

MIAMI BEACH

Land Use Boards

Planning Board

TO: Planning Board
FROM: Thomas Mooney, Director
DATE: July 7, 2026
TITLE: PB26-0834, 1940 PARK AVENUE – COMPREHENSIVE PLAN AMENDMENT.

PROPERTY

1940 Park Avenue

FILE NO.

PB26-0834

APPLICANT

1940 Barclay Partners, LLC

IN RE:

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,” 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.

PRIOR ORDER NUMBER:

Applicable Area

**COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2, Article ...
14**

South Beach

**Is this a "Residents Right to Know" item,
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond
Funds?**

No