

Guide and Links for Waterfront Development in the City of Miami

The following information is provided to applicants in an effort to facilitate an efficient and timely review process and to assure that all projects are built in compliance with design standards and public charter requirements for waterfront public access.

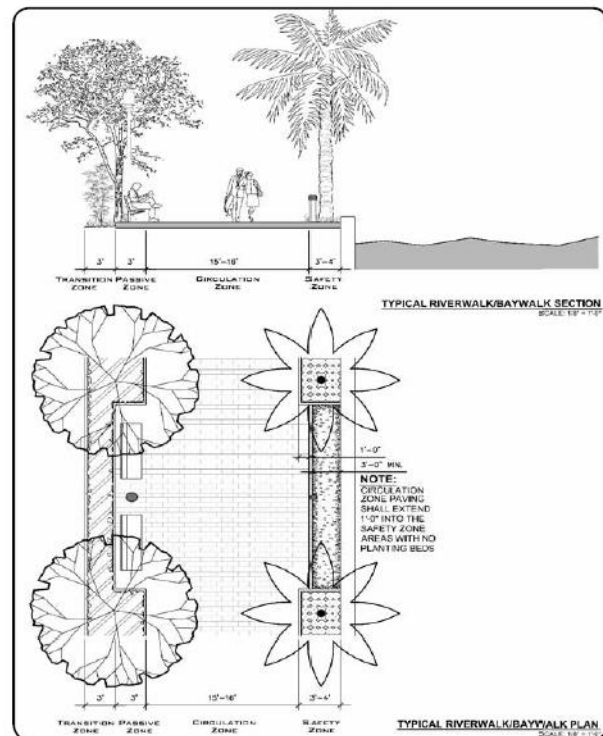
Code Requirements for Waterfront Property

All Proposed Developments are required to comply with [Miami 21 Zoning Code](#) requirements. A search can be conducted by property address for applicable zoning requirements via the [Zoning Interactive Application](#). Once the property address has been identified, click on the Zoning Tab to access Miami 21 Zoning Code requirements for the associated address. City of Miami Waterfront Properties require additional review and consideration throughout all phases of development.



The following is a list of additional standards and code excerpts pertaining to Waterfront Development. The City of Miami reserves the right to expand on this list as is applicable on a project by project basis.

- Florida State Statutes
 - [Chapter 342: Waterway and Waterfront Improvement](#)
- Charter of the City of Miami
 - [Chapter 29 – Landfills and Waterfront Improvements](#)
 - [Subpart A, Section 3 \(mm\) \(ii\), \(iii\) and \(iv\) – Parking Lot and Side Yard Setbacks](#)
- Miami 21
 - Section 3.11 – Waterfront Standards
 - Appendix B Waterfront Design Guidelines
 - City of Miami Waterfront Interpretation
- Miami Comprehensive Neighborhood Plan
 - Coastal Management
 - Port of Miami Sub Element, Appendix PA-1 (Riverfront Only)
- Miami River Greenway Regulatory Design Standards (Riverfront Only)
- Miami River Greenway Action Plan (Riverfront Only)
- Miami River Corridor Urban Infill Plan (Riverfront Only)



City cross section

The City of Miami has developed Waterfront Design Guidelines for Baywalks & Riverwalks. The section above illustrates a typical scenario showing the different components of the cross section from bulkhead to the transition area.

Permitting Your Project

An application is required for submittal to the Zoning Division to begin the review process (click here for application requirements). The Planning Division will then work with the applicant to set up a pre-application meeting to discuss the applicable code, standards/guidelines and review process.



Review Boards

The following review boards provide a level of review in addition to City of Miami staff review for waterfront development as is applicable to the project location and scope. For more information on each board's purview and review requirements, visit the board webpage by clicking the links provided.

- [Biscayne Bay Shoreline Development Review Board](#)
- [Miami River Commission \(MRC\)](#)
- [Urban Development Review Board \(UDRB\)](#)
- [Virginia Key Advisory Board \(VKAB\)](#)
- [Waterfront Advisory Board \(WAB\)](#)

For additional information on Waterfront Development, contact the City of Miami Planning and Zoning Department's main line (305-416-1400) and ask for the Waterfront Projects Coordinator.