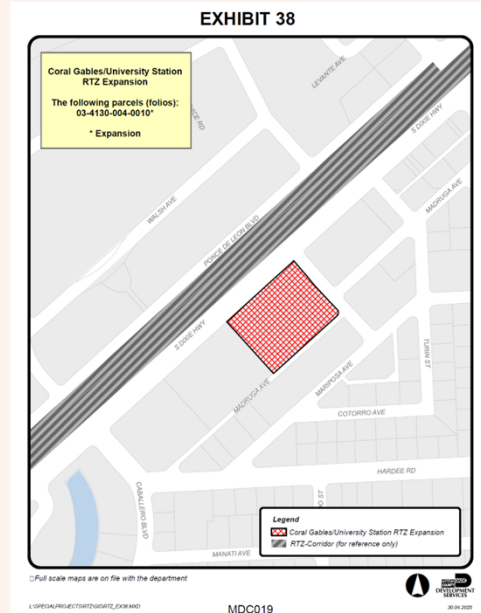


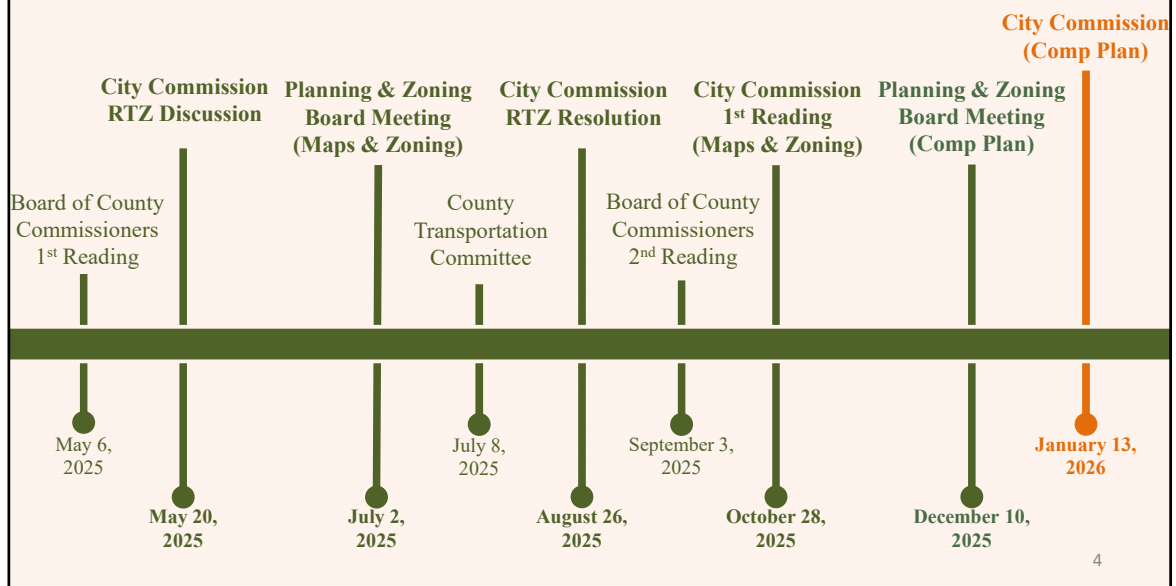
MIAMI-DADE COUNTY RTZ EXPANSION

- Grants the County regulatory jurisdiction
- Specifies the allowable uses
- Development standards, criteria, and procedures for the review and approval by County



3

CITY'S UNIVERSITY STATION OVERLAY



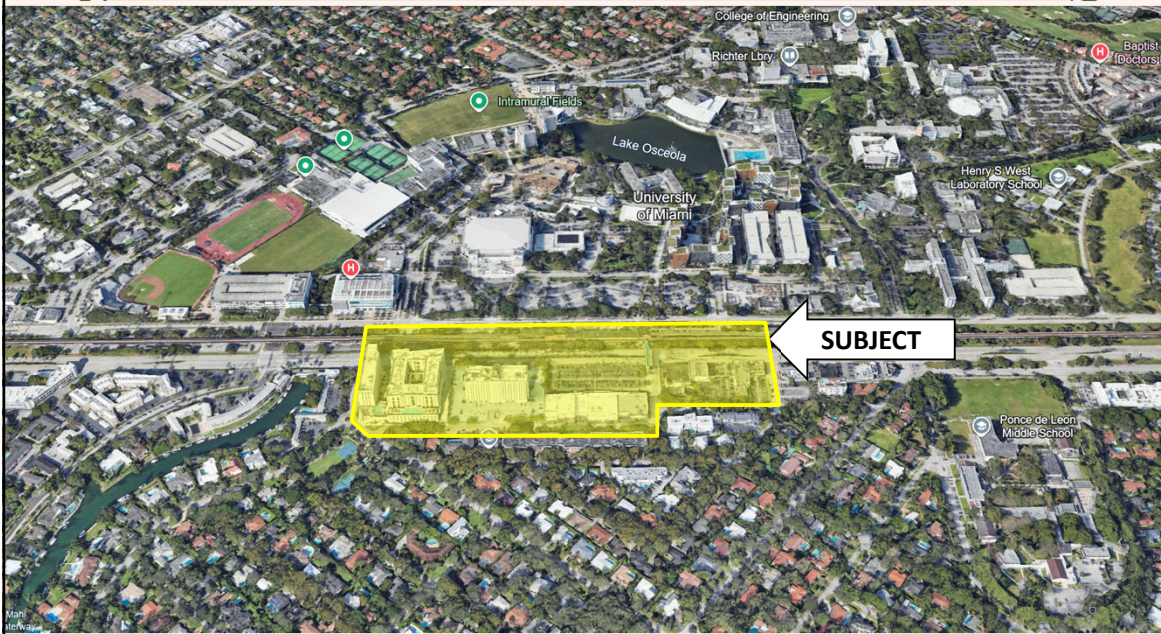
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EXISTING CONDITIONS



