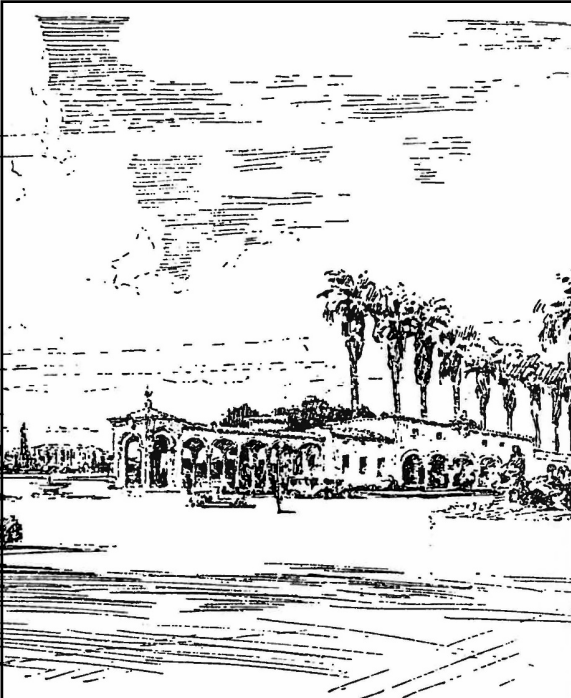




*Florida East Coast Railway Station and Concourse*

# University Station Rapid Transit Overlay District

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## COMPREHENSIVE PLAN MAP ZONING CODE MAP AND TEXT AMENDMENTS

CITY COMMISSION  
OCTOBER 28, 2025



# MIAMI-DADE COUNTY RTZ EXPANSION

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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)

|              |                                                                                 |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------|---------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>   | Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners | <b>DATE:</b>    | September 3, 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>FROM:</b> | Gei Bouzoo-Keenan<br>County Attorney                                            | <b>SUBJECT:</b> | Ordinance relating to the Rapid Transit System Development Zone, amending chapter 33C of the Code providing for the expansion of the Rapid Transit Zone and creating the Coral Gables University Station Subzone of the Rapid Transit Zone which could, through future action of this Board, encompass property within a quarter mile of the University Metrorail Station, providing for County regulatory jurisdiction over properties added to the Coral Gables University Station Subzone of the Rapid Transit Zone, providing for rules, and creating standards, criteria, and procedures for approval of applications within the Coral Gables University Station Subzone, adding certain private property to the Coral Gables University Station Subzone; making technical changes, directing the County Mayor 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 |

A substitute was presented and forwarded to the BCC with a favorable recommendation at the July 8, 2025 Transportation Committee.

The substitute differs from the original item in that it changes the glazing requirement in 33C-18F(9) from 40 percent to 50 percent; it deletes language related to building scale from 33C-18F(7) and adds new language regarding compatibility; and deletes language related to building aesthetic from 33C-18F(9).

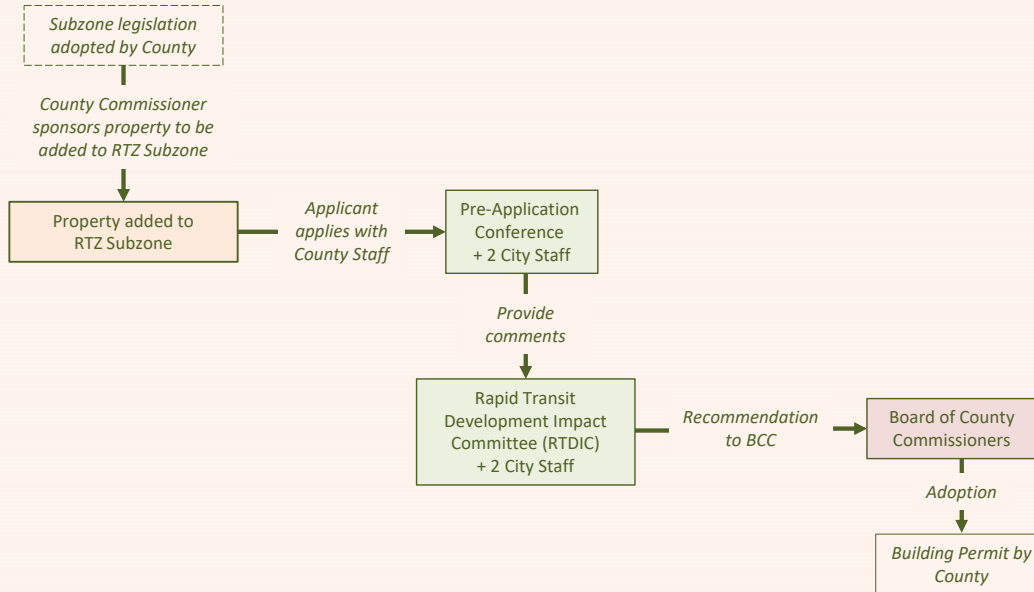
The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rafael A. Regalado.

