and

WHEREAS, the Mayor and City Commission find that the amendments set forth in this Ordinance are in the best interests of the public health, safety, and welfare;

WHEREAS, the City regularly permits and hosts outdoor events that include amplified sound, including community events, cultural events, and special activities held on public and private property; and

WHEREAS, the Mayor and City Commission recognize that outdoor events permitted or approved by the City may include amplified sound that is appropriate for the event setting but must be managed in a manner that minimizes impacts on nearby residential areas; and

WHEREAS, noise associated with outdoor events remains subject to the City’s existing noise standards and enforcement authority under Chapter IX, Section 9-4 of the City Code, including Sections 9-4.2 and 9-4.6, as well as applicable permit conditions imposed by the City; and

WHEREAS, the purpose of this Ordinance is to clarify how existing noise standards apply to outdoor power tools and landscaping equipment at residences, and to confirm that permitted outdoor events remain subject to the City’s existing noise and enforcement framework.

WHEREAS, the Mayor and City Commission find that the amendments set forth in this Ordinance are in the best interests of the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA:

SECTION 1.

The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference as the legislative intent of this Ordinance.

SECTION 2.

Amendment to Section 9-4.2, “Unnecessary and Excessive Noises Prohibited.”
Chapter IX, “Offenses and Miscellaneous Provisions,” Section 9-4, “Noise Control,” Section 9-

4.2, “Unnecessary and Excessive Noises Prohibited,” of the Code of Ordinances of the City of North Miami Beach, Florida, is hereby amended to add new subsections g and h. to read as follows. Existing subsections a. through f. shall remain in full force and effect and are not amended except as expressly set forth below.

The operation of any such radio, television, musical instrument, phonograph, or other device between the hours of 11:00 p.m. and 7:00 a.m. in such manner as to be plainly audible at a distance of twenty-five (25) feet or more from the building, structure, vehicle, vessel, or location in which it is operated shall constitute prima facie evidence of a violation.

9-4.2 Unnecessary and Excessive Noises Prohibited.

It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, excessive, unnecessary or unusual noise. The following acts, among others, are declared to be loud, excessive, unnecessary or unusual noises in violation of this section, but this enumeration shall not be deemed to be exclusive, namely:

a. – f. *[NO CHANGE]*

g. Outdoor power tools and landscaping equipment at residences. The operation of any noise-producing lawn mower, lawn edger, weed trimmer, blower, chipper, chain saw, power tool, or other similar noise-producing equipment outdoors at a residence between **the hours of 8:00 p.m. and 7:00 a.m.**, when such operation is plainly audible within any other residential dwelling unit or at a distance of one hundred (100) feet from the property on which the equipment is operated.

For purposes of this subsection:

1. “Residence” means any property used or zoned for residential purposes, including single-family, duplex, townhouse, and multi-family dwellings.
2. “Outdoors” means any location outside of a fully enclosed building. A garage shall be considered “outdoors” if any vehicle door is open while the equipment is in use.
3. This subsection shall not apply to emergency work that is necessary to address an immediate threat to life, health, safety, or property, provided that such work is limited to the time needed to remove the emergency condition.
4. This subsection shall not apply to municipal operations conducted by or on behalf of the City of North Miami Beach, including but not limited to parks and athletic field maintenance, recreation facility groundskeeping, special events, or contractors performing work for the City in support of official municipal functions.
5. Enforcement by Police and Code Compliance. Violations of this subsection may be enforced by the Code Compliance Division and the Police Department. The Police Department is authorized to investigate and document violations occurring during restricted hours, including hours outside normal Code Compliance operating times. Code Compliance Officers may rely upon police reports, sworn statements, photographs, audio or video recordings, or other competent evidence gathered by law enforcement officers to issue warning notices and civil violation citations under this subsection.

h. Outdoor Events. Outdoor events not conducted by or on behalf of the City of North Miami Beach shall remain subject to the City’s existing noise standards and enforcement authority, which may be enforced, as appropriate, by Code Compliance Officers or by the Police Department.

SECTION 3.

Amendment to Section 9-4.6, “Violations; Penalties.” Chapter IX, “Offenses and Miscellaneous Provisions,” Section 9-4, “Noise Control,” Section 9-4.6, “Violations; Penalties,” of the Code of Ordinances of the City of North Miami Beach, Florida, is hereby amended to clarify its

application to the new subsections 9-4.2 g and h., as follows (additions shown as new text; sections not referenced remain unchanged):

9-4.6 Violations; Penalties.

- a. A first violation of subsections 9-4.2(b), (c), (f), (g), or (h), subsection 9-4.3, or subsection 9-4.5 shall result in the issuance of a warning citation,
- b. A second or subsequent violation of subsections 9-4.2(a), (d), (e), (b), (c), (f), (g) or (h), subsection 9-4.3, subsection 9-4.4, or subsection 9-4.5 shall be subject to a civil fine in an amount not to exceed five hundred dollars (\$500.00), as provided in the City’s Code of Ordinances.
- c. Each occurrence of a violation may be treated as a separate violation for enforcement purposes.
- d. Preset Civil Fine — Outdoor Power Tool and Landscaping Equipment Violations. Notwithstanding any other provision of this section, each violation of Section 9-4.2(g) or (h) shall be subject to a civil fine of five hundred dollars (\$500.00) per occurrence. Each separate incident and each separate date shall constitute a distinct violation. Such violations may be issued as administrative civil citations by Code Compliance Officers or Police Officers and shall be scheduled for hearing before the Special Magistrate.

SECTION 4.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall in no way affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 6.

It is the intention of the City Commission of the City of North Miami Beach, Florida, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami Beach, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word “Ordinance” may be changed to “Section,” “Article,” or other appropriate word.

SECTION 7.

This Ordinance shall become effective immediately upon adoption.

APPROVED on first reading this ___**day of** ____, **2026**

APPROVED AND ADOPTED on second reading this ___**day of** ____, **2026**.

ATTEST:

ANDRISE BERNARD, MMC
CITY CLERK

MICHAEL JOSEPH
MAYOR

(CITY SEAL)

APPROVED AS TO FORM &
LANGUAGE & FOR EXECUTION

GREENSPOON MARDER
CITY ATTORNEY

SPONSORED BY: Commissioner Lynn Su