

1940 Park Avenue - Comprehensive Plan and FLUM Amendment

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE “RESILIENT LAND USE & DEVELOPMENT ELEMENT,” GOAL RLU 1, ENTITLED “LAND USE,” OBJECTIVE RLU 1.1, ENTITLED “ESTABLISHMENT OF FUTURE LAND USE CATEGORIES” AT TABLE RLU 1.1 TO PROVIDE ALLOWABLE DENSITY FOR CITY-OWNED LOTS, LOCATED IN THE MUSEUM HISTORIC DISTRICT RESIDENTIAL OVERLAY, WITH FRONTAGE ON BOTH WASHINGTON AVENUE AND PARK AVENUE; AT POLICY RLU 1.1.17, ENTITLED “PUBLIC FACILITY: GOVERNMENTAL USES (PF),” TO PROVIDE CERTAIN ALLOWABLE USES AND DENSITY INCENTIVES FOR CITY-OWNED LOTS, LOCATED IN THE MUSEUM HISTORIC DISTRICT RESIDENTIAL OVERLAY, WITH FRONTAGE ON BOTH WASHINGTON AVENUE AND PARK AVENUE; AND AMENDING THE FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 1940 PARK AVENUE, WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF “MEDIUM DENSITY MULTI FAMILY RESIDENTIAL (RM-2),” TO “PUBLIC FACILITY: GOVERNMENTAL USES (PF)”; AND PROVIDING INCLUSION IN THE 2040 COMPREHENSIVE PLAN, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach (the “City”) has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, the City seeks to create regulations for the development of uses within a specific area of the City that promote the public health, safety, and general welfare of the public; and

WHEREAS, there is a City-owned lot, located within the Museum Historic District, with frontage on Washington Avenue and Park Avenue; and

WHEREAS, the City seeks to encourage development of cohesive residential and mixed-use communities with long-term residential uses at appropriate densities in the Museum Historic District while balancing the need for resilient design and pedestrian friendly streetscapes; and

WHEREAS, the proposed amendment to the City’s 2040 Comprehensive Plan is intended to ensure that the public health, safety and welfare will be preserved; and

WHEREAS, the amendment set forth below is necessary to accomplish all of the objectives.

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

SECTION 1. The following amendments to the City’s 2040 Comprehensive Plan Resilient Land Use & Development Element are hereby adopted:

RESILIENT LAND USE AND DEVELOPMENT ELEMENT

* * *

GOAL RLU 1: LAND USE

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Objective RLU 1.1: Establishment of Future Land Use Categories

The City hereby adopts future land use map categories to provide for an efficient distribution and compatible pattern of land uses, and to maintain and enhance the character of the community.

Table RLU 1.1

The following table is a reference guide that depicts the policy number, and maximum densities and intensities for each future land use map (FLUM) category.

(* = Refer to policy for limits)

Category Type	FLUM Category	Density Limit (Units/Acre)	Intensity Limit (FAR)	Reference (Policy #)
Residential	Single Family Residential (RS)	7 units per acre	*	RLU 1.1.1
	Townhouse Residential (TH)	30 units per acre	0.7	RLU 1.1.2
	Fisher Island Low Density Planned Residential (RM-PRD)	25 units per acre	1.6	RLU 1.1.3
	Allison Island Low Density Planned Residential (RM-PRD-2)	25 units per acre	1.45	RLU 1.1.4
	Low Density Multi-Family Residential (RM-1)	60 units per acre	1.25*	RLU 1.1.5
	Medium Density Multi-Family Residential (RM-2)	100 units per acre	2.0	RLU 1.1.6

	High Density Multi-Family Residential (RM-3)	150 units per acre	2.25*	RLU 1.1.7
	Medium-Low Density Residential Performance Standard (R-PS-1)	57 units per acre	1.25	RLU 1.1.22
	Medium Density Residential Performance Standard (R-PS-2)	70 units per acre	1.5	RLU 1.1.23
	Medium-High Density Residential Performance Standard (R-PS-3)	85 units per acre	1.75	RLU 1.1.24
	High Density Residential Performance Standard (R-PS-4)	102 units per acre	2.0	RLU 1.1.25
Commercial / Industrial	Low Intensity Commercial (CD-1)	60 units per acre	1.0*	RLU 1.1.8
	Medium Intensity Commercial (CD-2)	100 units per acre	1.5*	RLU 1.1.9
	High Intensity Commercial (CD-3)	150 units per acre	2.0*	RLU 1.1.10
	Urban Light Industrial (I-1)	N/A	1.0	RLU 1.1.21
Mixed Use	Residential / Office (RO)	56 units per acre	1.25	RLU 1.1.11
	Mixed Use Entertainment (MXE)	100 units per acre	2.0	RLU 1.1.13
	Limited Mixed Use Commercial Performance Standard (C-PS1)	80 units per acre	2.0	RLU 1.1.27
	Limited Mixed Use Residential Performance Standard (RM-PS-1)	102 units per acre	1.50	RLU 1.1.26
	General Mixed Use Commercial Performance Standard (C-PS2)	106 units per acre	2.0	RLU 1.1.28
	Intensive Mixed Use Commercial Performance Standard (C-PS3)	125 units per acre	2.5	RLU 1.1.29
	Bayside Intensive Mixed Use Commercial Performance Standard (C-PS4)	125 units per acre	2.5	RLU 1.1.30
	Town Center – Central Core (TC-C)	150 units per acre	3.5	RLU 1.1.31
	Town Center Core (TC-1)	150 units per acre	2.25*	RLU 1.1.32
	Town Center Commercial (TC-2)	100 units per acre	2.0*	RLU 1.1.33

