

Florida East Coast Railway Station and Concourse

University Station Rapid Transit Overlay District

COMPREHENSIVE PLAN MAP
ZONING CODE MAP AND TEXT
AMENDMENTS

PLANNING & ZONING BOARD
JULY 2, 2025



MIAMI-DADE COUNTY RTZ EXPANSION

May 6 Miami-Dade
County adopted on First
Reading to create the
“Gables/University
Station Subzone” within
the Rapid Transit Zone

Approved _____ Mayor
Veto _____
Override _____

Substitute
Agenda Item No. 4(L)
5-6-25

ORDINANCE NO. _____

ORDINANCE RELATING TO THE RAPID TRANSIT SYSTEM DEVELOPMENT ZONE; AMENDING CHAPTER 33C OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; 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 USES, 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 OR COUNTY MAYOR'S DESIGNEE 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; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Home Rule Charter grants to the County the power to carry on a central metropolitan government and to provide for rail facilities and public transportation systems; and

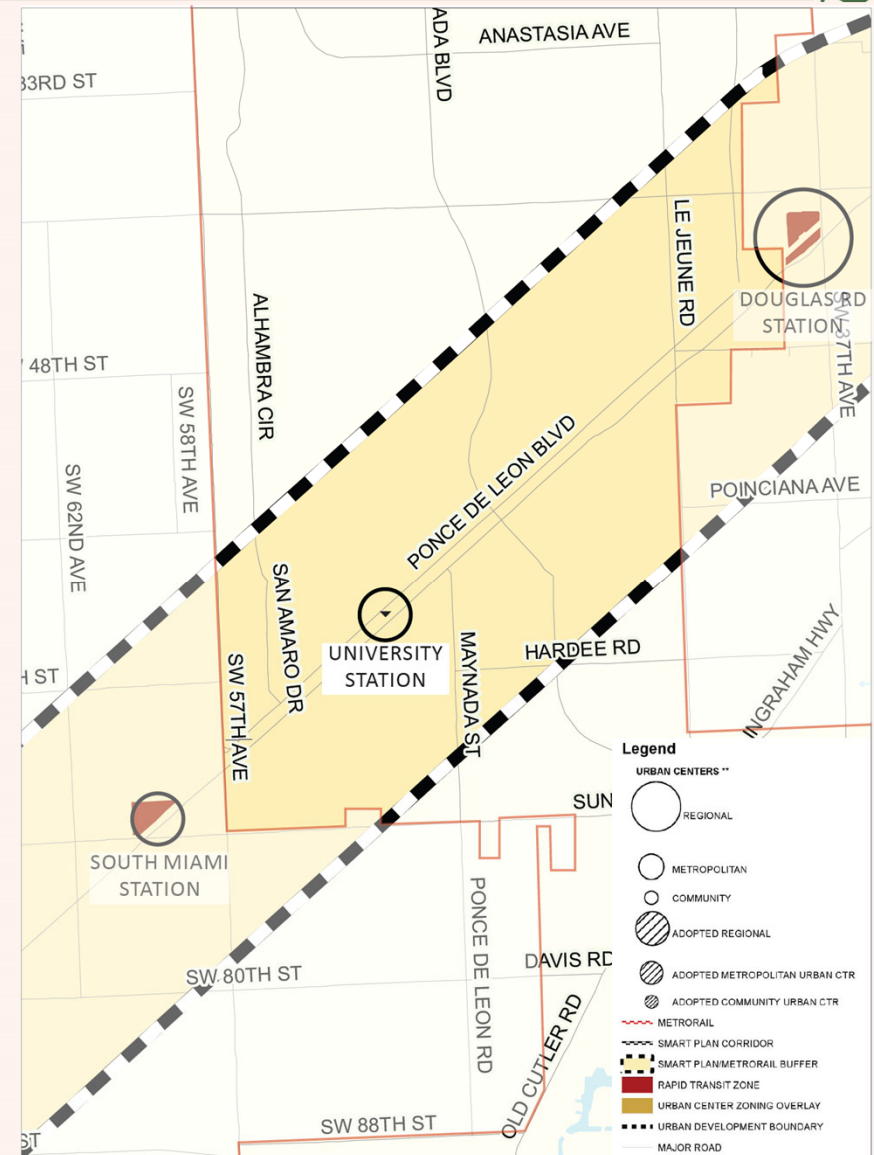
WHEREAS, the University Station Metrorail station (University Station) is located within the City of Coral Gables; and

