

Florida East Coast Railway Station and Concourse

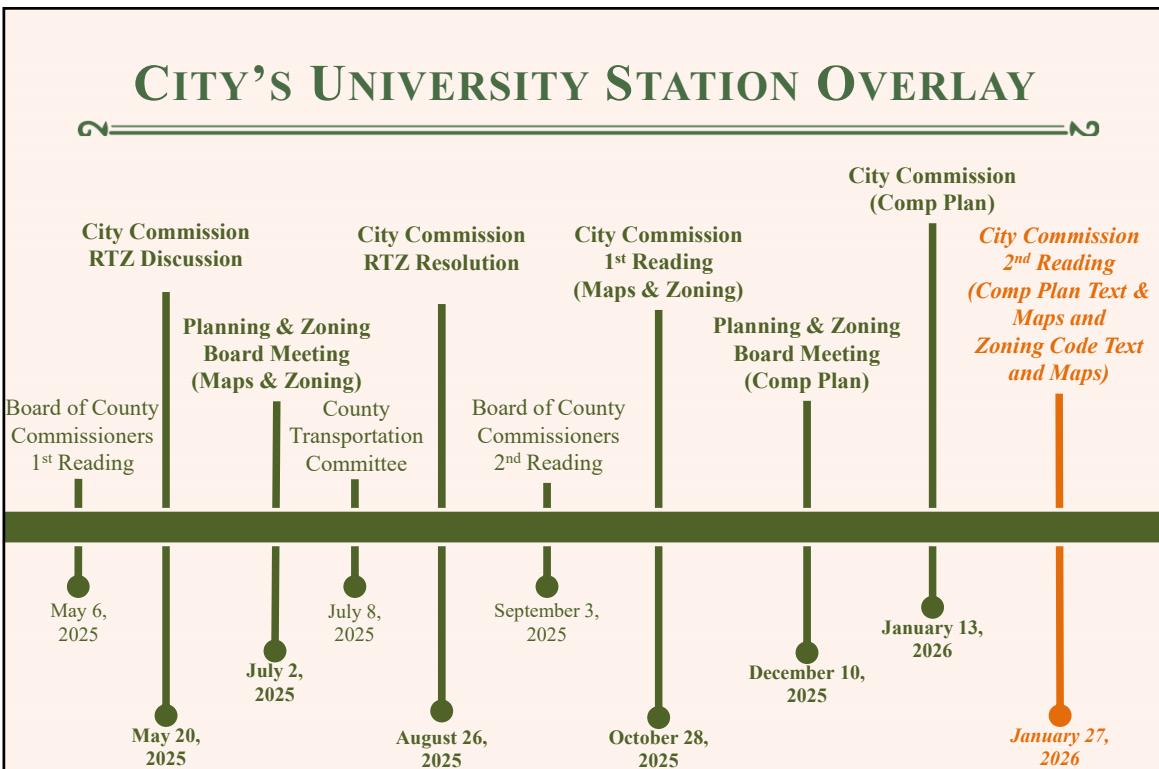
# University Station Rapid Transit Overlay District

