

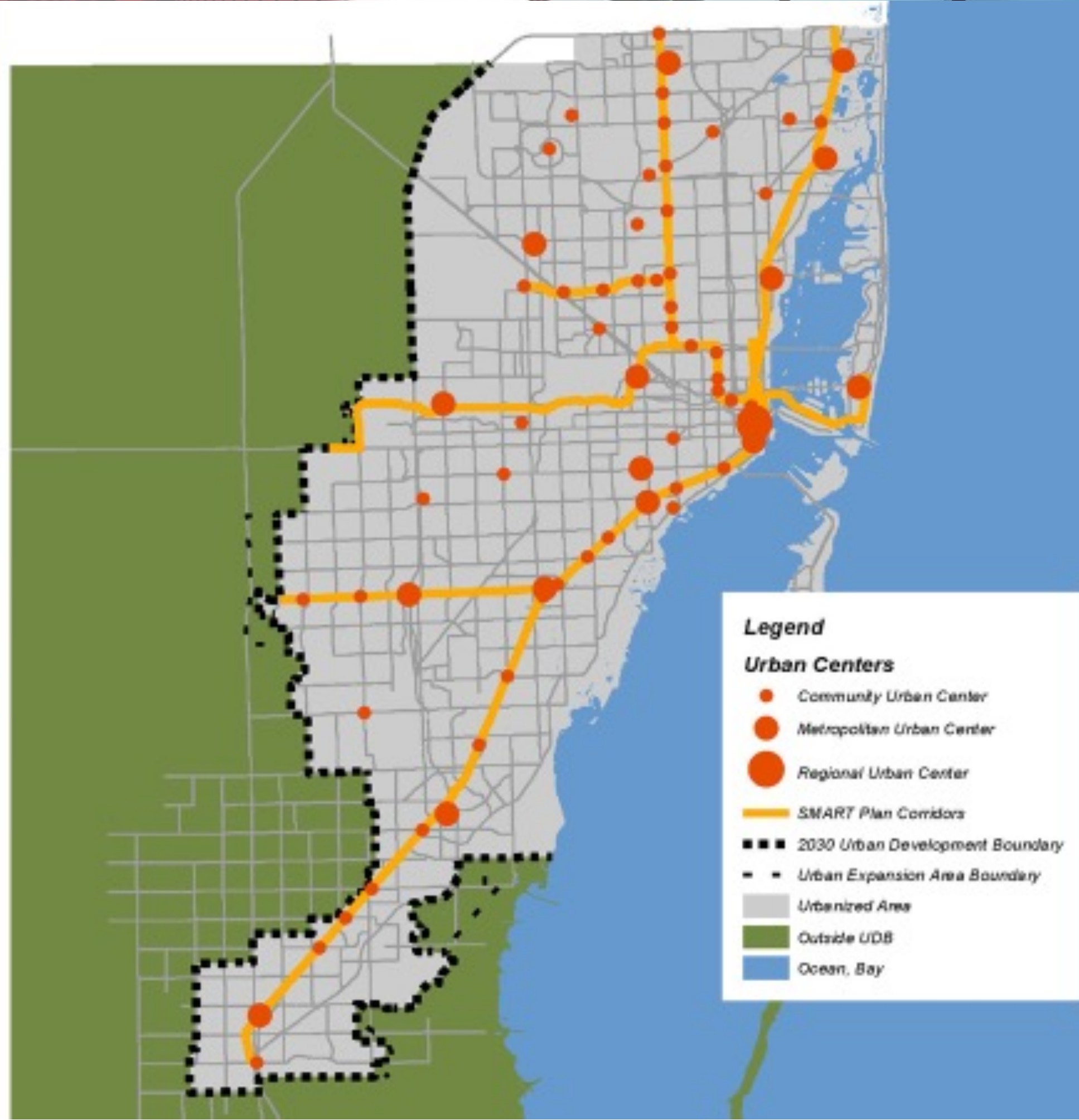
TOD Policy in Miami-Dade County

Urban Centers

Intensity Standards for Urban Centers

Urban Center Type	Maximum Allowed Density	Minimum Required FAR	Maximum Height (Stories)
Community	125	>1.5 in the core* >0.5 in the edge*	15
Metropolitan	250	>3.0 in the core* >0.75 in the edge*	25
Regional	500		Airport zoning controls

* Core and edge areas established by CDMP policy



Legend

Urban Centers

- Community Urban Center
- Metropolitan Urban Center
- Regional Urban Center
- SMART Plan Corridors
- 2030 Urban Development Boundary
- Urban Expansion Area Boundary
- Urbanized Area
- Outside UDB
- Ocean, Bay

2023 COMMERCIAL CONFERENCE



TOD Policy in Miami-Dade County

RTZ SMART Corridor Subzone

RTZ Intensity Standards for SMART Corridor outside of Urban Centers or other RTZ subzones

SMART Corridor proximity	Maximum Allowed Density	Floor Area Ratio Range	Maximum Height (Stories)
1/4 mile	60	1.0 to 2.0	8
Between 1/4 mile and 1/2 mile	36	1.0 to 1.5	6
Between 1/2 mile and 1 mile	18	0.5 to 1.25	4



The applicable Urban Center CDMP intensity applies to Urban Centers that coincide with the SMART Corridor subzone

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Q & A for Live Local Act in Miami-Dade County

Q: What is the maximum density possible in Miami-Dade County?

A: 250 units per acre.

Q: Does the development under Live Local need to meet the properties zoning district development standards?

A: Yes. The property must meet all standards, including Floor Area Ratio.

Q: What zoning standards do I use when the property is zoned Industrial?

A: Depending on the location, either a mixed-use or multifamily zoning district can be used.

Q: Do all the units need to be multifamily use?

A: Yes, and they must all be rental.

Q: What if the property has a covenant that would restrict residential or requires a specific development?

A: The covenant must be release through a public hearing.

Q: Does the County have interpretations and guidelines on how they will implement the Live Local Act?

A: Yes, this documents can be found at www.miamidade.gov/zoning/