WHEREAS, Miami-Dade County has a long history of collaboration and coordination with the City of Coral Gables; and

MDC003

MIAMI-DADE COUNTY RTZ EXPANSION

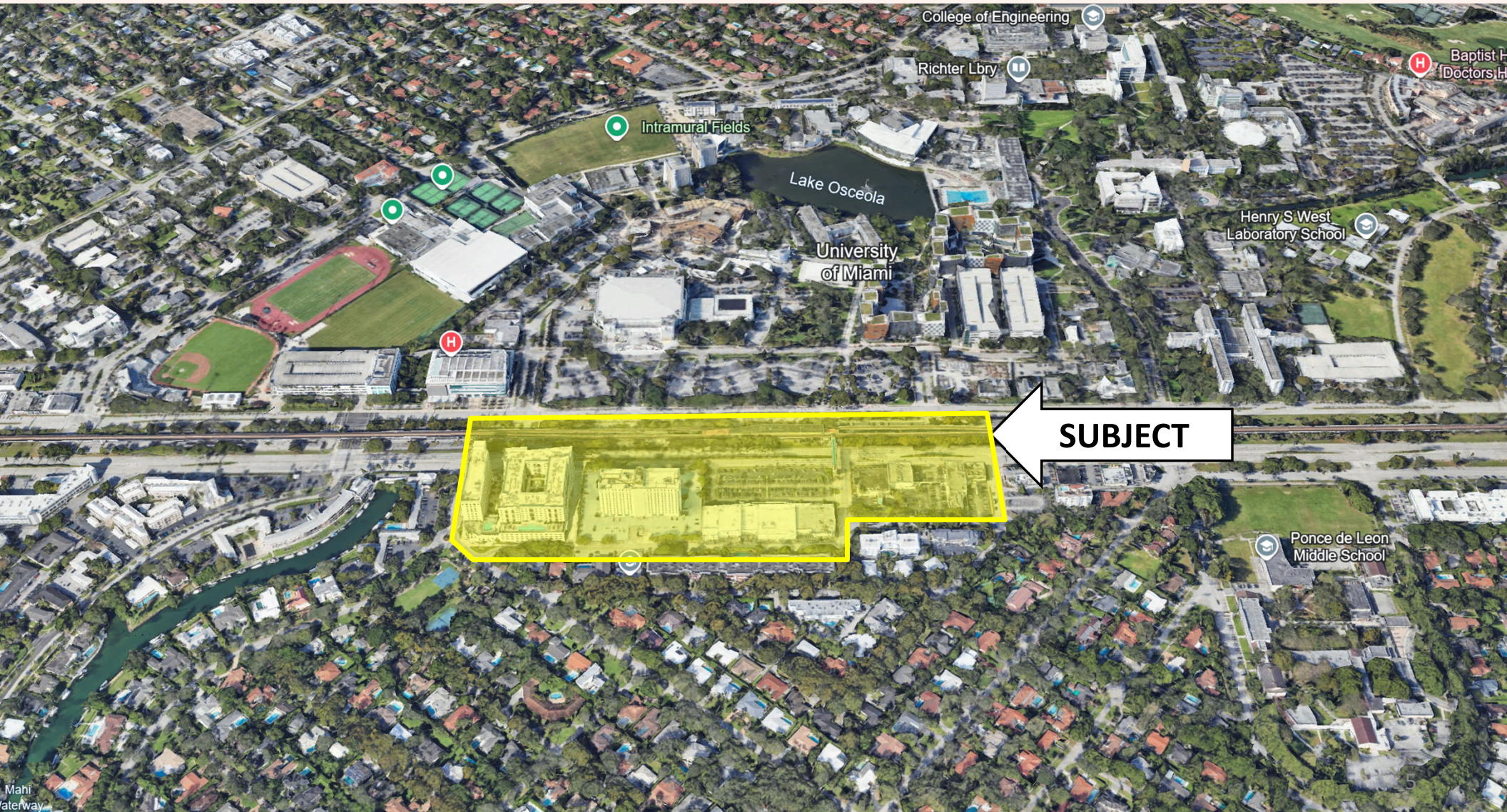
- Grant the County regulatory jurisdiction
- Specify the allowable uses
- Set forth development standards, criteria, and procedures for the review and approval