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

CITY COMMISSION  
JANUARY 27, 2026

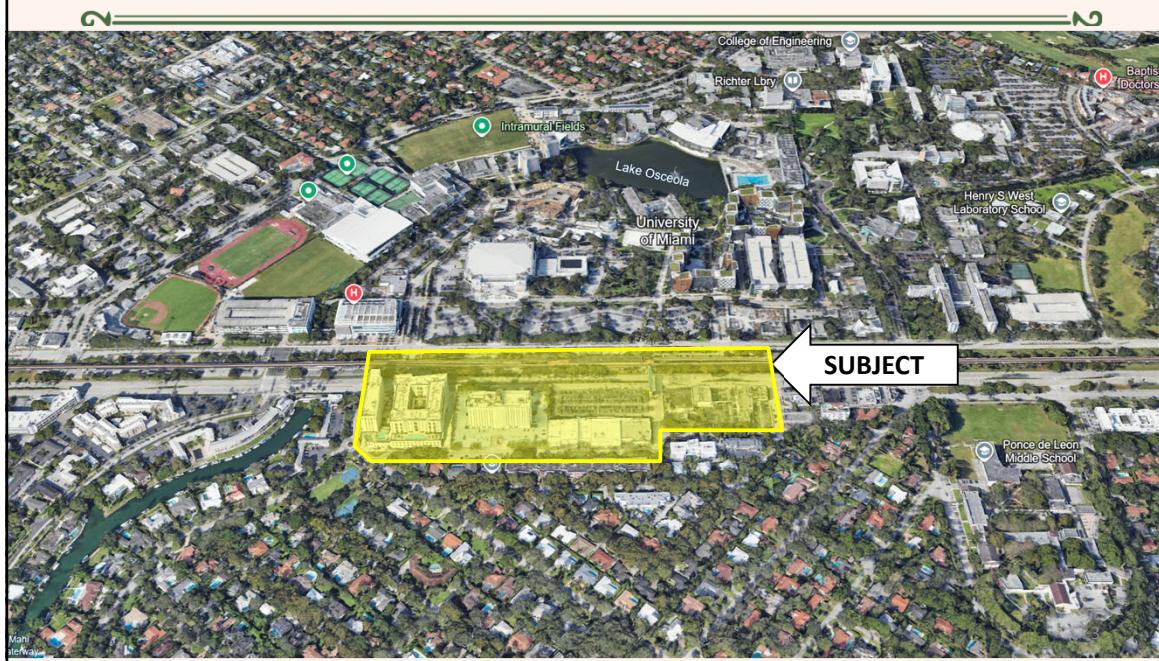


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## LOCATION



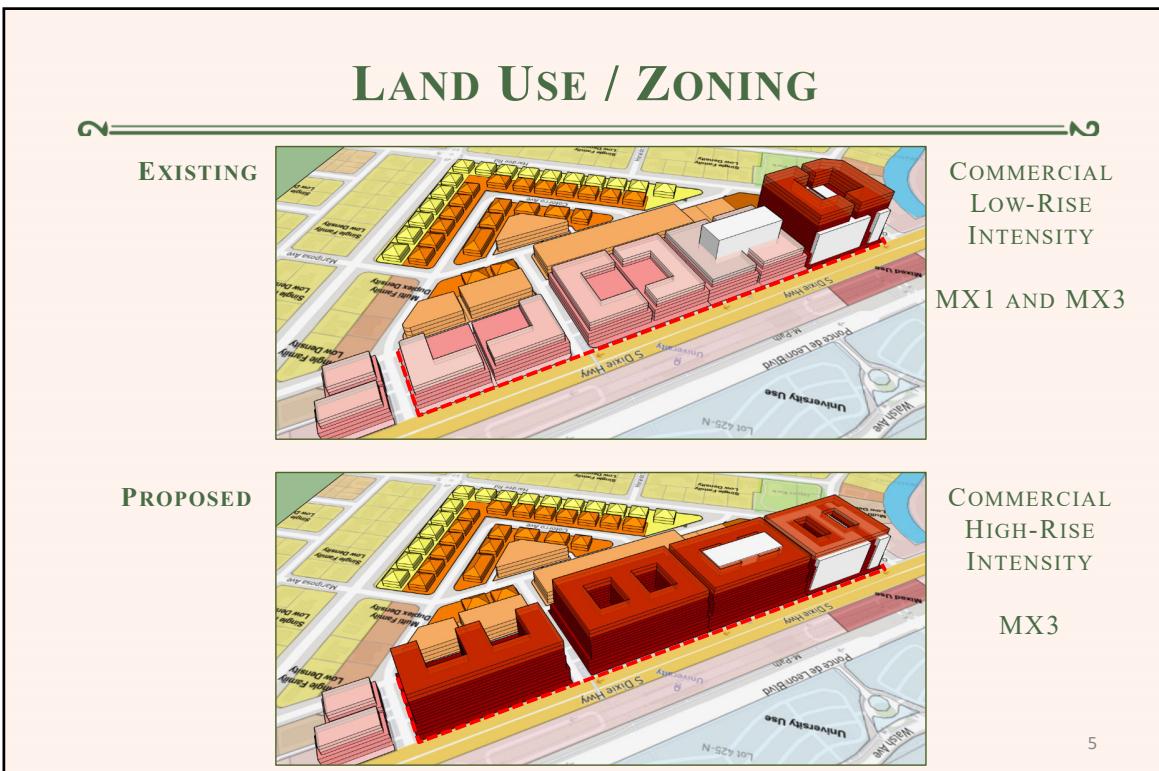
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## CITY'S UNIVERSITY STATION OVERLAY

1. **Comprehensive Plan – Map Amendments (Small-scale)**
2. **Comprehensive Plan – Text Amendments (Specific to small-scale)**
3. **Zoning Code - Map Amendments**
4. **Zoning Code – Text Amendments (*changes*):**
  - FAR max of 3.5
  - Coral Gables Mediterranean style architecture required
  - US-1 setback of 20 feet to be measured from curb
  - Upper-story stepbacks to be provided by design, and not required
  - Rear setback of 15 feet, measured from curb
  - Clarify balconies may project 6 feet
  - Minimum of 2 uses are required with mandatory commercial on US-1
  - Parking reduction to encompass  $\frac{1}{4}$  mile from the multi-modal
  - Clarify the formatting of the Site Specifics zoning regulations