  
Gei Bouzoo-Keenan  
County Attorney

GBK:ls

MDC001

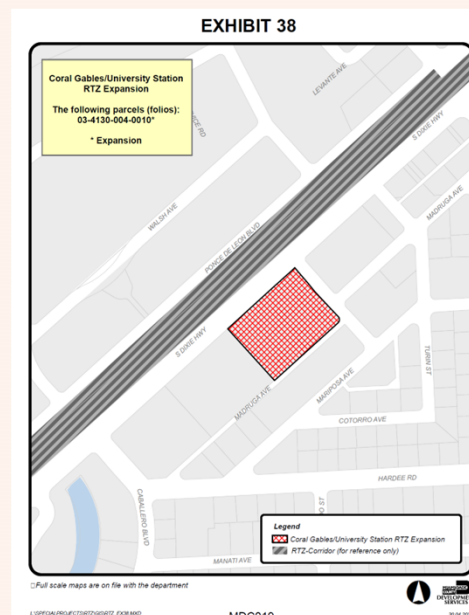
## MIAMI-DADE COUNTY RTZ EXPANSION



3

## 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



4

END



3



## EXISTING CONDITIONS



7

## FUTURE LAND USE AND ZONING

FUTURE LAND USE MAP



COMMERCIAL LOW-RISE INTENSITY  
AND MIXED-USE

ZONING MAP



MX1 AND MX3

8

8

**REQUEST #1:**  
COMPREHENSIVE LAND USE MAP AND MIXED-USE MAP CHANGES

**REQUEST #2:**  
ZONING MAP CHANGE

**REQUEST #3:**  
ZONING CODE TEXT AMENDMENTS

# COMPREHENSIVE PLAN MAP AMENDMENTS

FUTURE LAND USE MAP

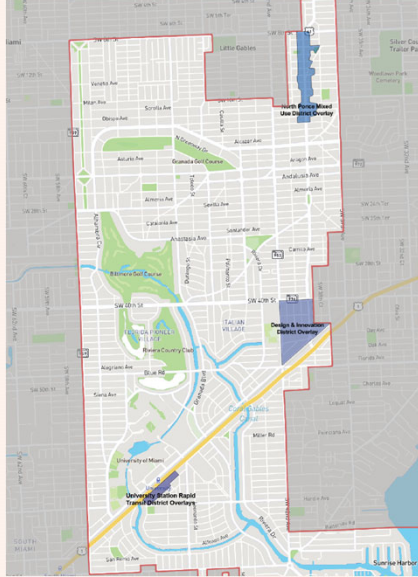


PROPOSED FUTURE LAND USE MAP



# COMPREHENSIVE PLAN MAP AMENDMENTS

## MIXED-USE OVERLAY DISTRICT MAP



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# ZONING MAP AMENDMENTS

## EXISTING ZONING MAP



## PROPOSED ZONING MAP



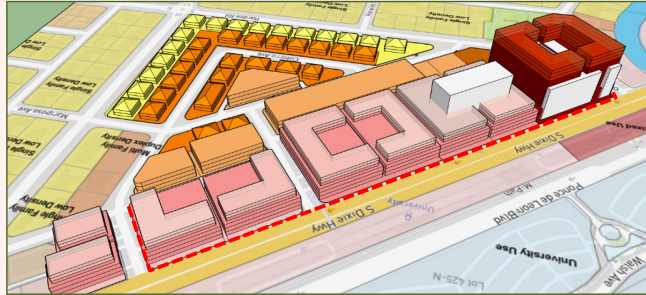
12

12



## PROPOSED LAND USE / ZONING

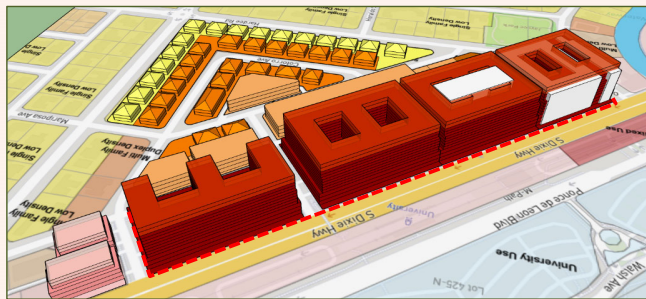
EXISTING



COMMERCIAL  
LOW-RISE  
INTENSITY

MX1 AND MX3

PROPOSED



COMMERCIAL  
HIGH-RISE  
INTENSITY

MX3

13

13

## ZONING CODE TEXT AMENDMENTS

|                    | Current Regulations                             |     | County RTZ                                            | City Proposed District                                                      |
|--------------------|-------------------------------------------------|-----|-------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>Review</b>      | Change of land use / Zoning and Conditional Use |     | Special exception review/approval                     | Expedited review:<br>City Staff + City Commission                           |
| <b>Height (ft)</b> | 45                                              | 150 | Max height of existing buildings w/in 1/4-mile (150') | 120 (no Med Bonus height)<br>(+13.5 w/ 5% public open space)<br>147 maximum |
| <b>Density</b>     | 125                                             |     | 125                                                   | 125                                                                         |
| <b>FAR</b>         | 3.0<br>(1.5 per Site Specifics)                 |     | No Limit                                              | 3.0                                                                         |
| <b>Med Bonus</b>   | +0.2, +0.3 additional<br>(3.5 FAR total)        |     | -                                                     | +0.2, +0.3 additional<br>(3.5 FAR total)                                    |
| <b>Use of TDRs</b> | Not allowed for this area                       |     | -                                                     | 3.75 FAR w/o. Med Bonus<br>4.375 FAR w Med Bonus<br>(25% max additional)    |

14

14

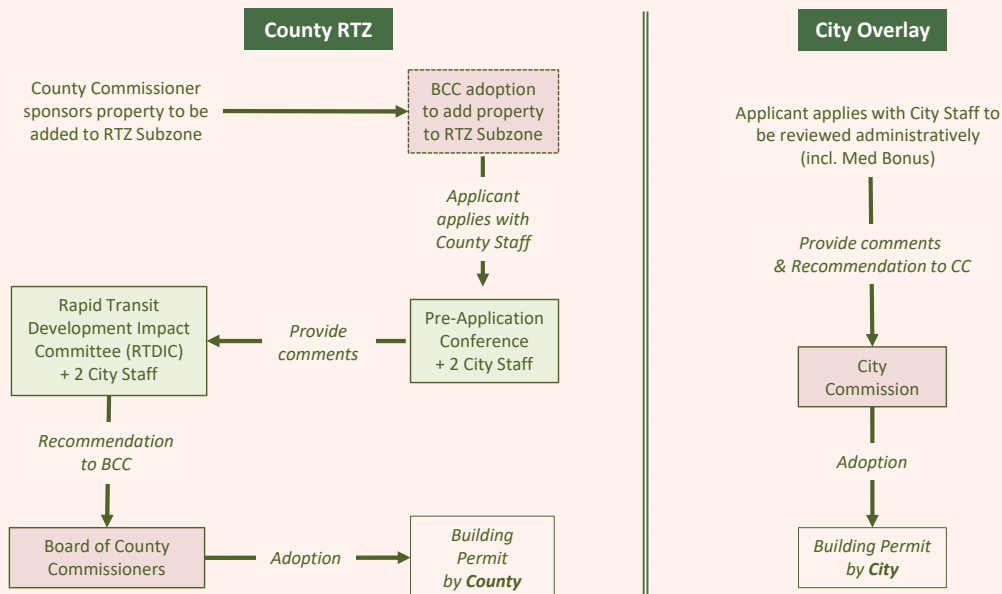