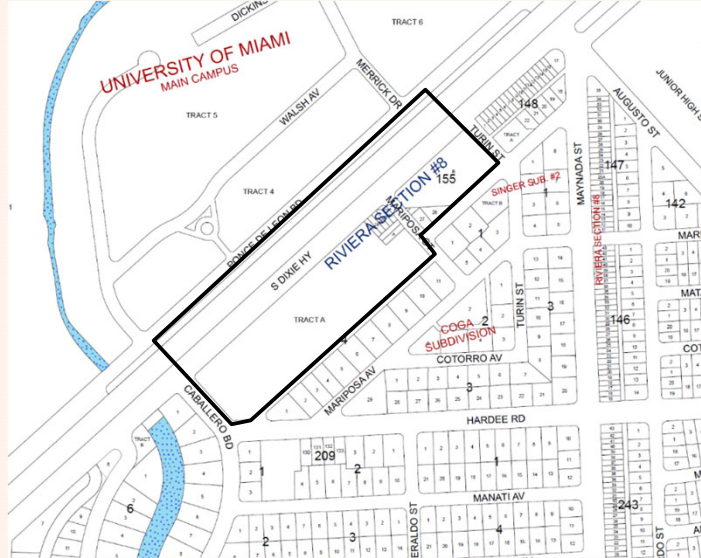
5

LOCATION



6

LOCATION



7

7

MAP AMENDMENTS

PROPOSED FUTURE LAND USE MAP



PROPOSED ZONING MAP

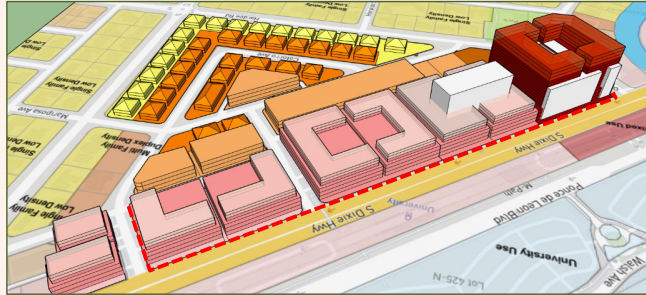


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LAND USE / ZONING

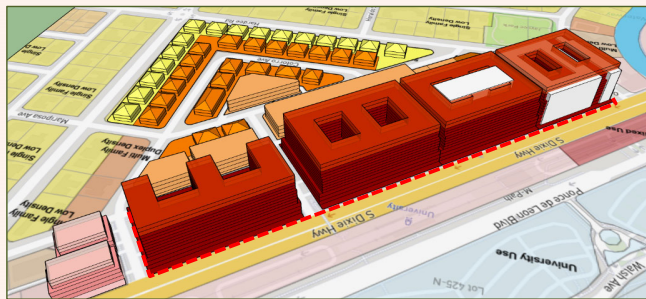
EXISTING



COMMERCIAL
LOW-RISE
INTENSITY

MX1 AND MX3

PROPOSED



COMMERCIAL
HIGH-RISE
INTENSITY

MX3

9

COMPREHENSIVE PLAN TEXT AMENDMENTS

Table FLU-2. Commercial Land Uses.

Classification	Description	Density / Intensity	Height
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives, or 3.5 if developed pursuant to University Rapid Transit District Overlay. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p> <p>***</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> <p>If developed pursuant to an approved PAD, within the Central Business District (CBD) and limiting density to 100 units/acre: Up to 205.5' maximum with architectural incentives per the Zoning Code.</p>

10

COMPREHENSIVE PLAN TEXT AMENDMENTS



Table FLU-4. Mixed-Use Land Uses.

Classification	Description
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts (MXOD).	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.
	<p>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</p> <ul style="list-style-type: none"> • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. <p>No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio. However, if developed pursuant to the University Station Rapid Transit District Overlay, a minimum of two (2) uses shall be included, with no minimum or maximum percentage thresholds.</p> <p>A maximum of 125 units/acre shall be allowed. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p>

11

11

COMPREHENSIVE PLAN TEXT AMENDMENTS



Policy FLU-1.9.5.

