

# *University Station Rapid Transit Overlay District Amendments*

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

CITY COMMISSION  
MARCH 10, 2026



*Florida East Coast Railway Station and Concourse*

1

## LOCATION



**SUBJECT**

Proposed Addition

Adopted District Overlay

Tennis courts/gables

Miami Waterway

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

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4

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

**REQUEST #1:**  
COMPREHENSIVE PLAN TEXT AMENDMENTS

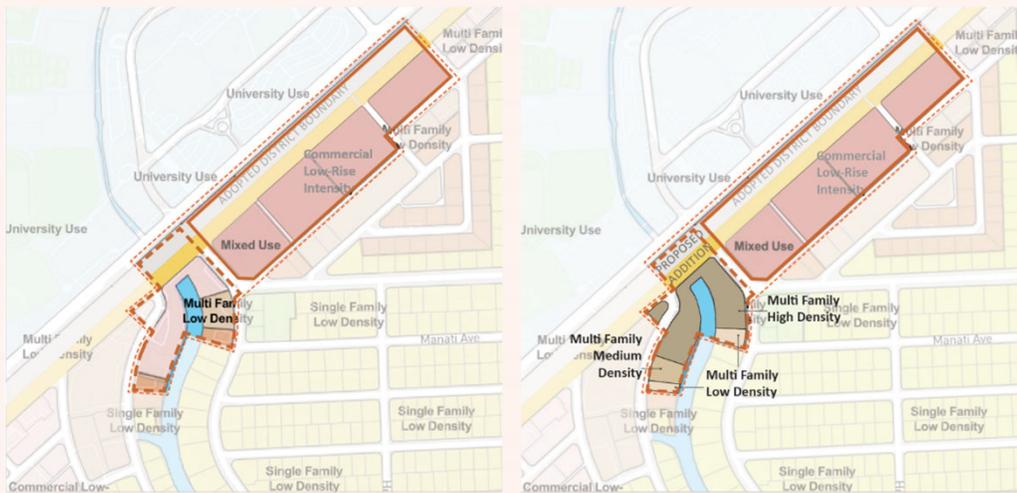
**REQUEST #2:**  
ZONING MAP AMENDMENTS

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

## COMPREHENSIVE PLAN MAP AMENDMENTS

FUTURE LAND USE MAP

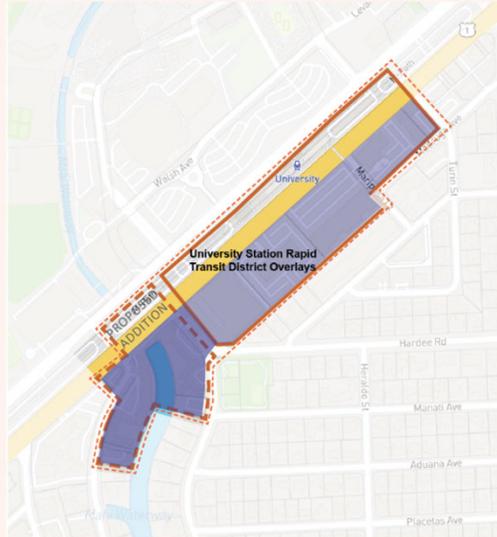
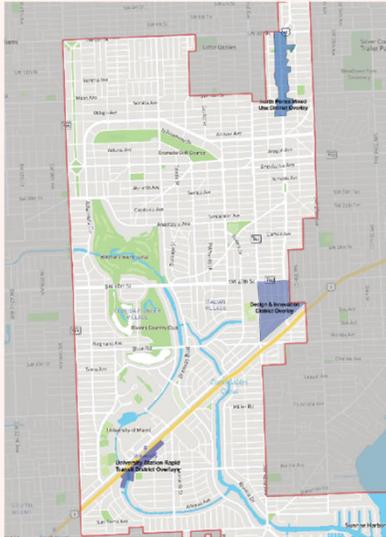
PROPOSED FUTURE LAND USE MAP



# COMPREHENSIVE PLAN MAP AMENDMENTS



## MIXED-USE OVERLAY DISTRICT MAP



7

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# COMPREHENSIVE PLAN TEXT AMENDMENTS