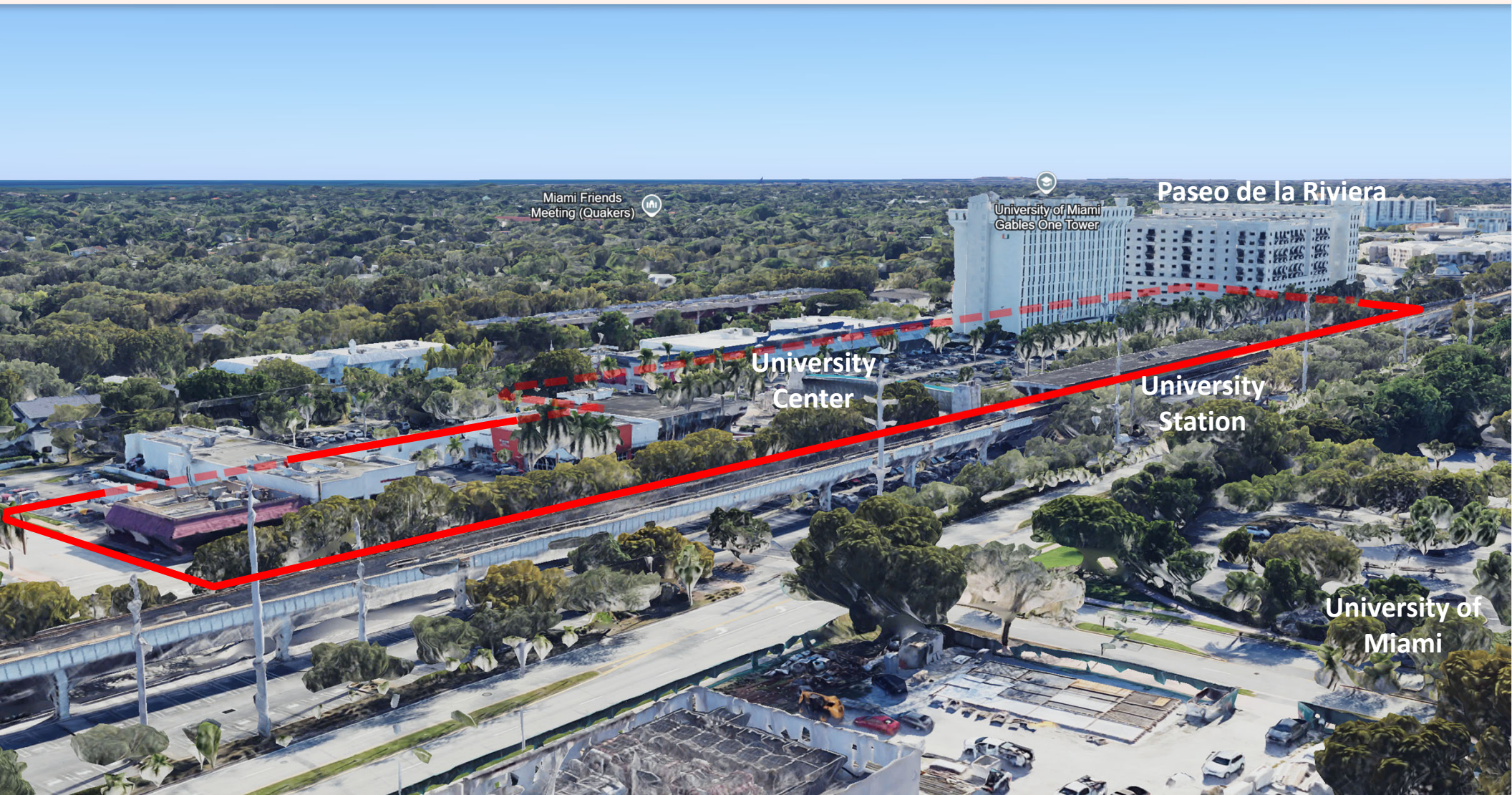
2.



