

CITY COMMISSION FACT SHEET

File ID: 17650

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), BY AMENDING ARTICLE 4, TITLED "STANDARDS AND TABLES," SPECIFICALLY BY AMENDING TABLE 3, TITLED "BUILDING FUNCTION: USES," TO ESTABLISH DEFINITIONS AND REGULATIONS FOR RESIDENTIAL USES IN RELIGIOUS, EDUCATIONAL, AND NOT-FOR-PROFIT INSTITUTIONS, AND TABLE 4, TITLED "DENSITY, INTENSITY AND PARKING," TO ESTABLISH RULES FOR APPLYING DENSITY ALLOWANCES; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICANT(S): Arthur Noriega V, City Manager on behalf of the City of Miami

PURPOSE: Amending Article 4, Table 3 of the Miami 21 Zoning Code (Ordinance 13114) by amending sections that address the Definitions, Standards, and Uses as it pertains to establishing Residential Uses in Religious, Educational, and Not-For-Profit Institutions

FINDING(S)

PLANNING DEPARTMENT: Recommended approval.

PLANNING, ZONING AND APPEALS BOARD: On October 8, 2025, recommended approval, by a vote of 5-2.



**City of Miami
Legislation
Ordinance
Enactment Number**

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Miami, FL 33133
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File Number: 17650

Final Action Date:

AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21 CODE"), BY AMENDING ARTICLE 4, TITLED "STANDARDS AND TABLES," SPECIFICALLY BY AMENDING TABLE 3, TITLED "BUILDING FUNCTION: USES," TO ESTABLISH DEFINITIONS AND REGULATIONS FOR RESIDENTIAL USES IN RELIGIOUS, EDUCATIONAL, AND NOT-FOR-PROFIT INSTITUTIONS, AND TABLE 4, TITLED "DENSITY, INTENSITY AND PARKING," TO ESTABLISH RULES FOR APPLYING DENSITY ALLOWANCES; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.04151, Florida Statutes, authorizes the governing board of a municipality to approve the development of housing that is affordable, including mixed-use residential, on any parcel owned by religious institutions; and

WHEREAS, Chapter 62 of the Code of the City of Miami, Florida, as amended ("City Code"), provides the City of Miami ("City") Planning Department with the administrative authority and responsibility for the preparation, conduct, and implementation of the continuing comprehensive planning program as set out in state statutes and elsewhere in the City Code; and

WHEREAS, Article 4, Table 3 of Ordinance No. 13114, the City of Miami Zoning Code, as amended, ("Miami 21") lists Building Functions: Uses and allowable intensities by Transect Zone Designation; and

WHEREAS, the City wishes to amend Article 4, Table 3 of the Miami 21 Code to allow Residential Uses By-Right on properties owned by a religious institution, as defined in §170.201(2), Florida Statutes, or a not-for-profit Institution or contains an educational institution, as more particularly described herein; and

WHEREAS, the City categorizes Religious Facilities as a Civic Use, which is intended to encompass Land Use functions predominantly of community-oriented purposes or objectives including those of not-for-profit organizations dedicated to arts and culture, education, recreation, religion, government, and the like; and

WHEREAS, the City currently has approximately 668 properties that are considered Civic Uses; and

WHEREAS, of those 668 properties, 27 properties have been identified as religious institutions zoned "Civic Institution" ("CI"), 246 properties have been identified religious

institutions zoned with a Transect other than “CI,” and 395 properties have been identified as non-religious Civic Uses zoned “CI”; and

WHEREAS, on October 8, 2025, at a duly notice public meeting, the Planning, Zoning and Appeals Board (“PZAB”) considered this Miami 21 Code text amendment, PZAB. 17, and passed Resolution No. PZAB-R-25-059, recommending approval by a vote of five to two (5-2); and

WHEREAS, consideration has been given as to whether the proposed change will further the goals, objectives, and policies of the Comprehensive Plan, the Miami 21 Code, and other City regulations; and

WHEREAS, consideration has been given to the need and justification for the proposed change, including changing and changed conditions that make the passage of the proposed change necessary; and

WHEREAS, after careful consideration of this matter, the City Commission deems it advisable and in the best interest of the general welfare of the City and its inhabitants to approve of the proposed Miami 21 text amendment as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Ordinance are adopted and incorporated as if fully set forth in this Section.

Section 2. Article 4 of the Miami 21 Code is hereby amended in the following particulars:¹

“ARTICLE 4. STANDARDS AND TABLES

* * *

TABLE 3 BUILDING FUNCTION: USES

	T3			T4			T5			T6			C			D		
	R	L	O	R	L	O	R	L	O	R	L	O	C	CI	CI	D	D2	D3
	SUB-URBAN			URBAN GENERAL			URBAN CENTER			URBAN CORE			CIVIC		DISTRICTS			
DENSITY (UNIT PER ACRE)	9	9	18*	36	36	36	65	65	65	150*	150*	150*	N/A	AZ*	150*	36	AZ***	AZ***
RESIDENTIAL																		
CO-LIVING							R**	R**	R**	R**	R**			<u>R</u> **** ***	R**	R*	*	*
SINGLE FAMILY	R	R	R	R	R	R	R	R	R	R	R							

¹ Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted and unchanged material.

