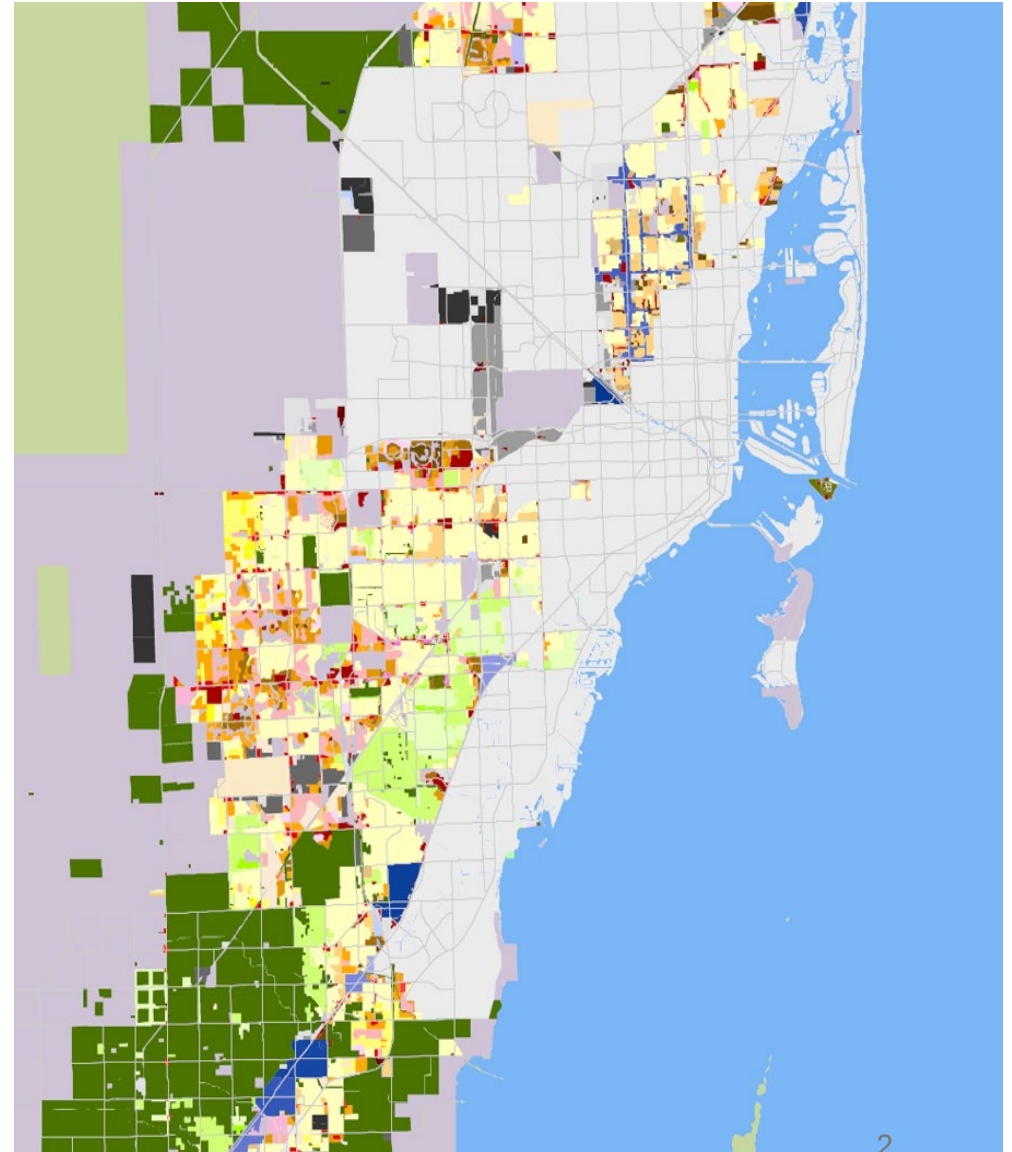


Regulatory and Economic Resources

Development Services Division

Development Services Division

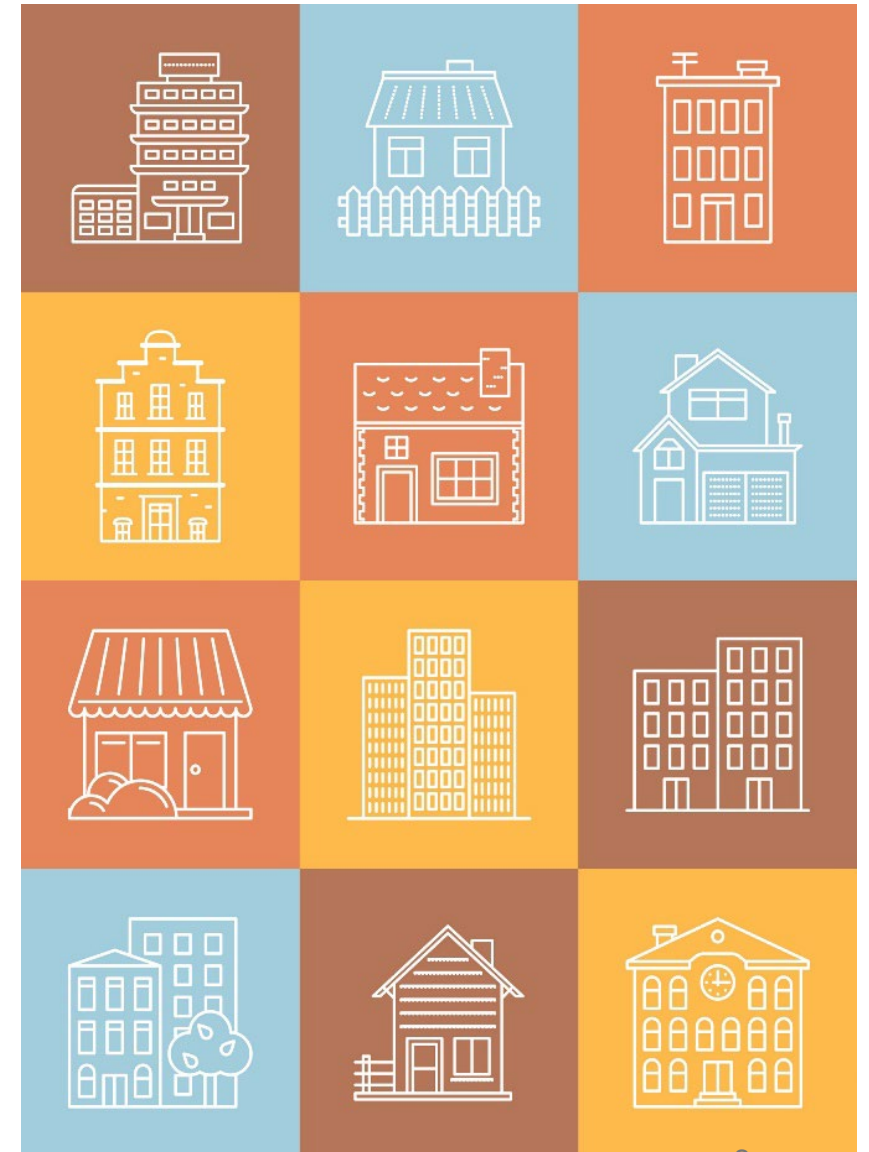
- The Development Services Division, also referred to as “Zoning”, carries out the land development, zoning, and community planning functions for the unincorporated areas and in some cases, the incorporated areas under County jurisdiction. The Division leads the Department’s urban design and community planning efforts.
- The Division implements the Comprehensive Development Master Plan (CDMP) through zoning maps and regulations (Chapter 33 of the Miami-Dade County Code).



Development Services Division

The Division is comprised into the 4 areas below:

- Zoning Agenda Coordination Office - Serves as clerk for the County's 10 Community Councils (also known as Community Zoning Appeals Board) and for the BCC for zoning matters. The unincorporated area is divided into 10 Community Councils that the BCC has delegated some zoning decision making jurisdiction to.
- Zoning Information Section - The primary point of public contact and oversees the zoning verification process; Provides formal letters interpreting the Code at the request of applicants.
- Legislative Policy Formulation Unit - Oversees the drafting of planning and zoning ordinances and other legislative items updating or changing the Code of Miami-Dade County. These efforts assist in the adaptation of the Code to changing or evolving circumstances, including case law and state legislative changes. The unit works in close coordination with the CAO and with Commissioners' offices.
- Platting and Traffic Review Section - Oversees the implementation of the County's land subdivision regulations provided in Chapter 28 of the Code of Miami-Dade County – also known as the “platting chapter”. The Section conducts traffic reviews for applications in the zoning and planning processes.