<p><b>Multi-Family Medium Density.</b></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 &amp; Navarre Ave): Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.</p> <p><b>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</b></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 &amp; Navarre Ave): Up to 100' maximum with architectural incentives per the Zoning Code.</p>
<p><b>Multi-Family High Density.</b></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><b>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</b></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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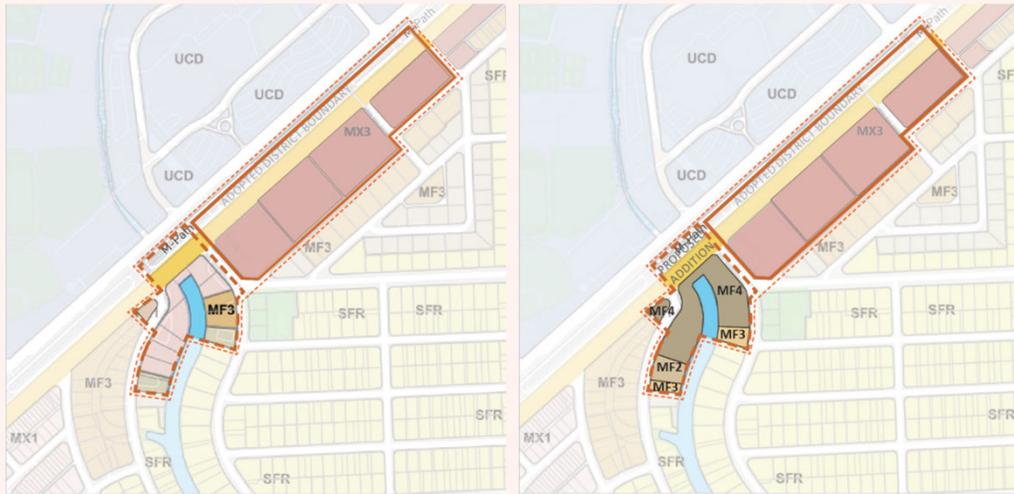
## ZONING MAP AMENDMENTS

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EXISTING ZONING MAP

PROPOSED ZONING MAP



9

9

## 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
  - Reduced interior setbacks along US-1
  - Setback and habitable ground floor deviations when adjacent to mixed-use district
  - Minor amendments (minor architectural changes, landscape, design, etc) that are consistent with the site plan approval, by City Manager
  - 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

10

## COMPARISON

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

11

11

## COMPARISON

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

12

12

## COMPARISON

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**County RTZ**

**Coral Gables**



13

## REVIEW TIMELINE

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<b>1</b>	<b>PLANNING AND ZONING BOARD: 02.11.26</b>
<b>2</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 03.10.26</b>
<b>3</b>	<b>CITY COMMISSION 2<sup>ND</sup> READING: TBD</b>

14

14



## COMPREHENSIVE PLAN CONSISTENCY

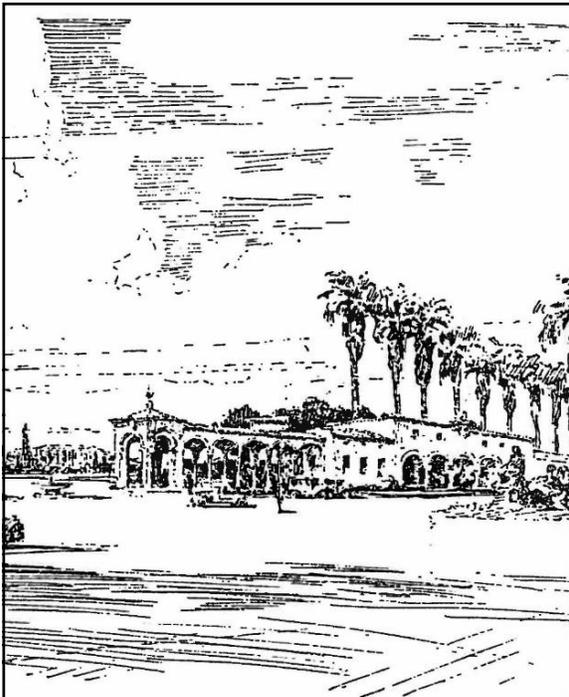


STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

17



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18