

SPRING 2025 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* Pre-Application Meeting are the 2nd and 4th Tuesdays of the Month between April and June 2024	Pass Prescreen & Pay Upfront Fees by Noon EST	Project Assigned to Planner	First Round of City Comments Issued to Applicant(s)	Review Comments with Applicant(s) by	Applicant Deadline for Resubmission Addressing City Comments **	Second Round of City Comments Issued to Applicant(s)	Applicant Deadline for Resubmission Addressing City Comments **	Report is Batch Stamped and Referred to Hearing Boards for Public Hearing Processing***	Provide Hearing Boards Related Documents & Make Payment by**
April 9/23 2024 May 14/28 2024 June 11/25 2024	Wednesday, July 31, 2024	Wednesday, August 7, 2024	Wednesday, September 18, 2024	Wednesday, October 2, 2024	Wednesday, October 23, 2024	Friday, November 15, 2024	Friday, December 6, 2024	Friday, January 10, 2025	Friday, January 24, 2025

*Spring 2025 Rezone Cycle Pre-Application Meeting Requests will be accepted from February 29, 2024-June 11, 2024 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 2025 Rezone Cycle is June 11, 2024 at 5:00 p.m.).

** Applicant must address comments/resubmit by this date or the project timeline will be adjusted (may not be able to make City Commission by the anticipated dates).

*** Projects with open code violations will not be Batch Stamped and not 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."

Fall 2025 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* Pre-Application Meeting are the 2nd and 4th Tuesdays of the Month between September and December 2024	Pass Prescreen & Pay Upfront Fees by Noon EST	Project Assigned to Planner	First Round of City Comments Issued to Applicant(s)	Review Comments with Applicant(s) by	Applicant Deadline for Resubmission Addressing City Comments **	Second Round of City Comments Issued to Applicant(s)	Applicant Deadline for Resubmission Addressing City Comments **	Report is Batch Stamped and Referred to Hearing Boards for Public Hearing Processing***	Provide Hearing Boards Related Documents & Make Payment by**
September 24, 2024 October 8/22 2024 November 12/26 2024 December 10 2024	Wednesday, January 22, 2025	Wednesday, January 29, 2025	Wednesday, March 12, 2025	Wednesday, March 26, 2025	Wednesday, April 16, 2025	Friday, May 16, 2025	Friday, May 30, 2025	Friday, July 11, 2025	Friday, July 25, 2025

* Fall 2025 Rezone Cycle Pre-Application Meeting Requests will be accepted from September 10, 2024-November 26, 2024 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 Fall 2025 Rezone Cycle is November 26, 2024 at 5:00 p.m.).

** Applicant must address comments/resubmit by this date or the project timeline will be adjusted (may not be able to make City Commission by the anticipated dates).

*** Projects with open code violations will not be Batch Stamped and not 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."