

Florida East Coast Railway Station and Concourse

University Station Rapid Transit Overlay District Amendments

COMPREHENSIVE PLAN
TEXT AND MAP AMENDMENTS
ZONING CODE
TEXT AND MAP AMENDMENTS

PLANNING AND ZONING BOARD
FEBRUARY 11, 2026



1

LOCATION



Tennis corrals/gables

Proposed Addition

Adopted District Overlay

Subj

Miami Waterway

2

2

EXISTING CONDITIONS



3

EXISTING FUTURE LAND USE AND ZONING

FUTURE LAND USE MAP



COMMERCIAL LOW-RISE INTENSITY
MULTI FAMILY LOW DENSITY, AND
MULTI FAMILY DUPLEX

ZONING MAP



MX1, MF3, AND MF1

4

4

REQUEST #1:
COMPREHENSIVE LAND USE MAP AND MIXED-USE MAP AMENDMENTS

REQUEST #1:
COMPREHENSIVE PLAN TEXT AMENDMENTS

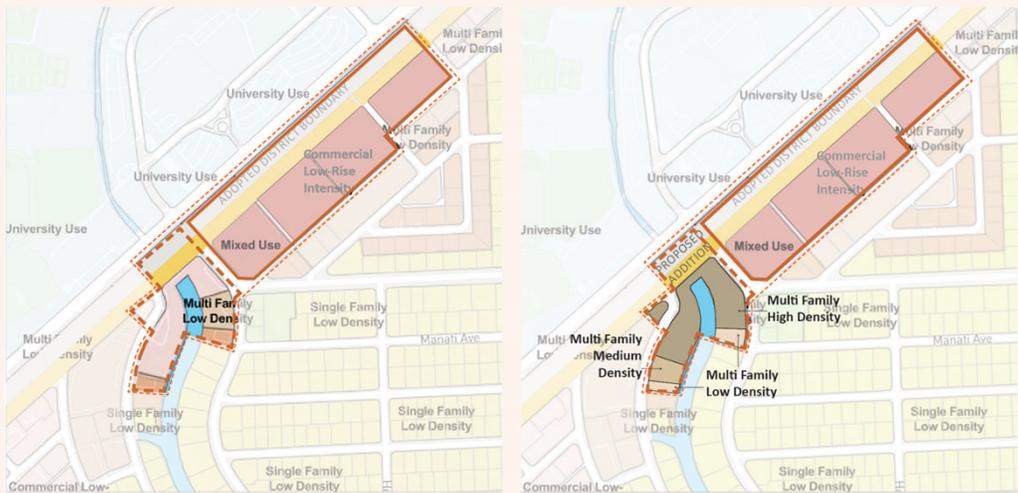
REQUEST #2:
ZONING MAP AMENDMENTS

REQUEST #3:
ZONING CODE TEXT AMENDMENTS

COMPREHENSIVE PLAN MAP AMENDMENTS

FUTURE LAND USE MAP

PROPOSED FUTURE LAND USE MAP

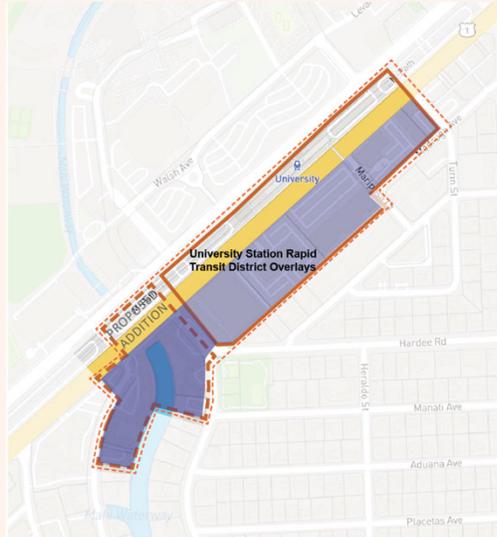
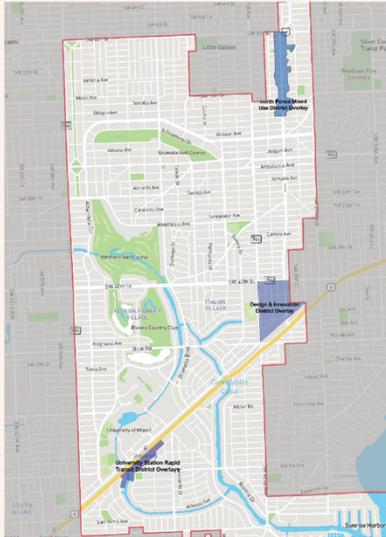


