

**Ocean Terrace MXE District Change to CD-2 – FLUM Amendment**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE CATEGORY PURSUANT TO SECTION 2.4.1 OF THE MIAMI BEACH RESILIENCY CODE, AND PURSUANT TO SECTIONS 163.3181 AND SECTION 163.3187, FLORIDA STATUTES, FOR THE MXE (MIXED-USE ENTERTAINMENT) DISTRICT IN NORTH BEACH LOCATED ALONG OCEAN TERRACE BETWEEN 73RD AND 75TH STREETS, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF MXE, "MIXED USE ENTERTAINMENT," TO THE FUTURE LAND USE CATEGORY OF CD-2, "COMMERCIAL, MEDIUM INTENSITY"; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, this Ordinance pertains to properties located in North Beach, along Ocean Terrace between 73rd and 75th Streets; and

**WHEREAS**, the district is currently classified on the zoning map and future land use map as MXE (Mixed Use Entertainment) (the "District"); and

**WHEREAS**, the properties to the west of the District are currently zoned CD-2 (Commercial, Medium Intensity district); and

**WHEREAS**, a companion Ordinance will change the zoning classification of the District to CD-2, Commercial, Medium Intensity; and

**WHEREAS**, to ensure the consistency and compatibility of future development, this Ordinance changes the Future Land Use Map classification of the District to CD-2, Commercial, Medium Intensity; and

**WHEREAS**, the proposed amendment affects less than 10 acres and is a small scale amendment, pursuant to section 163.3187(1), Florida Statutes.

**WHEREAS**, the amendment set forth below is necessary to formally accomplish the proposed change to the Future Land Use Map.

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

**SECTION 1. FUTURE LAND USE MAP AMENDMENT**

The following amendments to the City's Future Land Use Map designation for the properties described herein are hereby approved and adopted and the Planning Director is hereby directed to make the appropriate changes to the Future Land Use Map of the City:

Lots 1-7, Block 10, and Lots 1-7, Block 1, of Harding Townsite, as recorded in Plat Book 34, Page 4 of the public records of Miami-Dade County, Florida, shall be changed from the current Future Land Use Map classification of MXE "Mixed Use Entertainment," to CD-2, "Commercial, Medium Intensity."

**SECTION 2. 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 3. REPEALER**

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

**SECTION 4. SEVERABILITY**

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

**SECTION 5. EFFECTIVE DATE**

The ordinance shall take effect 31 days after adoption pursuant to Section 163.3187(1), Florida Statutes.


**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Steven Meiner, Mayor

ATTEST:

\_\_\_\_\_  
Rafael E. Granado, City Clerk.

APPROVED AS TO FORM AND  
LANGUAGE AND FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

2/18/2025  
\_\_\_\_\_  
Date

First Reading: February 26, 2025  
Second Reading: April 23, 2025

NK

Verified by: \_\_\_\_\_  
Thomas R. Mooney, AICP  
Planning Director

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