

# Directory

Applications are available at the following locations:

Miami-Dade County Herbert S. Saffir  
Permitting and Inspection Center  
11805 S.W. 26th Street  
Miami, Florida 33175

Stephen P. Clark Center  
Zoning Information Section  
111 N.W. 1st Street, 12th Floor  
Miami, Florida 33128

Applications may be faxed to (786) 315-2927.  
For more information visit our website at  
<http://www.miamidade.gov/planzone> or simply  
call (786) 315-2660.



*Delivering Excellence Every Day*

Carlos Alvarez  
MAYOR

**Board of County Commissioners**

Dennis C. Moss  
CHAIRMAN

Jose "Pepe" Diaz  
VICE-CHAIRMAN

- |                                  |  |
|----------------------------------|--|
| Barbara J. Jordan<br>DISTRICT 1  | Katy Sorenson<br>DISTRICT 8            |
| Dorrin D. Rolle<br>DISTRICT 2    | Dennis C. Moss<br>DISTRICT 9           |
| Audrey M. Edmonson<br>DISTRICT 3 | Senator Javier D. Souto<br>DISTRICT 10 |
| Sally A. Heyman<br>DISTRICT 4    | Joe A. Martinez<br>DISTRICT 11         |
| Bruno A. Barreiro<br>DISTRICT 5  | Jose "Pepe" Diaz<br>DISTRICT 12        |
| Rebeca Sosa<br>DISTRICT 6        | Natacha Seijas<br>DISTRICT 13          |
| Carlos A. Gimenez<br>DISTRICT 7  |  |

Harvey Ruvin  
CLERK OF COURTS  
George M. Burgess  
COUNTY MANAGER  
R. A. Cuevas, Jr.  
COUNTY ATTORNEY  
Marc C. LaFerrier, A.I.C.P.  
DIRECTOR

PRE-PURCHASE INSPECTION SERVICE



# Buying, Selling or Refinancing a Home?

See how the Miami-Dade County's  
Department of Planning and Zoning  
can save you TIME and MONEY!

Dear future homeowner:  
We want to help make your home-buying  
experience a pleasant one. By providing you  
with the **pre-purchase zoning inspection  
service**, the Department hopes to make you  
aware of any zoning problems which your  
future home may have.

This brochure lists some of the items that  
the zoning inspector will address in the  
zoning inspector's report. Our staff has  
the knowledge and expertise to ensure that  
your future dream house or property  
investment does not become a nightmare.

The Department believes that the  
information provided will assist you in  
making your home-ownership experience a  
pleasant one.

Sincerely,  
The Department of Planning and Zoning

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

*Our zoning inspectors will determine:*

- ▶ the zoning of the property and if there are any variances or zoning resolutions applicable to the property
- ▶ the number of units permitted on the property
- ▶ if the primary residence meets required setbacks
- ▶ if accessory structures meet the required setbacks
- ▶ if structures meet spacing requirements
- ▶ if walls, fences and hedges meet height requirements
- ▶ if there are any non-conforming structures or uses on the property
- ▶ if there is space for the proper storage of your boat or recreational vehicle
- ▶ if there are any open permits without final inspection approval
- ▶ if there are any plat restrictions
- ▶ if an addition such as a family room or home office can be added to the residence

*This service can be utilized by the seller, the buyer and the real estate professional.*

### **Protect your Investment!**

Protect your investment and savings by having the Department of Planning and Zoning inspect your home or duplex to ensure that the property you are buying, selling or refinancing is in compliance with today's zoning requirements and regulations.

### **the SELLER:**

Ease your potential buyer's mind by offering a complete "Zoning Inspector's Report" which will add even more value to your property by demonstrating that you have complied with all the necessary zoning requirements. Should your property be in total compliance, this report will add more appeal to your property since it will lift a heavy burden from the buyer making a purchase that much more enticing. And, if by chance there isn't total compliance, don't despair. You will still have an opportunity to seek alternatives to correct any problems, negotiate these with the buyer and be better prepared to make any decisions necessary.

### **the BUYER:**

If you are the buyer, this service is a "win-win" situation for you. The "Zoning Inspector's Report" will provide you the assurances you need that the property you are about to purchase is in total compliance with the many zoning requirements that any property within Miami-Dade County must comply with. And, if by chance it does not, you have many options including seeking alternative means to correct them in the future.

### **the REAL ESTATE PROFESSIONAL:**

Whether you are a real estate agent, practice real estate law or are in a profession that revolves itself around real estate dealings, this zoning inspection report will benefit you. You will be able to provide vital information to your clients and help them maximize and protect their investments. By having our staff do the work, you'll free up valuable time to better serve your clients elsewhere.

*What options do you have if a zoning violation is found?*

### **Our Service Doesn't End!**

Once the report is given to you, our service doesn't stop. Staff will sit down with you and go over the report and answer any questions or concerns.

If any violations on the property are found, our staff will review each one with you and offer guidance and possible solutions in order to help you remedy the problem.

The Department of Planning and Zoning's Pre-Purchase Inspection Service is not intended to be an enforcement tool, rather a tool that will ultimately save you time and money.