COMPREHENSIVE PLAN MAP AMENDMENTS

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MIXED-USE OVERLAY DISTRICT MAP



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COMPREHENSIVE PLAN TEXT AMENDMENTS

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<p>Multi-Family Medium Density.</p>	<p>Multi-family residential of medium height and density.</p>	<p>Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave): Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</p>	<p>Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave): Up to 100' maximum with architectural incentives per the Zoning Code.</p>
<p>Multi-Family High Density.</p>	<p>Multi-family residential of high height and density.</p>	<p>Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</p>	<p>Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</p>

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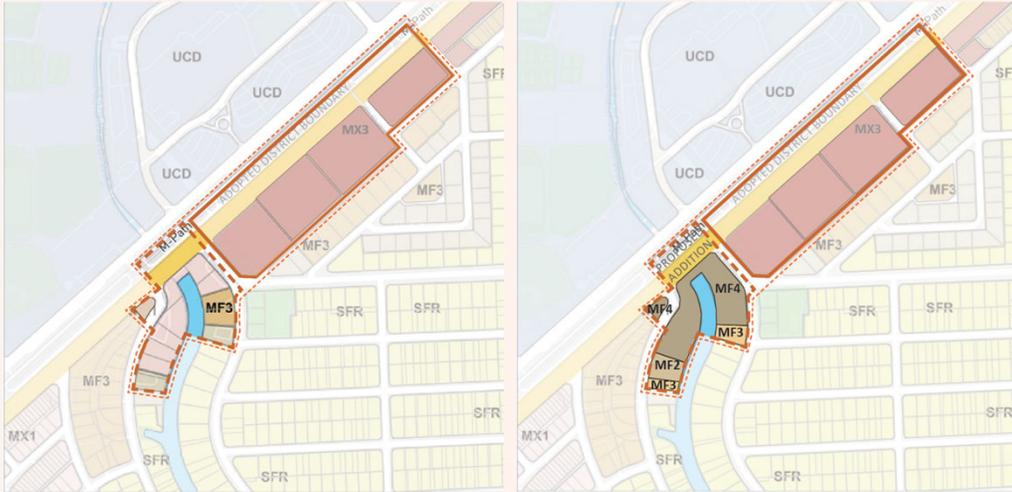
ZONING MAP AMENDMENTS

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EXISTING ZONING MAP

PROPOSED ZONING MAP



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ZONING CODE TEXT AMENDMENTS

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1. Establish development standards for multi-family development
 - Limit MF4 building height to 120'
 - City Commission to approve 150' for MF4 with 10% additional open space
 - 125 units per acre for MF4 and MF2
 - 10' setback on waterway for all buildings (MF and MX)
 - Upper story stepback of 25' adjacent to SFR on waterway
 - 50' setback from abutting SFR or Duplex w/ landscape
 - Minor amendments (minor architectural changes, landscape, design, etc) that are consistent with the site plan approval
 - Development Agreement review by City Staff and City Commission
 - Various clarifications
2. University Station Overlay District designated TDR receiving area
3. Remove inconsistent site-specific requirements

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COMPARISON

	County RTZ	Overlay Mixed-Use Zoning	Overlay Multi Family Zoning
Review	Special exception review/approval	Expedited review: City Staff + City Commission	Expedited review: City Staff + City Commission
Height (ft)	Max height of existing buildings w/in ¼-mile (150')	120' (no Med Bonus height) 150' (w/ 10% additional open space)	120' (no Med Bonus height) <u>150' (w/ 10% additional open space)</u>
Density	125	125	<u>125</u>
FAR	No Limit	3.5	3.5
TDRs	-	4.375 FAR	4.375 FAR
Open Space	15%, 10% on ground	10% on ground	25% on ground
Setbacks	0', unless 30' interior side within 100' of SFR w/ 10' landscape	20' on US1 15' for 300' of building site depth <u>10' abutting waterway</u> <u>50' w/ landscape, abutting SFR/MF1</u>	20' on US1 <u>10' front & waterway</u> <u>50' w/ landscape, abutting SFR/MF1</u>
Stepbacks	-	<u>25' on waterway and adjacent SFR/Duplex</u>	<u>25' on waterway and adjacent SFR/Duplex</u>

