

Florida East Coast Railway Station and Concourse

University Station Rapid Transit Overlay District

COMPREHENSIVE PLAN TEXT AMENDMENTS

CITY COMMISSION
JANUARY 13, 2026



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MIAMI-DADE COUNTY RTZ EXPANSION

September 3rd: Miami-Dade County adopted on Second Reading to create the “Gables/University Station Subzone” within the Rapid Transit Zone

| MEMORANDUM | | |
|---|---|----------|
| Agenda Item No. 7(A) | | |
| TO: | Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners | DATE: |
| FROM: | Geni Benzon-Keanan County Attorney | SUBJECT: |
| Ordinance relating to the Rapid Transit System Development Zone, including the 380-acre subzone, providing for the expansion of the Rapid Transit Zone and creating the Coral Gables University Station Subzone within the Rapid Transit Zone, which could, through future action of this Board, encompass property within a quarter mile of the University Metrorail Station, making changes for Compatibility, and protection over properties added to the Coral Gables University Station Subzone of the Rapid Transit Zone; and for fees, and creating standards, criteria, and procedures for approval of applications within the Coral Gables University Station Subzone, including certain private property to the Coral Gables University Station Subzone; making certain changes to the Rapid Transit Zone to coordinate and negotiate with the City of Coral Gables as to a future Interlocal Agreement which could address additional concerns or considerations that may arise in the future. | | |
| <small>A substitute was presented and forwarded to the BCC with a favorable recommendation at the July 8, 2025 Transportation Committee.</small> | | |
| <small>The substitute differs from the original item in that it changes the glazing requirement in 3JC-18(E)(9) from 10 percent to 30 percent; it deletes language related to building scale from 3JC-18(F)(7) and adds new language regarding compatibility; and deletes language related to building aesthetic from 3JC-18(F)(9).</small> | | |
| <small>The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rafael A. Regalado.</small> | | |
|  Geni Benzon-Keanan County Attorney | | |
| GBKks | | |
| MDC001 | | |

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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

EXHIBIT 38



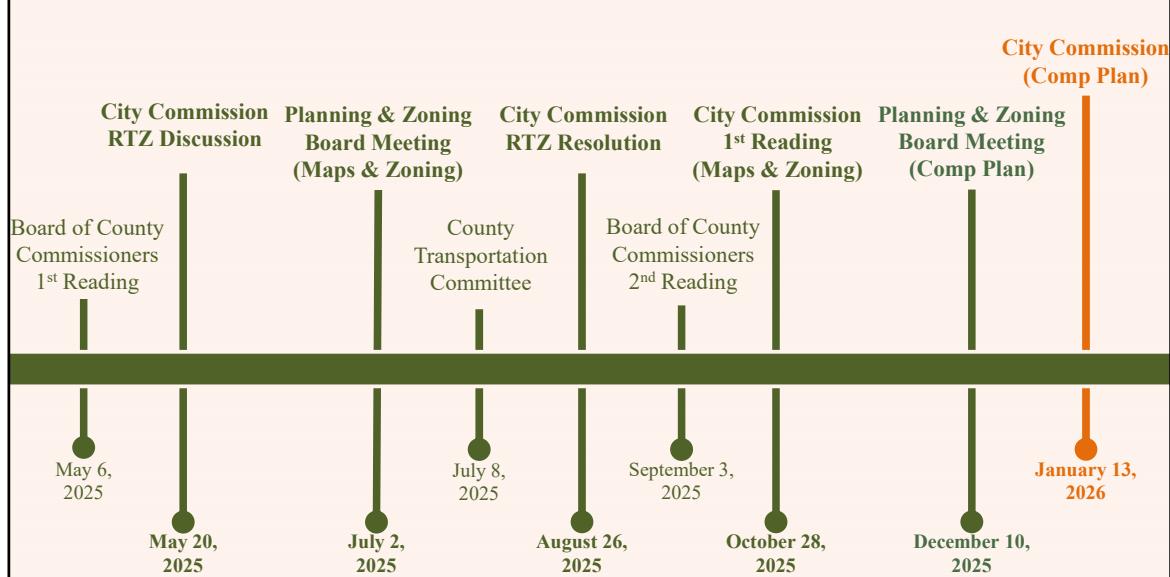
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MDC019



