

MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139
Tel: (305) 673-7550, Fax: (305) 673-7559

July 21, 2023

Zone0523-1112

Pilar Morales

pilarmasci@outlook.com

Subject: **Request for Zoning Verification**
1960 Normandy Drive
Miami Beach, Florida
Folio No. 02-3210-011-0370

Dear Pilar Morales,

This letter is in response to a request for zoning confirmation for the subject property. Please be advised that the subject property is currently zoned **CD-1, Commercial Low Intensity** and has a future land use designation of **CD-1, Low Intensity Commercial**, under the City's 2040 Comprehensive Plan.

The following is a link to the 2040 Comprehensive Plan for the City of Miami Beach:

<https://www.miamibeachfl.gov/wp-content/uploads/2020/01/2040-Comprehensive-Plan-10-16-2019-Adopted-13MB.pdf>

The following is a link to the Miami Beach Resiliency Code, where the **main permitted uses, accessory uses, and prohibited uses**, are listed for each **zoning district** in the city:

<https://www.miamibeachfl.gov/wp-content/uploads/2023/04/Chapter-7-Zoning-Districts-and-Regulations-ADOPTED-Second-Reading-with-Commission-Changes.pdf>

Article 1. General to all zoning districts (pp. 7- 34)

Article 2. Zoning Districts (pp.35 – 291)

Article 3. Overlay Districts (pp. 295-328)

Article 4. Neighborhood Conservation Districts (pp.332 - 333)

Article 5. Supplementary District Regulations (including supplementary and specialized uses (pp. 334 - 394)

The property is located in the following **overlay district**:

None

The subject property is located within the following historic district:

Historic District: None

The following link will provide the **City's Zoning Map, Future Land Use Map, and Historic**

Districts Map:

<https://www.miamibeachfl.gov/city-hall/planning/maps-and-guidelines/>

Additionally, the City's **Historic Property Database** may be found at the following location, where specific information regarding the contributing status of structures located within these historic districts may be found:

<https://miamibeach.maps.arcgis.com/apps/webappviewer/index.html?id=c891f52b033c474daa928fa815495f91>

The property is located in **Parking District Tier 1**. The parking requirements may be found at the following location:

<https://www.miamibeachfl.gov/wp-content/uploads/2023/04/Chapter-5-Off-Street-Parking-ADOPTED-Second-Reading.pdf>

A searchable link to the City's Land Use Boards can be found at the following location, where details on applications may be found for projects submitted for review in the last five years:

<https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>

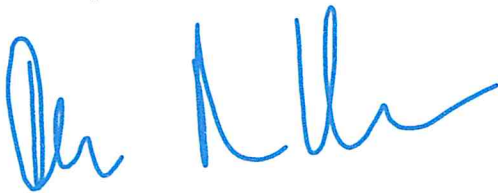
For projects reviewed prior to the timeframe of the online database, please contact the Planning Department's Clerk of Boards, Jessica Gonzalez:

JessicaGonzalez@miamibeachfl.gov.

In response to your specific questions, the construction of padel courts and associated bathrooms and office, is considered an outdoor commercial recreation use, which is an allowed use in the CD-1, Commercial Low Intensity zoning district. The construction of such use on the site would require the review and approval of the Design Review Board, prior to the issuance of any building permit. Compliance with the applicable land development regulations is also required, including but not limited to, setbacks, landscaping, and parking requirements. One (1) parking space per court is required, and additional parking would be required for any spectator seating based upon the number of seats.

If we may be of further assistance, please do not hesitate to contact this department again.

Sincerely,



Thomas R. Mooney, AICP
Planning Director