


# University Station Rapid Transit Overlay District

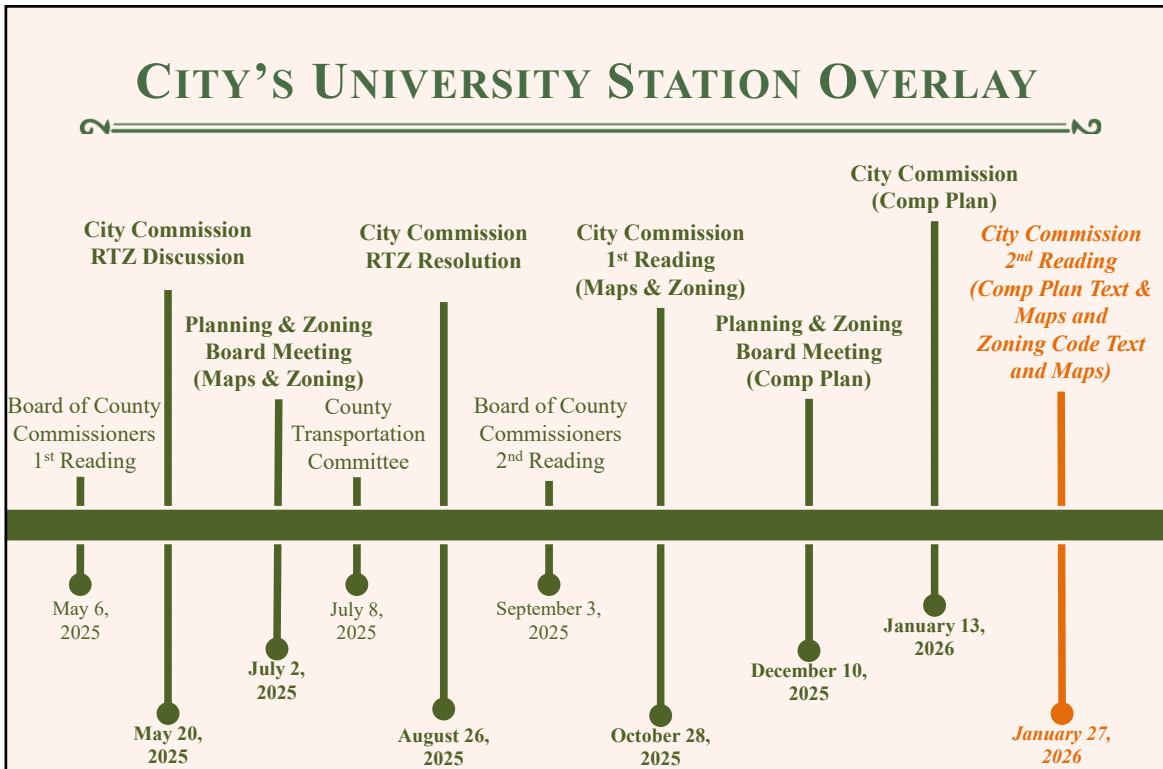
COMPREHENSIVE PLAN  
TEXT AND MAP AMENDMENTS  
ZONING CODE  
TEXT AND MAP AMENDMENTS

CITY COMMISSION  
JANUARY 27, 2026



*Florida East Coast Railway Station and Concourse*

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## LOCATION



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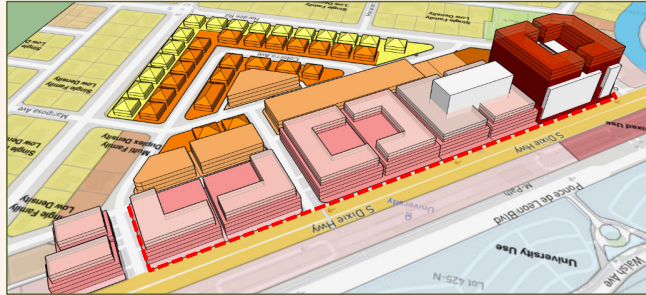
## CITY'S UNIVERSITY STATION OVERLAY

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 setbacks 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 ¼ mile from the multi-modal
  - Clarify the formatting of the Site Specifics zoning regulations