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CITY'S UNIVERSITY STATION OVERLAY



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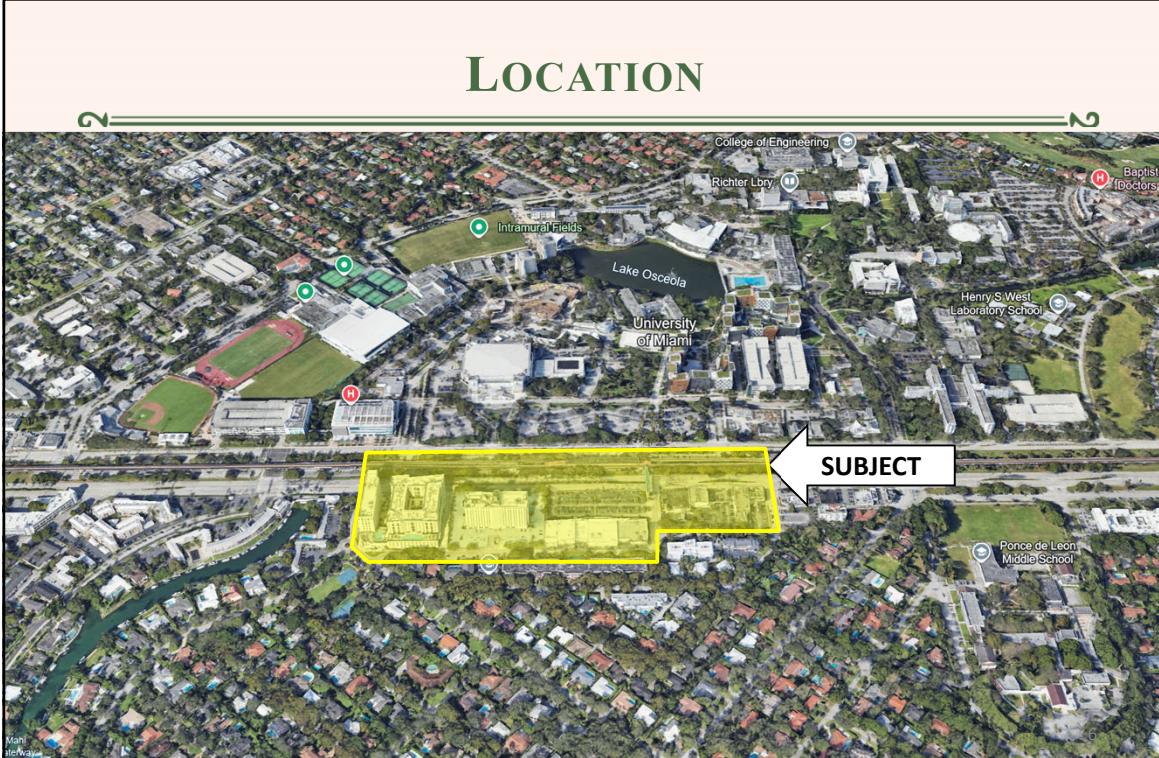
2

EXISTING CONDITIONS



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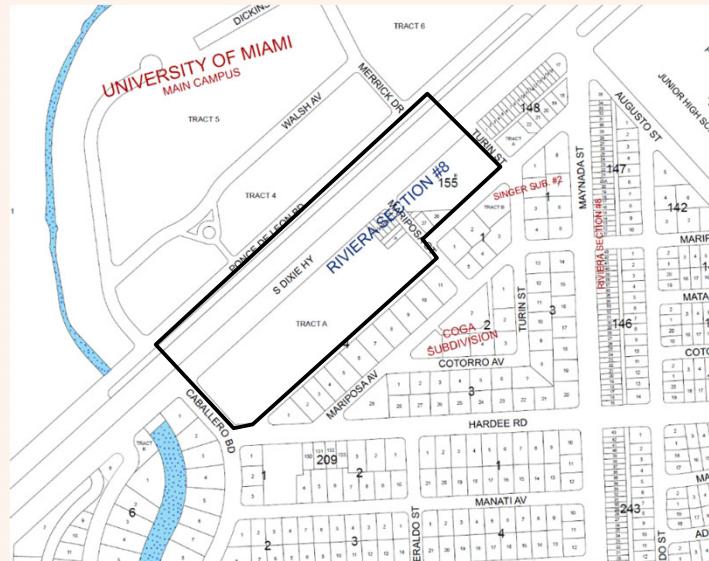
LOCATION



