

SPRING 2026 Miami 21 Atlas (Rezone) /Future Land Use Map (FLUM) Amendments Cycle									
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
Pre-Application Meeting dates are the 2nd and 4th Tuesdays of the Month between April and June 2025*	Pass Prescreen & Pay Upfront Fees by Noon EST	Project Assigned to Planner	First Round of Comments Issued to Applicant(s)	Review Comment with Applicant(s) by	Applicant Deadline for Resubmission Addressing Comments **	Second Round of Comments Issued to Applicant(s)	Applicant Deadline for Resubmission Addressing Comments **	Report is Batch Stamped and Referred to Hearing Boards for Public Hearing Processing***	Provide Hearing Boards Related Documents & Make Payment **
April 8/22 2025 May 13/27 2025 June 10/24 2025	Wednesday, July 30, 2025	Wednesday, August 6, 2025	Wednesday, September 17, 2025	Wednesday, October 1, 2025	Wednesday, October 22, 2025	Friday, November 14, 2025	Friday, December 5, 2025	Friday, January 9, 2026	Friday, January 23, 2026
*Spring 2026 Rezone Cycle Pre-Application Meeting Requests will be accepted from February 28, 2025-June 10, 2025 at 5:00 p.m. The deadline to request a Pre-Application Meetings is two weeks prior to the meeting date by 5:00 p.m. (the last day to request for the Spring 2026 Rezone Cycle is June 10, 2025 at 5:00 p.m.).									
** Applicant must address comments/resubmit by this date or the public hearing will be moved to a later date (may not be able to make City Commission).									
*** Projects with open code violations will not be batch stamped and referred to Hearing Boards. Per Miami 21, Article 7, Section 7.1.3.7, "No Approval Available if Code Enforcement Violations. No approval may be issued if the business, enterprise, occupation, trade, profession, property or activity is the subject of an ongoing city enforcement procedure, or is the subject of a notice of violation of a state law or county ordinance where the business enterprise is located or is to be located, unless the subject of the application would cure the outstanding violation. Failure to comply with conditions and safeguards, when attached to a grant of a development order or permit, shall be deemed a violation of this Miami 21 Code."									