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## LAND USE / ZONING



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## COMPARISON

	Current Regulations		County RTZ	City Proposed District
Review	Change of land use / Zoning and Conditional Use		Special exception review/approval	Expedited review: City Staff + City Commission
Height (ft)	45	150	Max height of existing buildings w/in ¼-mile (150')	120' (no Med Bonus height) 147' (+13.5 w/ 5% open space)
Density	125		125	125
FAR	3.0 (1.5 per Site Specifics)		No Limit	3.5
Use of TDRs	Not allowed for this area		-	4.375 FAR
Setbacks	20'		0'	20', measured from curb
Stepbacks	10' on streets, 15' on interior side		Within 100' of SFR, 30-foot setback with 10' landscape	-
Parking	<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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## COMPARISON

	Current Regulations	County RTZ	City Proposed District
<b>Uses</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>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</b>	<i>(same as current City regulations)</i>
<b>Design</b>	Architectural review/approval by the Board of Architects	Plans review by County <i>(no aesthetics review)</i>	Mediterranean style, Review by City Architect
<b>Impact fees</b>	Police, Fire, Municipal, Parks, Mobility	<i>(per County)</i>	<i>(same as current City regulations)</i>
<b>Art in Public Places</b>	1% of construction costs	-	<i>(same as current City regulations)</i>

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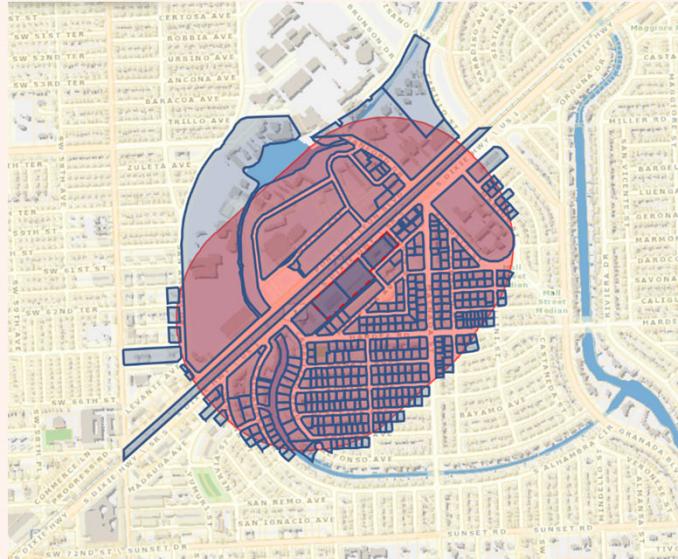
## REVIEW TIMELINE

<b>1</b>	<b>PLANNING AND ZONING BOARD: 07.02.25 (MAP AND ZONING)</b>
<b>2</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 10.28.25 (MAP AND ZONING)</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 12.10.25 (COMP PLAN)</b>
<b>4</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 01.13.26 (COMP PLAN)</b>
<b>5</b>	<b>CITY COMMISSION 2<sup>ND</sup> READING: 01.27.26 (COMP PLAN TEXT &amp; MAP / ZONING CODE TEXT &amp; MAP AMENDMENTS)</b>

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## LETTERS TO PROPERTIES (1,500 FT)



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## PUBLIC NOTIFICATION

<b>5 TIMES</b>	<b>LETTERS TO PROPERTIES</b> <b>PZB - JULY, CC - OCT, PZB - DEC, CC - JAN 13&amp;27</b>
<b>5 TIMES</b>	<b>WEBSITE POSTING</b> <b>PZB - JULY, CC - OCT, PZB - DEC, CC - JAN 13&amp;27</b>
<b>5 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> <b>PZB - JULY, CC - OCT, PZB - DEC, CC - JAN 13&amp;27</b>

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## COMPREHENSIVE PLAN CONSISTENCY

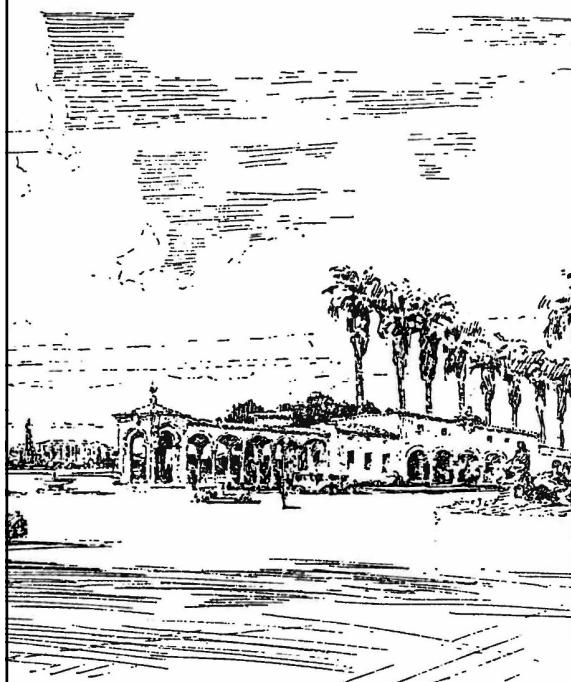
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STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

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## *University Station Rapid Transit Overlay District*

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