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COMPARISON

	County RTZ	Overlay Mixed-Use Zoning	Overlay Multi-Family Zoning
Uses	Bars and restaurants; parking lots and garages; hotels, commercial/retail; offices; residential; rental car facilities; governmental; convention halls and showrooms; institutional; health care facilities; parks; similar uses approved by the County	Restaurants; hotels, commercial/retail; offices; residential; rental car facilities; governmental; convention halls and showrooms; institutional; health care facilities; parks; similar uses approved by the City	Multi-family residential
Design	Plans review by County <i>(no aesthetics review)</i>	Mediterranean style, Review by City Architect	Mediterranean style, Review by City Architect
Impact fees	<i>(per County)</i>	Police, Fire, Municipal, Parks, Mobility	Police, Fire, Municipal, Parks, Mobility
Art in Public Places	-	1% of construction costs	1% of construction costs

12

12

COMPARISON

2

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County RTZ

Coral Gables



13

REVIEW TIMELINE

2

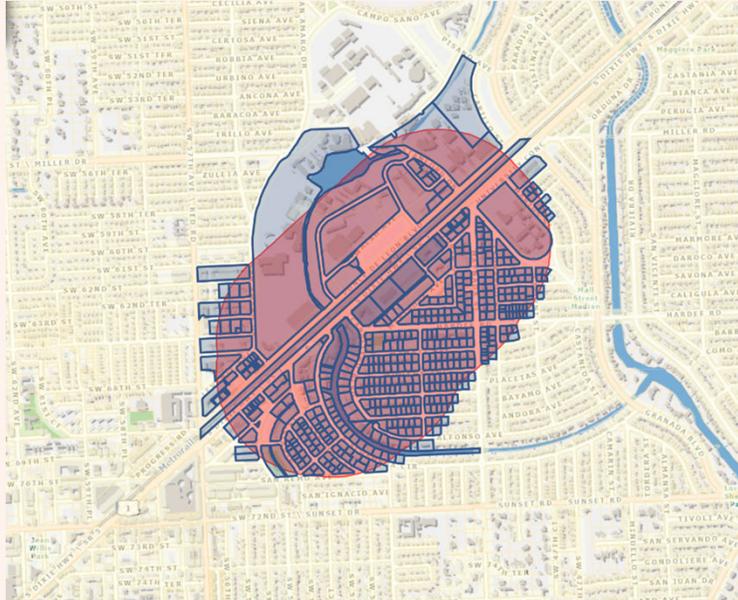
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1	PLANNING AND ZONING BOARD: 02.11.26
2	CITY COMMISSION 1ST READING: TBD
3	CITY COMMISSION 2ND READING: TBD

14

14

LETTERS TO PROPERTIES (1,500 FT)



15

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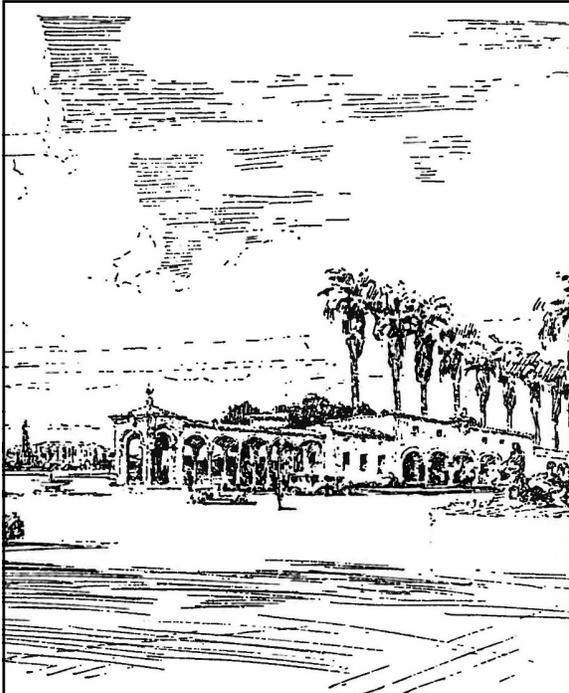
COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

THE APPLICATION **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE **SATISFIED**.

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