## ZONING CODE TEXT AMENDMENTS

|                                  | Current Regulations                                                                                                                                                                                                                             | County RTZ                                                                                                                                                                  | City Proposed District                                                                                                                                                                                                |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setbacks</b>                  | 20 feet (10 feet with arcade) on US-1<br>(Front: 125 feet, Rear: 50 feet, per Site Specifics)                                                                                                                                                   | 0 ft                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• 20 feet (10 feet with arcade) on all parcels facing US-1</li> <li>• 25 feet rear setback with landscape buffer on 300'+ parcels</li> </ul>                                   |
| <b>Open Space</b>                | 10% on ground level                                                                                                                                                                                                                             | 15%<br>10% on ground level                                                                                                                                                  | 10% on ground level (incl. setback areas)                                                                                                                                                                             |
| <b>Stepbacks (ft) and Paseos</b> | <ul style="list-style-type: none"> <li>• Front/side street: 10' stepback above 45'</li> <li>• Intr. side: 15' stepback above 45'</li> <li>• Rear w/out alley: 10' stepback above 45'</li> <li>• Rear w/ alley: 3' stepback above 45'</li> </ul> | <ul style="list-style-type: none"> <li>• Within 100 ft of a single-family residential district, 30-foot setback with 10 ft landscape buffer</li> </ul>                      | <ul style="list-style-type: none"> <li>• Fronting adjacent residential districts: required upon review and approval by the City Architect</li> <li>• No paseo required</li> </ul>                                     |
| <b>Parking</b>                   | <ul style="list-style-type: none"> <li>• 1 per studio/1-bd</li> <li>• 1.75 per 2-bd</li> <li>• 2.25 per 3-bd +</li> <li>• 1 per 300 sf comm, office</li> <li>• 1 1/8 per hotel room</li> </ul>                                                  | <ul style="list-style-type: none"> <li>• 0 per residential unit</li> <li>• 1.8 per 1,000sf comm.</li> <li>• 0.6 per 1,000sf office</li> <li>• 0.3 per hotel room</li> </ul> | <ul style="list-style-type: none"> <li>• Parking required, except for ground floor restaurant, retail, residential.</li> <li>• Reduction: 50%</li> <li>• Waiver for 25% w/ parking plan and Remote Parking</li> </ul> |