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## LAND USE / ZONING

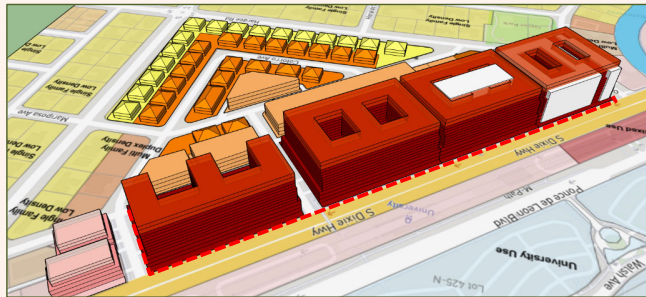
EXISTING



COMMERCIAL  
LOW-RISE  
INTENSITY

MX1 AND MX3

PROPOSED



COMMERCIAL  
HIGH-RISE  
INTENSITY

MX3

5

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## COMPARISON

	Current Regulations		County RTZ	City Proposed District
<b>Review</b>	Change of land use / Zoning and Conditional Use		Special exception review/approval	Expedited review: City Staff + City Commission
<b>Height (ft)</b>	45	150	Max height of existing buildings w/in ¼-mile (150')	120' (no Med Bonus height) 147' (+13.5 w/ 5% open space)
<b>Density</b>	125		125	125
<b>FAR</b>	3.0 (1.5 per Site Specifics)		No Limit	3.5
<b>Use of TDRs</b>	Not allowed for this area		-	4.375 FAR
<b>Setbacks</b>	20'		0'	20', measured from curb
<b>Stepbacks</b>	10' on streets, 15' on interior side		Within 100' of SFR, 30-foot setback with 10' landscape	-
<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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## 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</b> and restaurants; <b>parking lots and garages</b> ; hotels, commercial/retail; offices; residential; rental car facilities; governmental; convention halls and showrooms; institutional; health care facilities; parks; similar uses <b>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

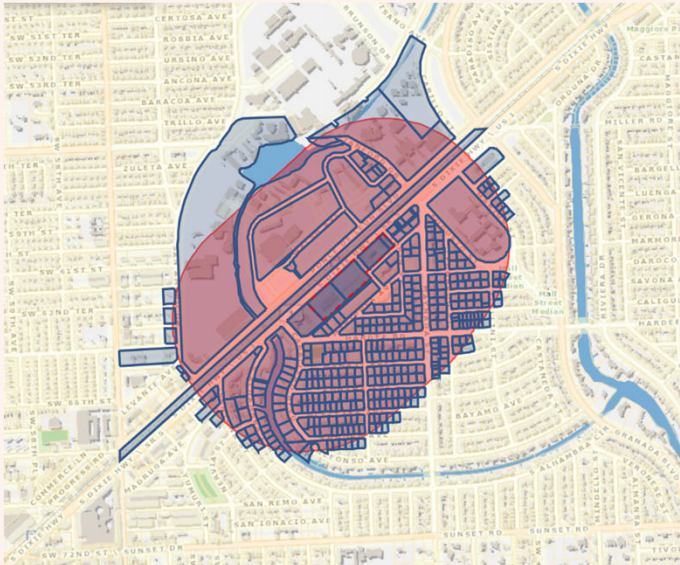
<b>1</b>	<b>PLANNING AND ZONING BOARD: 07.02.25 (MAP AND ZONING)</b>
<b>2</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 10.28.25 (MAP AND ZONING)</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 12.10.25 (COMP PLAN)</b>
<b>4</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 01.13.26 (COMP PLAN)</b>
<b>5</b>	<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

5 TIMES	LETTERS TO PROPERTIES PZB - JULY, CC – OCT, PZB – DEC, CC – JAN 13&27
5 TIMES	WEBSITE POSTING PZB - JULY, CC – OCT, PZB – DEC, CC - JAN 13&27
5 TIMES	NEWSPAPER ADVERTISEMENT PZB - JULY, CC – OCT, PZB – DEC, CC - JAN 13&27

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## COMPREHENSIVE PLAN CONSISTENCY

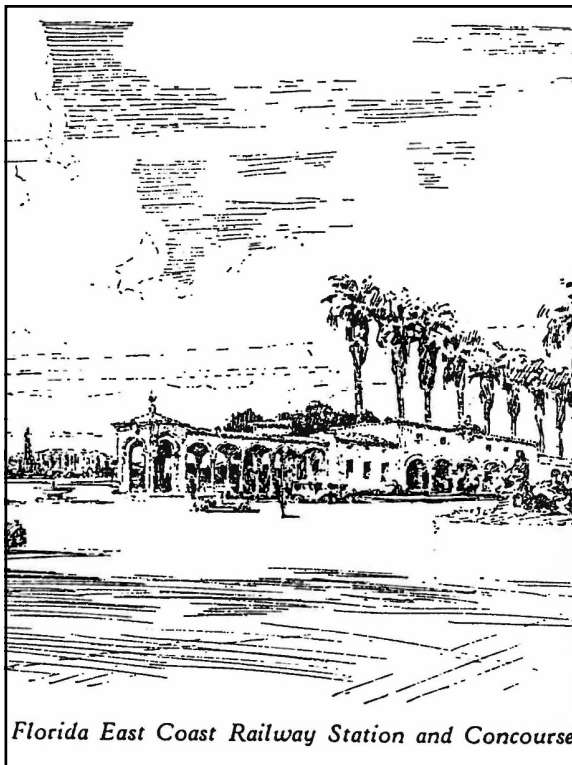


STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

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