RESIDENCE																		
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R		<u>R</u> **** ****	R			
DORMITORY					E	E		R	R		R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK					R	R		R	R		R	R			R			
WORK - LIVE															R	R		

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Service Establishment and Food Service Establishments.

* Additional densities in some T6 zones are illustrated in Diagram 9 and densities in T3-O zones may be modified by specific regulations in Article 5.

** AZ: Density of lowest Abutting Zone

*** By Right only in the UCBD, Civic Health District, NRD-1 and NRD-2.

***Hotel Uses only allowed by Warrant in D1 for properties identified in Appendix PA-1 of the Miami Comprehensive Neighborhood Plan and located on the north side of the Lower River. See Article 6, Table 13 for supplemental regulations.

****AZ: Density of lowest Abutting Zone nearest to the subject property not to exceed 65 du/acre.

***** Educational Uses may be allowed By-Right if the requirements are met in Article 6, titled Supplemental Regulations

*****Cultural Facilities such as Museums and Libraries shall be processed by Warrant; all other Community Facility uses shall be processed By Right.

***** By Right only on a parcel, or a parcel connected thereto, which: is owned by a religious institution, as defined by Section 170.201(2), F.S., or a not-for-profit institution; or contains an Elementary, Middle, or High School Educational Facility.

* * *

TABLE 4 DENSITY, INTENSITY AND PARKING (C)

	CS – CIVIC SPACE	CI – CIVIC INSTITUTION	CI-HD – CIVIC INSTITUTION HEALTH DISTRICT
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DENSITY (UPA)	N/A	DENSITY OF ABUTTING ZONE	150 UNITS PER ACRE
RESIDENTIAL		<p>Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> Density and all intensity, parking and loading regulations to match that of the most restrictive Abutting zone. <u>When a CI property with a religious or not-for-profit institution, or an Elementary, Middle, or High School, has no abutting property that allows residential density, residential uses shall be allowed at a density equivalent to T4.</u> 	<ul style="list-style-type: none"> Minimum of 1 parking space for every 800 square feet of Residential Use. Loading - See Article 4, Table 5 Co-Living - A minimum of .25 Bicycle Rack Space per Co-Living Room is required. <p>Co-Living: Minimum of 0.5 parking space per Co-Living Room with a minimum of one (1) additional visitor parking space for every ten (10) Co-Living Rooms. Thirty percent (30%) of required Co-Living Parking may be provided through payment-in-lieu into the Transportation Trust Fund identified within City Code Chapter 35.</p>

* * **

Section 3. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Zoning Ordinance of the City of Miami, Florida, which provisions may be renumbered or relettered and that the word “ordinance” may be changed to “section”, “article”, or other appropriate word to accomplish such intention.

Section 4. If any section, part of a section, paragraph, clause, phrase, or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 5. This Ordinance shall become effective ten (10) days after adoption.²

APPROVED AS TO FORM AND CORRECTNESS:


George K. Wysocki III, City Attorney 10/9/2025

² This Ordinance shall become effective as specified herein unless vetoed by the Mayor within ten (10) days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission or upon the effective date stated herein, whichever is later.

CITY COMMISSION FACT SHEET

File ID: 17586

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 10544, AS AMENDED, THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN OF THE CITY OF MIAMI, FLORIDA, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS SUBJECT TO SECTION 163.3184, FLORIDA STATUTES, BY AMENDING THE INTERPRETATION OF THE FUTURE LAND USE MAP AND THE CORRESPONDENCE CHART TO CREATE A NEW FUTURE LAND USE DESIGNATION CALLED "TRANSIT ORIENTED NODE"; AMENDING APPENDIX LU-1; AMENDING POLICY LU-5.1.3 AND POLICY LU-5.2.1; AND AMENDING THE FUTURE LAND USE DESIGNATION OF THE PROPERTIES GENERALLY BOUNDED BY NORTHWEST 7TH AVENUE TO THE WEST, NORTHWEST 76TH STREET TO THE NORTH, NORTHEAST 2ND AVENUE TO THE EAST AND NORTHWEST 70TH STREET TO THE SOUTH IN MIAMI, FLORIDA, APPROXIMATELY 143.75 ACRES, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED AND INCORPORATED IN EXHIBIT "A," FROM "GENERAL COMMERCIAL," "LIGHT INDUSTRIAL," "MEDIUM DENSITY MULTIFAMILY RESIDENTIAL," "MEDIUM DENSITY RESTRICTED COMMERCIAL," AND "MAJOR INSTITUTIONAL, PUBLIC FACILITIES, TRANSPORTATION AND UTILITIES" TO "TRANSIT ORIENTED NODE – 1" AND "TRANSIT ORIENTED NODE – 2"; PROVIDING FOR TRANSMISSION; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICANT(S): Arthur Noriega V, City Manager on behalf of the City of Miami

PURPOSE: This legislation amends the Interpretation of the Future Land Use Map to create a new Future Land Use designation of "Transit Oriented Node," which allows maximum densities between 150 and 500 dwelling units per acre. This legislation also amends the Correspondence Table to include the new designation.

FINDING(S):

PLANNING DEPARTMENT: Recommended approval.

PLANNING, ZONING AND APPEALS BOARD: On May 21, 2025 recommended approval, by a vote of 7-1.