

P & Z FAQs

Where can I view the Zoning guidelines for the City of Miami Gardens?

Zoning guidelines for the City of Miami Gardens are part of the City's Land Development Code and can be found at:

https://www2.municode.com/library/fl/miami_gardens/codes/code_of_ordinances?nodeId=SPBLADEC_O_CH34ZOLADE

What services are provided within Planning and Zoning?

- Zoning Inquiry Requests,
- Alcoholic Beverage Licenses
- Assisted Living Units
- Address Assignments
- Zoning Verification Letters
- Sign Plans
- Temporary Signs (banners, balloons, spot light, real estate signs, etc.)
- Window Signs
- Tree Removals
- Vehicle Parking

Which services require a meeting with staff prior to submitting an application?

- Applications subject to Council approval (public hearing), Administrative Variances, Substantial Compliance, Certificates of Legal Conformity, Site Plans, Landscape Approvals and Plats

Which applications require City Council approval?

It must first be determined by the Planning and Zoning Division that a Zoning Hearing approval is required. All applicants must have site plan, or survey, PDF's of all plans, survey, renderings etc.

The following Zoning Applications require City Council approval:

- All variances/waivers of the City's Land Development Regulations other than administrative variances, Approval of special exception uses, Re-zonings of property, Modifications of previously approved conditions of resolutions/ordinances, and all other requests that may require City Council approval.

What needs to be provided in order to submit for a hearing?

- Review submittal checklist on application form
- PDF of complete submittal (including plans, forms, etc.) must accompany all submittals
- All fees shall be paid in full at the time of submittal. Make checks payable to City of Miami Gardens
- All plans shall be 24" x 36", collated, folded and signed and sealed by a Professional Architect or Engineer
- Survey must be within a year from submittal (except for ZIP Permits)
- Property ownership information verified on the Property Appraiser's website
- All ownership (individual or corporation) verify agent authorization to sign on <http://www.sunbiz.org/> (NO EXCEPTIONS)

Which Zoning Permits need to be renewed?

Annual renewal is required for the following permits:

- Community Residential Group Homes, Temporary Sign and Vehicle Parking Permit.

When does a Zoning Improvement Plan Permit need to be obtained?

- Canopies
- Above ground pools that contain water over 24 inches deep
- Agricultural/farm buildings and non-habitable structures on bona fide farms
- Canopy carports, canopy and other fabric covered framework installed on residential properties
- Chickee huts constructed by Miccosukee or Seminole Indians;
- Chain-link fences, picket fences, ornamental iron fences and other fences installed on residential property that are deemed non-wind resistant (fences that are see through; NOTE: no wood or privacy fences (durafence); they are building permits) also any pool safety barrier fence and any fence with concrete columns shall require a building permit
- Decorative reflective pools and fishponds that contain water less than 24 inches deep, that contain less than 250 square feet in area, and contain less than 2,250 gallons in volume
- Decorative garden-type water fountains and other similar hardscape features;
- Parking lot refurbishing - resurfacing, re-striping or seal coating, and paving and drainage of existing parking lots
- Portable mini-storage unit, subject to the conditions and limitations of
- Donation bins, recycling bins, mobile medical and professional units in accordance with
- Anchoring, mooring, docking or storage of a houseboat