LOCATION



EXISTING CONDITIONS



FUTURE LAND USE AND ZONING

FUTURE LAND USE MAP



COMMERCIAL LOW-RISE INTENSITY
AND MIXED-USE

ZONING MAP



MX1 AND MX3

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



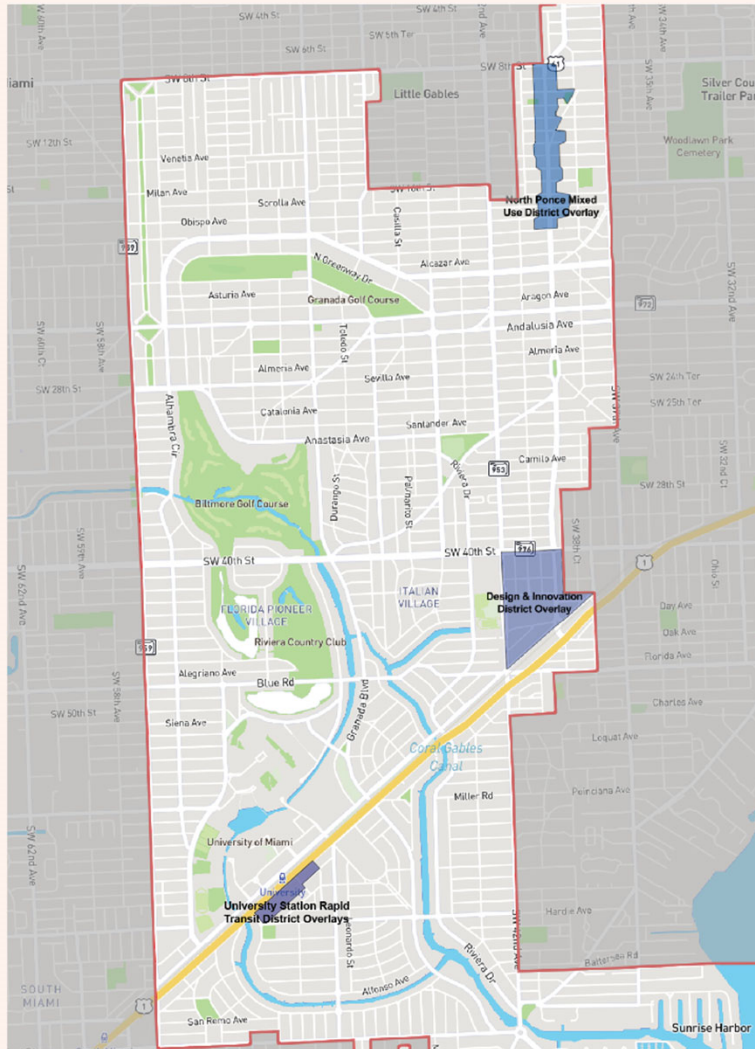
PROPOSED FUTURE LAND USE MAP



COMPREHENSIVE PLAN MAP AMENDMENTS



MIXED-USE OVERLAY DISTRICT MAP



ZONING MAP AMENDMENTS

EXISTING ZONING MAP

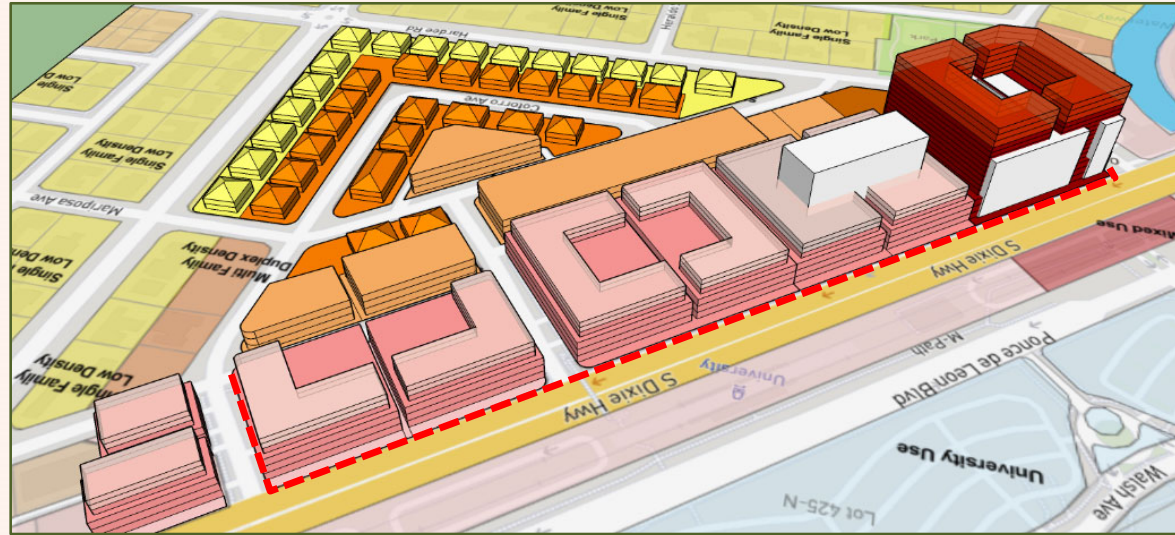


