

**550 9TH STREET - PUBLIC FACILITY HOSPITAL (PF (HD))
COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MIAMI BEACH 2025 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 118-166 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, SECTION 163.3181, FLORIDA STATUTES, AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 550 9TH STREET, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF PF-HD, "PUBLIC FACILITY - HOSPITAL," TO THE FUTURE LAND USE CATEGORY OF CD-2, "COMMERCIAL MEDIUM INTENSITY;" PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Goal of the Future Land Use Element is to "[e]nsure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation;" and

WHEREAS, Policy 1.1 of the Future Land Use Element partially states that the City shall "[c]ontinue to administer land development regulations (LDR) consistent with s.163.3202, Florida Statutes that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:...(2) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;" and

WHEREAS, the "Public Facility Hospital (PF-HD)" future land use category allows for hospital facilities; and

WHEREAS, hospital facilities allows for a range of medical uses that potentially pose hazards and nuisances and may be incompatible with surrounding residential and commercial uses if not appropriately buffered; and

WHEREAS, the subject parcel, which has a future land use designation of "Public Facility Hospital," is relatively small (0.479 acres) and built-out and lacks opportunities for appropriate buffering of hospital uses from adjacent residential and commercial uses; and

WHEREAS, the proposed "Medium Intensity Commercial District (CD-2)" is consistent with the future land use designations of the remainder of the block and compatible with nearby future land use designations; and

WHEREAS, changing the future land use designation of the subject parcel is consistent with the Goal and Policy 1.1 of the Future Land Use element, as it minimizes the threat to health, safety and welfare by reducing the potential for hazards, nuisances, and incompatible land uses; and

WHEREAS, changing the comprehensive plan designations of the subject parcel as provided herein is necessary to ensure the development of the sites will be compatible with development in adjacent and surrounding areas, as the proposal will ensure that the entire block has a CD-2 future land use designation; and

WHEREAS, the City of Miami Beach has determined that changing the designation of the subject parcel as provided herein will ensure that new development is compatible and in scale with the built environment; and

WHEREAS, changing the comprehensive plan designations of the subject parcel, as provided herein, is necessary to ensure that the development of the site will be compatible with development in adjacent and surrounding areas; and

WHEREAS, the City of Miami Beach has determined that the rezoning of the property as provided herein will ensure that new redevelopment and renovation of existing structures are compatible and in scale and uses with the built environment; and

WHEREAS, advances and changes in the way medical services are provided have led to closures of many hospitals, including in Miami Beach which has seen the closure of three hospital facilities which have or are in process of converting to other uses; and

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

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

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

SECTION 1. COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The following amendment to the City of Miami Beach 2025 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 2025 Comprehensive Plan, Future Land Use Map:

A parcel of land generally located at 550 9th Street (Miami-Dade County Folio 02-4203-009-0100), of approximately 20,870 square feet (0.479 acres), as depicted in Exhibit "A," from the current PF-HD, "Public Facility Hospital – PF" designation to the proposed designation of CD-2, "Commercial, Medium Intensity".

SECTION 2. REPEALER

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