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## COUNTY VS. CITY REVIEW PROCESSES



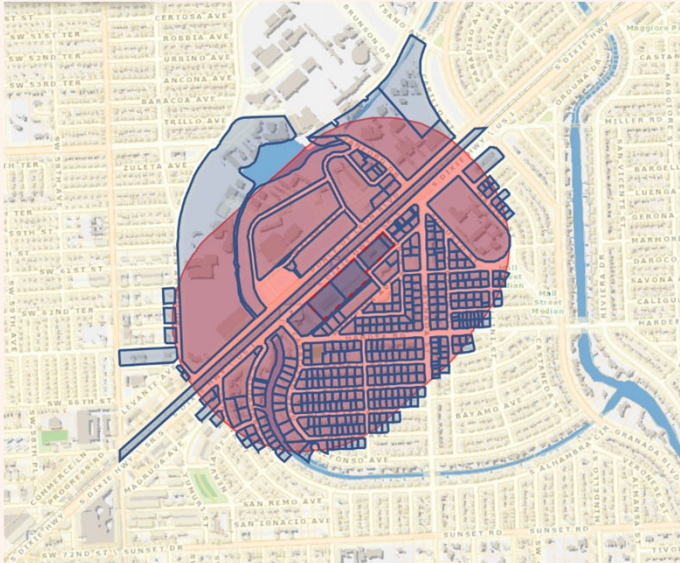
16



| REVIEW TIMELINE |                                                   |
|-----------------|---------------------------------------------------|
| 1               | PLANNING AND ZONING BOARD: 07.02.25               |
| 2               | CITY COMMISSION 1 <sup>ST</sup> READING: 10.28.25 |
| 3               | CITY COMMISSION 2 <sup>ND</sup> READING: TBD      |
|                 |                                                   |

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## LETTERS TO PROPERTIES (1,500 FT)



18

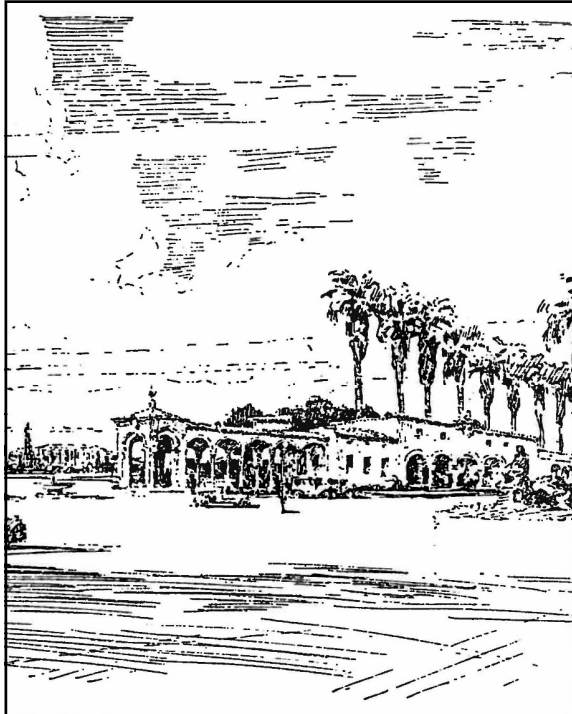
18

| PUBLIC NOTIFICATION |                                                          |
|---------------------|----------------------------------------------------------|
| 2 TIMES             | LETTERS TO PROPERTIES<br>PZB, CC                         |
| 1 TIME              | PROPERTY POSTING<br>PZB                                  |
| 2 TIMES             | WEBSITE POSTING<br>PZB, CC                               |
| 1 TIME              | NEWSPAPER ADVERTISEMENT<br>PZB                           |
| 3 TIMES             | INFORMATIONAL VIDEO<br>YOUTUBE, INSTAGRAM, FACEBOOK, ETC |

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| 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> |

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*Florida East Coast Railway Station and Concourse*

# *University Station Rapid Transit Overlay District*

COMPREHENSIVE PLAN MAP  
ZONING CODE MAP AND TEXT  
AMENDMENTS

CITY COMMISSION  
OCTOBER 28, 2025

