

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: April 23, 2025 10:10 a.m. Second Reading Public Hearing

TITLE: PRIDE PARK - COMPREHENSIVE PLAN AND FLUM AMENDMENT  
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 2.4.1 OF THE LAND DEVELOPMENT REGULATIONS, 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, AND BY CREATING POLICY RLU 1.1.18.B ENTITLED "RECREATION AND OPEN SPACE - CIVIC AND CONVENTION CENTER (ROS-CCC); AND PURSUANT TO FLORIDA STATUTES, SECTIONS 163.3181 AND SECTION 163.3187, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT PRIDE PARK, WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF "PUBLIC FACILITIES - CONVENTION CENTER FACILITIES (PF-CCC)," TO THE FUTURE LAND USE CATEGORY OF RECREATION AND OPEN SPACE - CIVIC AND CONVENTION CENTER (ROS-CCC)"; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

### **RECOMMENDATION**

The Administration recommends that the Mayor and City Commission (City Commission) adopt the ordinance.

### **BACKGROUND/HISTORY**

On March 13, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred a proposal to modify the future land use classification of Pride Park (C4 M) to the Land Use and Sustainability Committee (LUSC). On May 1, 2024, the item was deferred to a future LUSC date, with no discussion.

On September 5, 2024, the LUSC discussed the proposal and recommended that the City Commission refer an ordinance to the Planning Board. On October 30, 2024, at the request of Commissioner Alex Fernandez, the City Commission referred the ordinance to the Planning Board (C4 K).

### **ANALYSIS**

Pride Park is currently classified as Public Facilities - Convention Center Facilities (PF-CCC) on the City's Future Land Use Map (FLUM). The purpose of this designation is to provide development opportunities for facilities necessary to support the convention center.

Although open space, the area of Pride Park has a zoning classification of Civic and Convention

Center (CCC), which allows the land area to be utilized for purposes of establishing a larger unified site that includes City Hall, the Convention Center and the future convention hotel, the Holocaust Memorial and the Botanical Gardens. The benefits of having a larger overall site include the potential future expansion of the convention center, as well as the ability to meet minimum off-street parking requirements within the public garages on the larger site. For example, as a single development site, the minimum parking requirement for adjacent facilities may be satisfied within those garages and parking facilities located in the CCC district, due to inclusion within the larger unified site.

As proposed, the attached ordinance creates a new future land use category of “Recreation and Open Space - Civic and Convention Center (ROS-CCC),” which would be specific to Pride Park. This new category would be similar to the Recreation and Open Space (ROS) FLUM category, and require that Pride Park remain as open, park space. It would also be consistent with the underlying zoning designation of CCC, and allow for a continued, unified site.

The existing **Public Facility: Convention Center Facilities (PF-CCC)** future land use designation provides for the following:

**POLICY 1.1.18.a PUBLIC FACILITY: CONVENTION CENTER FACILITIES (PF-CCC)**

*Purpose:* To provide development opportunities for existing convention center and facilities necessary to support the convention center.

*Uses which may be permitted:* Convention facilities.

*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 2.75.

The proposed **Recreation and Open Space – Civic and Convention Center (ROS-CCC)** future land use designation provides for the following:

**POLICY 1.1.18.b RECREATION AND OPEN SPACE - CIVIC AND CONVENTION CENTER (ROS-CCC)**

*Purpose:* To provide development opportunities for existing and new recreation and open space facilities to support the convention center.

*Uses which may be permitted:* Recreation and open space facilities, and temporary uses related to events at the Miami Beach Convention Center.

*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 2.75. The allowable intensity from any parcel designated ROS-CCC can be utilized in any parcel designated PF-CCC.

In addition to this text change, the FLUM is proposed to be amended by re-designating Pride Park from the current PF-CCC to ROS-CCC. Attached, for reference, are maps illustrating the current and proposed future land use designations.

**COMPREHENSIVE PLAN AMENDMENT AND REVIEW PROCESS**

The total land area involved in this application is approximately 5.74 acres (250,034 SF), not including portions within a right-of-way. Under Section 163.3187 F.S., land use map amendments of less than 10 acres in size may be considered “small-scale” amendments, which require only one public hearing before the City Commission, which shall be an adoption hearing. Upon adoption, the local government shall send a copy of the adopted small-scale amendment to the

State Land Planning Agency so that the Agency can maintain a complete and up-to-date copy of the City's Comprehensive Plan.

**PLANNING BOARD REVIEW**

On January 7, 2025, the Planning Board held a public hearing and transmitted the proposed ordinance to the City Commission with a favorable recommendation (7-0).

**UPDATE**

The subject ordinance was approved at First Reading on February 26, 2025, with no changes.

**FISCAL IMPACT STATEMENT**

No Fiscal Impact Expected

**Does this Ordinance require a Business Impact Estimate?** Yes  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on: 3/18/2025  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

**FINANCIAL INFORMATION**

Not Applicable

**CONCLUSION**

The Administration recommends that the City Commission adopt the ordinance.

**Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Planning

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

10:10 a.m. 2nd Rdg, Pride Park - Comprehensive Plan & FLUM Amendment. (Fernandez) PL

**Previous Action (For City Clerk Use Only)**

First Reading Public Hearing on 2/26/2025 - R5 A