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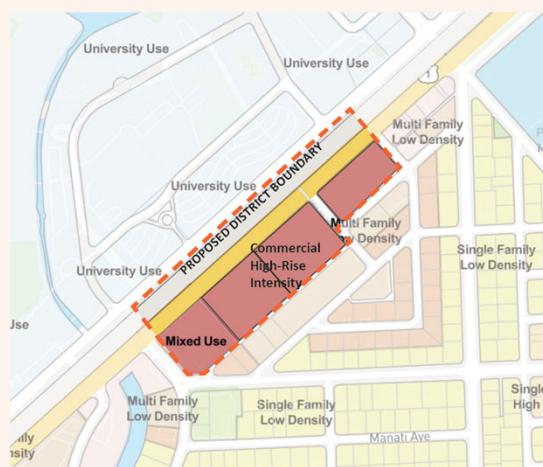
LOCATION



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MAP AMENDMENTS

PROPOSED FUTURE LAND USE MAP



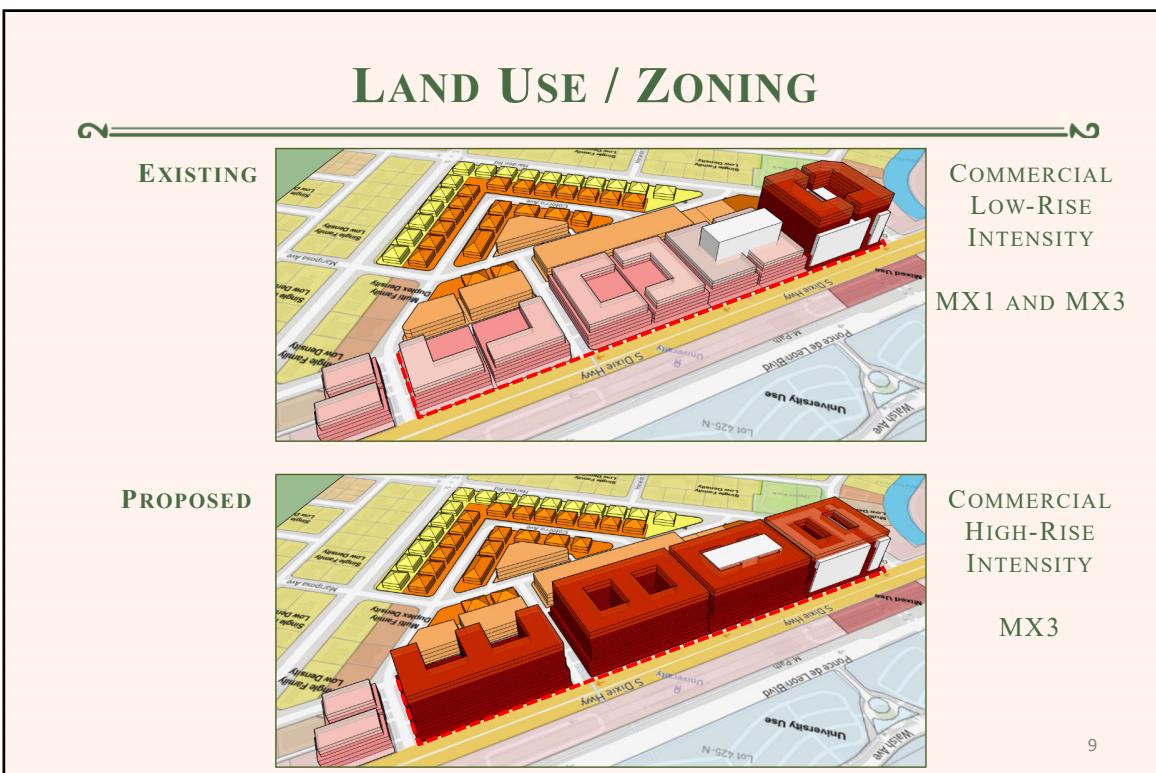
PROPOSED ZONING MAP



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8

LAND USE / ZONING



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COMPREHENSIVE PLAN TEXT AMENDMENTS