PROPOSED ZONING MAP



PROPOSED LAND USE / ZONING

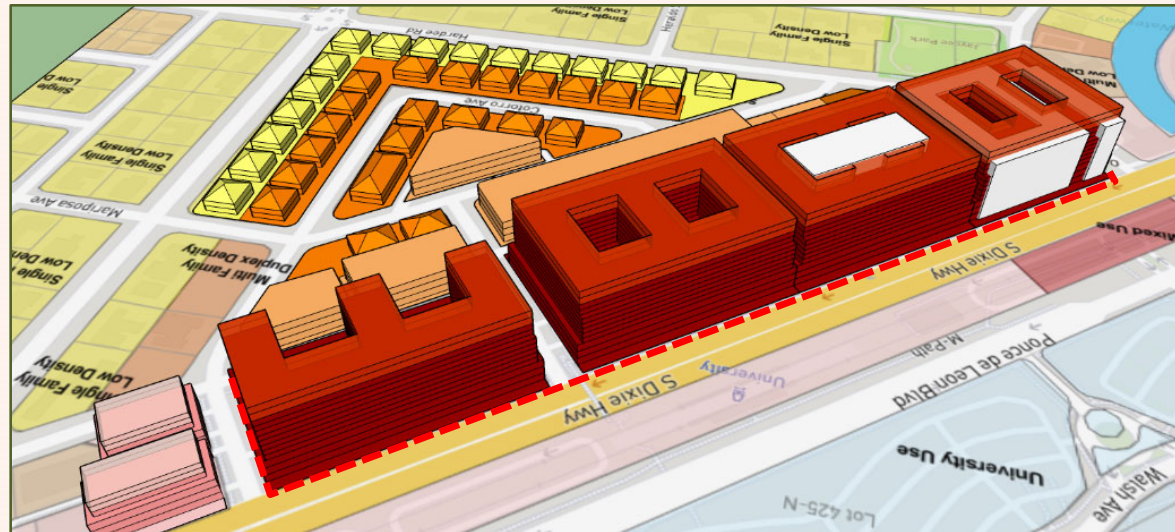
EXISTING



COMMERCIAL
LOW-RISE
INTENSITY

MX1 AND MX3

PROPOSED



COMMERCIAL
HIGH-RISE
INTENSITY

MX3

ZONING CODE TEXT AMENDMENTS

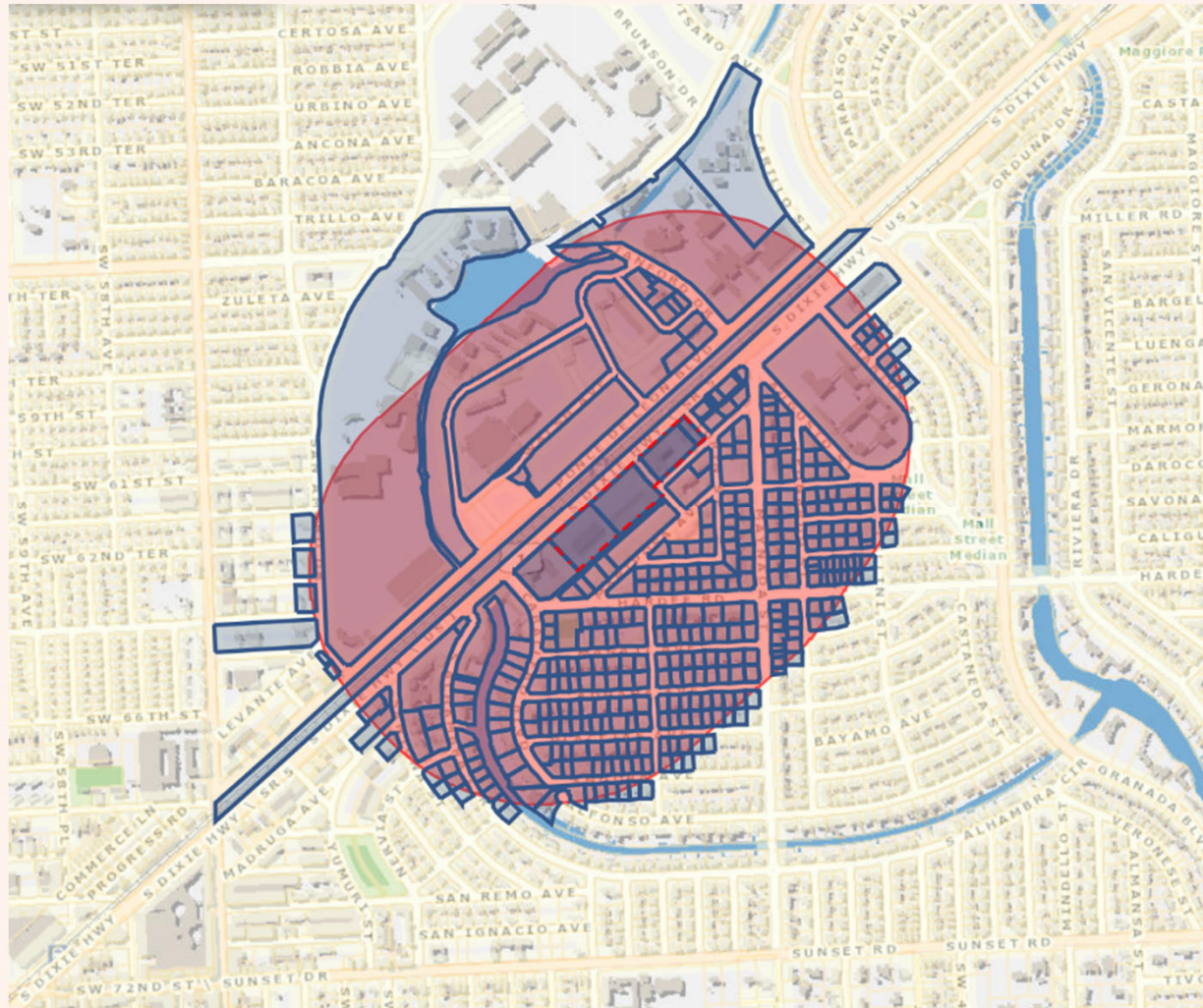
	Current Regulations		Proposed RTZ	City Proposed District
Review	Change of land use / Zoning and Conditional Use		Special exception review/approval	Expedited review
Height (ft)	45	150	Max height of existing buildings w/in ¼-mile (150')	120 (no Med Bonus height) (+13.5 w/ 5% public open space) 147 maximum
Density	125		125	125
FAR	3.0 (1.5 per Site Specifics)		No Limit	3.0
Med Bonus	+0.2, +0.3 additional (3.5 FAR total)		-	+0.2, +0.3 additional (3.5 FAR total)
Use of TDRs	Not allowed for this area		-	3.75 FAR w/o. Med Bonus 4.375 FAR w Med Bonus (25% max additional)