	Town Center Residential Office (TC-3)	60 units per acre	1.25*	RLU 1.1.34
Public / Recreation	Public Facility: Educational (PFE)	N/A	2.0*	RLU 1.1.14
	Special Public Facilities: Educational (SPE)	N/A	2.5*	RLU 1.1.15
	Public Facility: Hospital – PF (PF-HD)	N/A	3.0	RLU 1.1.16
	Public Facility: Governmental Use (PF)	N/A <u>150 units per acre*</u>	3.5*	RLU 1.1.17
	Public Facility: Convention Center Facilities (PF-CCC)	N/A	2.75	RLU 1.1.18
	Recreation and Open Space Including Waterways (ROS)	N/A	0.5	RLU 1.1.19
	Conservation Protected (C)	N/A	*	RLU 1.1.20
	Marine Recreation (MR)	N/A	0.25	RLU 1.1.12

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POLICY RLU 1.1.17 PUBLIC FACILITY: GOVERNMENTAL USES (PF)

Purpose: To provide development opportunities for existing and new government uses.

Uses which may be permitted: Government uses, parking facilities, affordable or workforce housing, various types of commercial uses including business and professional offices, retail sales and service establishments, and eating and drinking establishments. Market-rate residential uses may be permitted on city-owned lots, with frontage on both Washington Avenue and Park Avenue, and located in the Museum Historic District Residential Overlay, as described in the Land Development Regulations.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio of 3.5.

Density Limits: City-owned lots, with frontage on both Washington Avenue and Park Avenue, and located in the Museum Historic District Residential Overlay may be developed at a density up to a maximum of 150 dwelling units per acre, and up to a maximum density of 180 dwelling units per acre, subject to applicable bonuses as described in the Land Development Regulations.

SECTION 2. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City of Miami Beach 2040 Comprehensive Plan, Future Land Use Map designation for the property described herein is hereby approved and adopted and the

Planning Director is hereby directed to make the appropriate change to the City of Miami Beach 2040 Comprehensive Plan, Future Land Use Map:

A parcel of land located at 1940 Park Avenue, generally bound by Washington Avenue to the west and Park Avenue to the east, with an area of approximately 30,359 square feet (0.69 acres), as depicted in Exhibit "A", from the current "Medium Density Multi Family Residential (RM-2)" designation to the proposed designation of "Public Facility: Governmental Uses (PF)".

SECTION 3. TRANSMITTAL.

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional, and county agencies as required by applicable law.

SECTION 4. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 5. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect until 31 days after the state land planning agency notifies the City that the plan amendment package is complete following adoption, pursuant to Section 163.3184(3), Florida Statutes.

PASSED and ADOPTED this _____ day of _____, 2026.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado
City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading: _____, 2026
Second Reading: _____, 2026

Verified by: _____
Thomas R. Mooney, AICP
Planning Director

EXHIBIT "A"

Lot Two (2) and the Southerly Twenty (2) feet of Lot One (1), in Block "H", of Plat of Resubdivision of Blocks "G", "H", "J" and "K" of the Ocean Front Property of the Miami Beach Improvement Company, according to the Plat thereof, as recorded in Plat Book 6, Page 102, of the Public Records of Dade County, Florida, the said Southerly portion of said Lot 1 being more particularly described as follows:

Begin at the Southeast corner of said Lot 1, in Block "H"; thence Northerly along the Easterly line of aforesaid Lot 1, (Westerly line of Park Avenue) for a distance of 20 feet to a point; thence Northwesterly along a line parallel to and 20 feet North of the North line of Lot 2 of said Block "H" for a distance of 214 feet, more or less to the most Westerly line of said Lot 1, (East line of Washington Avenue); thence South along Westerly line of said Lot 1, (East Line of Washington Avenue), for a distance of 21.5 feet, more or less, to the Northwesterly corner of said Lot 2; thence Southeasterly along the Northeasterly line of said Lot 2; thence Southeasterly along the Northeasterly line of said Lot 2 for a distance of 206 feet, more or less, to the Point of Beginning.