Table FLU-2. Commercial Land Uses.

| Classification | Description | Density / Intensity | Height |
|---------------------------------|---|--|--------|
| Commercial High-Rise Intensity. | <p>This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.</p> <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> | |

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COMPREHENSIVE PLAN TEXT AMENDMENTS



Table FLU-4. Mixed-Use Land Uses.

| Classification | Description |
|---|--|
| MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts (MXOD). | <p>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> <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. <u>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.</u></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> <p style="text-align: right;">11</p> <p style="text-align: center;">***</p> |

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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.

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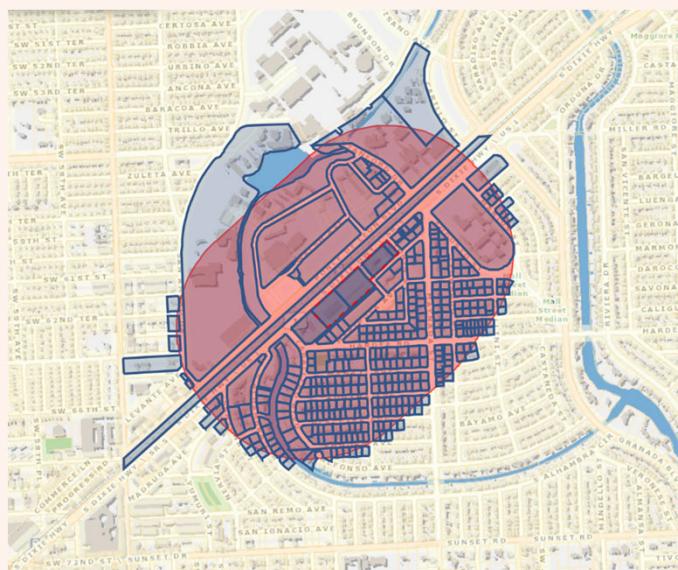
REVIEW TIMELINE

| | |
|----------|--|
| 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 |

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LETTERS TO PROPERTIES (1,500 FT)

2



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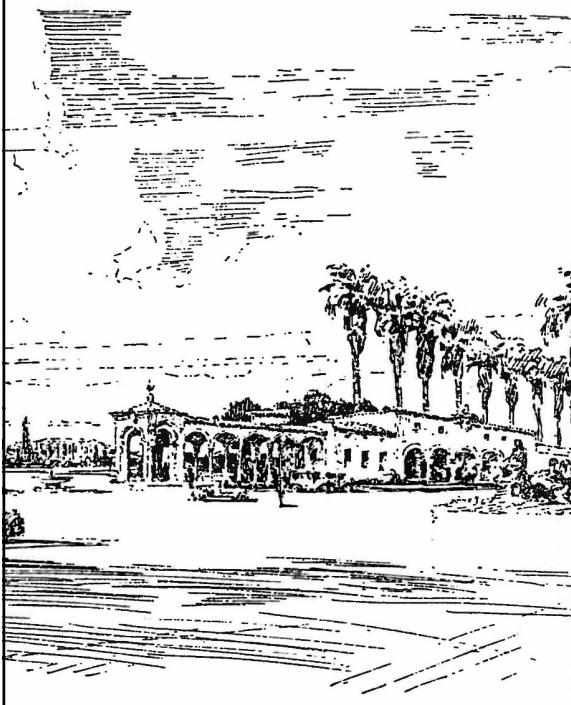
| PUBLIC NOTIFICATION | |
|---------------------|---|
| 2 TIME | LETTERS TO PROPERTIES PZB, CC |
| 2 TIME | WEBSITE POSTING PZB, CC |
| 2 TIMES | NEWSPAPER ADVERTISEMENT PZB, CC |

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

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TEXT AMENDMENTS

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