ZONING CODE TEXT AMENDMENTS

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

REVIEW TIMELINE

1	PLANNING AND ZONING BOARD: 07.02.25
2	CITY COMMISSION 1ST READING: TBD
3	CITY COMMISSION 2ND READING: TBD



PUBLIC NOTIFICATION

1 TIME

LETTERS TO PROPERTIES

PZB

1 TIME

PROPERTY POSTING

PZB

1 TIME

WEBSITE POSTING

PZB

1 TIME

NEWSPAPER ADVERTISEMENT

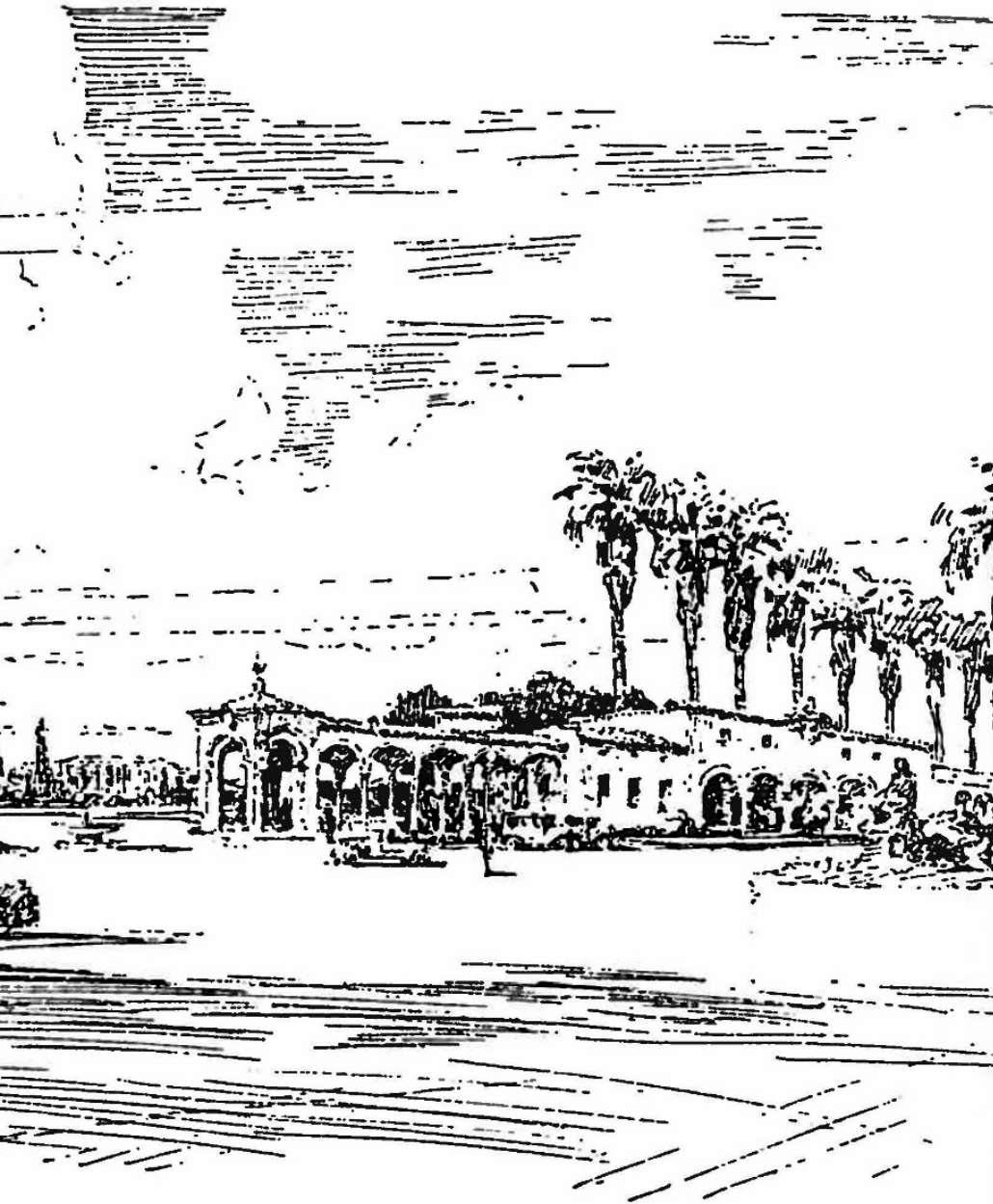
PZB

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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