Development Services Division

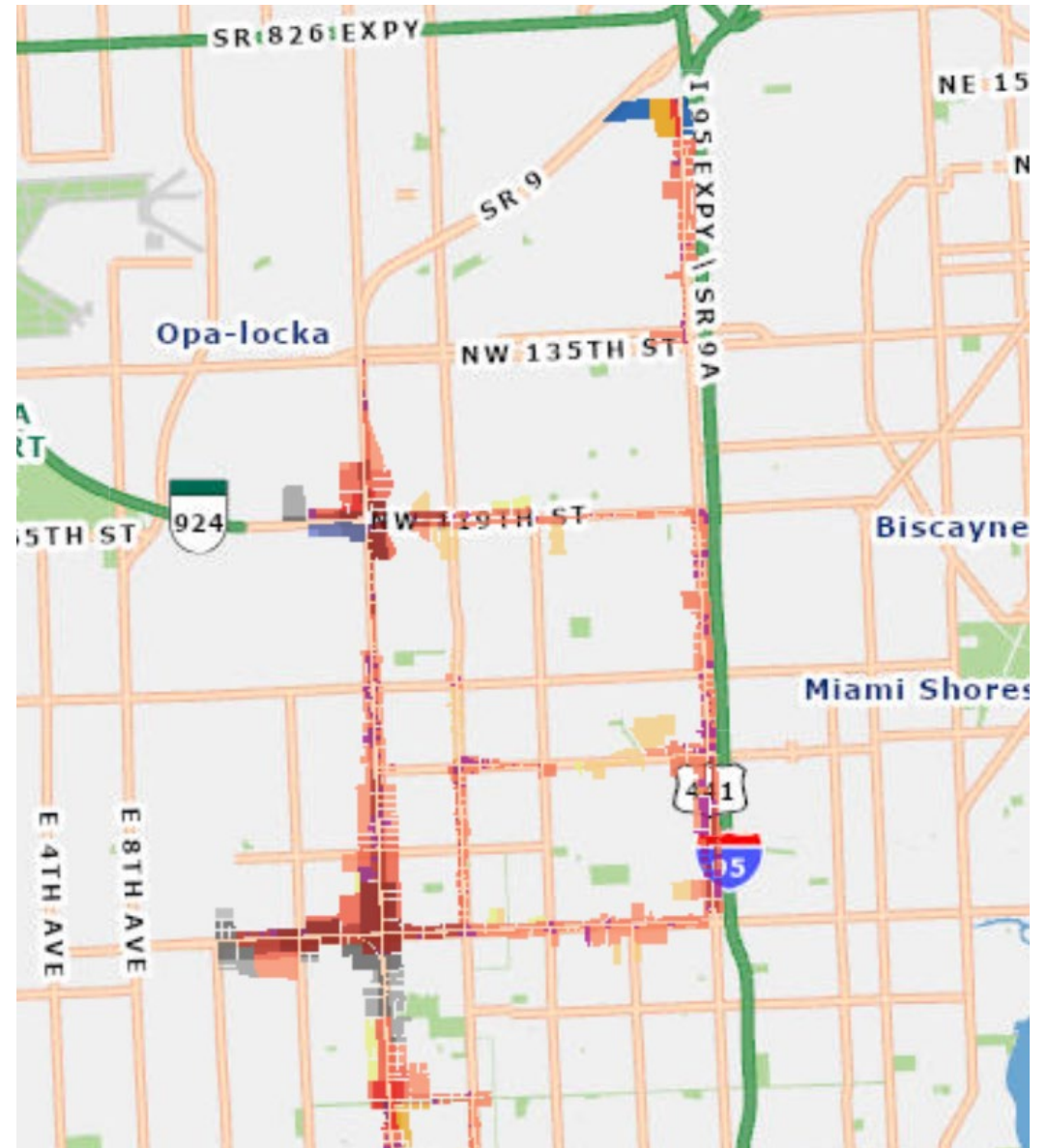
- Receive, process, evaluate and opine on **applications** to change zoning such as:
 - Rezoning requests
 - Non-use and Use variances (zoning relief through hearing)
 - Administrative variances (zoning relief approved administratively)
 - Special exceptions (certain uses that require public hearing to be established)
 - Administrative site plan review, modification or substantial compliance determination
- Facilitate “pre-application” meetings with all reviewing agencies to assist applicants through the zoning application process.
- Support Community Councils and the BCC’s Zoning meetings.
- Support and participate in the Biscayne Bay Shoreline Development Review Committee and the Development Impact Committee (DIC).
- Creation of significant zoning legislation including updates to the Rapid Transit Zone (RTZ), overhauling of the County’s Urban Centers, regulations addressing solar and electrical vehicles, updating vehicle storage in agricultural areas, etc.



Development Services Division

North Central Urban Area Zoning District

- 2004 - Charrette Report
- 2011 - North Central Urban Area Zoning District (NCUAD) - NW 119 Street, SW 79th Street, NW 27th Avenue and NW 7th Avenue
- 2022 - NCUAD boundary expanded along NW 7th Avenue from NW 135th Street to Golden Glades
- Adopted to promote mixed use and redevelopment along transit corridors
- Streamlined review process



Development Services Division

North Central Urban Area Zoning District

- [Miami-Dade Land Management](https://gisweb.miamidade.gov/landmanagement/)
 - gisweb.miamidade.gov/landmanagement/



EAST COLOR ELEVATION
SCALE: 3/32" = 1'-0"

