

Zoning Verification

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division



Information

The Development Services Division offers written verification of zoning, zoning history, or other zoning related matters as a paid service. Please allow 21 days to process your request following payment. Letters are issued in the order in which they are requested. Expedited services for special requests are offered subject to staff availability. Expedited letters are issued within 7 days after payment of fees.

Self-service resources for zoning information are provided on the last page of this document.

Services offered

Zoning History Research Provides confirmation of the Zoning District and the zoning history which includes copies of zoning resolutions, administrative approvals, agreements and covenants (if available). Request this service if only the zoning information and resolution history of the property is needed. **\$236.67, Expedited \$473.34.**

Special Request not concerning a specific parcel Zoning code interpretation, permitted use questions or written confirmation/information on other zoning matters. **\$946.69, Expedited \$1,893.38**

Florida Housing Finance Corporation Project letters and completion of FHFC application forms. **\$236.67**

Zoning History Research and Analysis Zoning analysis of a zoning related matter or zoning code question concerning a specific parcel provides a response to specific zoning matter or question related to the zoning approvals of a parcel, a code interpretation or a proposed use of a site. Note: this service includes zoning history research as described above. Please include a letter of intent and explanation of the proposed use or other zoning matter to be addressed. **\$946.69, Expedited \$1,893.38**

Verification of Pedestrian-Oriented Development (POD) Determinations for road impact fee reduction purposes pursuant to Section 33E-8. Provides verification that the parcel lies within the approved POD development in accordance with the requirements of Miami-Dade County Ordinance 16-132. Applicant must provide POD approval or parcel identification number and a copy of building permit plans. **\$236.67, Expedited \$473.34.**

Submittal Requirements

This application must be complete and accompanied by the required fee as indicated. Fees may be paid with credit card or check payable to Miami-Dade County. Fees are non-refundable. Multiple address or parcels/folios must be submitted as separate requests except where all parcels/ are contiguous and the subject of a single zoning action.

Questions

For questions regarding the submittal of a zoning verification request contact the Zoning Information Section at 305-375-1806 or 305-375-1807.

Zoning Verification Application

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division

Expedite ☐

Date Stamp Received

Requested Service

- ☐ Zoning History Research
- ☐ Zoning History Research and Analysis
- ☐ Special Request not concerning a specific parcel
- ☐ Florida Housing Finance Corporation
- ☐ Verification of Pedestrian-Oriented Development

Applicant Information

NAME OF APPLICANT: _____

PROPERTY FOLIO(S): _____

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone no.: _____

Fax no.: _____ E-mail: _____

Subject Property Legal Description

Zoning Verification Fee Schedule *Fees include 7.5% surcharge*

Zoning History Research	236.67	_____
Zoning History Research and Analysis	946.69, Expedited 1,893.38	_____
Special Request not concerning a specific parcel	946.69, Expedited 1,893.38	_____
Florida Housing Finance Corporation	236.67	_____
Verification of Pedestrian-Oriented Development	236.67	_____

All application fees shall be paid in total at the time of filing of the application, and no total fee shall be credited or refunded, except when adjustment is warranted or deemed necessary due to departmental error.

FORM REVISION 2025/10

Zoning Information Resources

Zoning Resolutions This site allows you to search zoning applications (Administrative Adjustments, Zoning Hearing Applications, etc.) that were submitted to the department and reached a final determination prior to September 12, 2016. If you would like to view and/or obtain copies of the listed zoning resolutions, administrative adjustments, administrative site plan reviews and/or, other application types, you may obtain these documents by entering the provided resolution number, administrative site plan review number, etc., https://www8.miamidade.gov/Apps/RER/Track/case_track.aspx

New Citizen Self Service Portal For zoning applications filed on or after September 12, 2016 or applications filed prior to that date that were still in progress (had not reached a final determination), please visit the Zoning Self-Service Portal: https://energov.miamidade.gov/EnerGov_Prod/SelfService#/search?%20category=plans

Zoning and other maps Explore the Zoning web page which includes links to zoning forms, as well information to all of the Zoning Districts, including Urban Center Districts at <http://www.miamidade.gov/zoning> and a GIS application that shows all parcels by zoning district and can provide some zoning history information at: <https://gisweb.miamidade.gov/landmanagement>

Zoning Code, Chapter 33 If you would like to view Chapter 33, Zoning Code of Miami-Dade County, Florida, you can visit the site at: https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIIICOR_CH33ZO

Recorded Documents If you would like to search for recorded documents such as deeds, covenants, agreements, unities of title and declarations of restrictions, you may search for these documents at the following website: <https://www2.miamidadeclerk.com/officialrecords/StandardSearch.aspx>

Note the above internet addresses are current as of November 2018 and are subject to change