Establish and implement a University Station Rapid Transit District Overlay, which should include:

1. A **boundary** for the District, adopted on the Future Land Use Map.
2. Zoning regulations that would locate higher density and intensity development near the University Station MetroRail Station to **encourage housing and other compatible uses** that are supportive of **pedestrian activities** on the ground level of **mixed-use buildings**.
3. **Mixed-use development along the US-1 corridor** that is consistent with the goals of the Miami-Dade County's Strategic Miami Area Rapid Transit (**SMART**) plan to promote **increased ridership** of the rapid transit system.
4. **Expedited development opportunity** that serves as an alternative, compatible development path under the **City's review authority and jurisdiction**, with greater opportunities for **community engagement**.
5. Development strategies that provide greater **mixed-use and housing opportunities** in close proximity to transit, employment, park systems, and educational institutions, and promote and encourage **use of mass transit facilities and pedestrian activities along the US-1 corridor**.

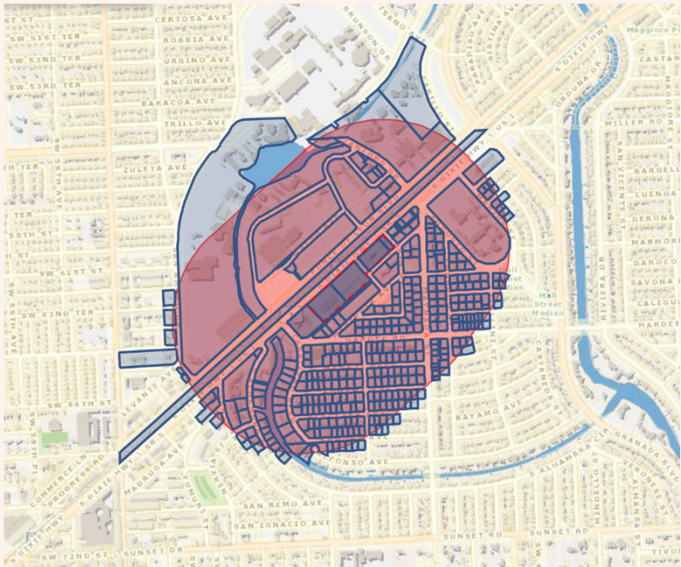
12

12

REVIEW TIMELINE

1	PLANNING AND ZONING BOARD: 07.02.25 (MAP AND ZONING)
2	CITY COMMISSION 1ST READING: 10.28.25 (MAP AND ZONING)
3	PLANNING AND ZONING BOARD: 12.10.25 (COMP PLAN)
4	CITY COMMISSION 1ST READING: 01.13.25 (COMP PLAN)
5	FLORIDA DEPARTMENT OF COMMERCE: TBD
6	CITY COMMISSION 2ND READING: TBD

LETTERS TO PROPERTIES (1,500 FT)

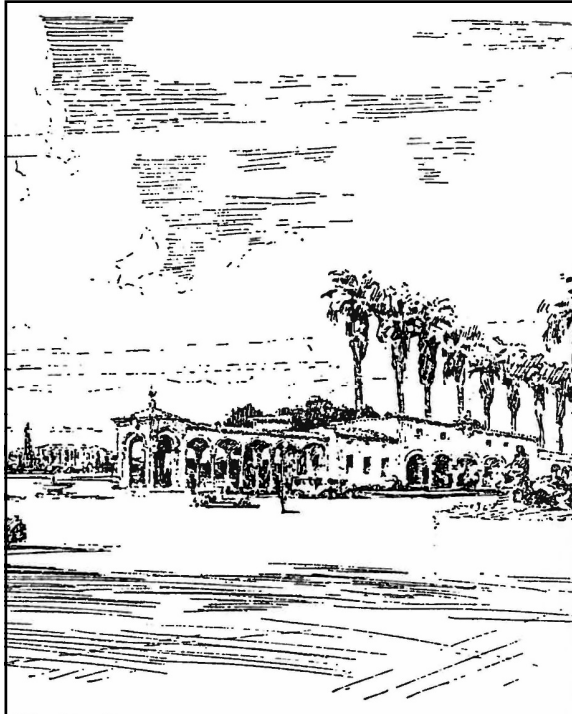


PUBLIC NOTIFICATION	
2 TIME	LETTERS TO PROPERTIES PZB, CC
2 TIME	WEBSITE POSTING PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC
<div>15</div>	

15

COMPREHENSIVE PLAN CONSISTENCY
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.</p> <p>THE APPLICATION <u>COMPLIES</u> WITH THE FINDINGS OF FACT.</p> <p>THE STANDARDS FOR APPROVAL ARE <u>SATISFIED</u>.</p>

16



Florida East Coast Railway Station and Concourse

University Station Rapid Transit Overlay District

COMPREHENSIVE PLAN
TEXT AMENDMENTS

CITY COMMISSION
JANUARY 13, 2026

