

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 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); AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, as part of the re-development of the Miami Beach Convention Center, a public park of approximately 5.74 acres in size was designed and constructed adjacent to the Convention Center; and

WHEREAS, the park, located at 1809 Meridian Avenue, is a municipal park, owned and operated by the City for the benefit of the general public; and

WHEREAS, on November 5, 2019, 58% of the City's electorate voted to name the park as "Pride Park."; and

WHEREAS, the property is currently classified on the future land use map as Public Facilities - Convention Center Facilities (PF-CCC); and

WHEREAS, the subject ordinance will change the future land use classification to a newly created category of Recreation and Open Space - Civic and Convention Center (ROS-CCC); and

WHEREAS, Policy 1.1 of the Future Land Use Element states, in pertinent part, 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, changing the Comprehensive Plan designation of the subject parcel, as provided herein, is necessary to ensure that the development of the site is consistent with the approved park use; 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 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. The following amendments to the City's 2040 Comprehensive Plan Resilient Land Use & Development Element are hereby adopted:

RESILIENT LAND USE & DEVELOPMENT ELEMENT

* * *

GOAL RLU 1: LAND USE

* * *

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)

| FLUM Category | Density Limits (Units Per Acre) | Intensity Limits (Floor Area Ratio) | Reference (Policy #) |
|---|------------------------------------|--|-------------------------|
| * | * | * | |
| Public Facility: Convention Center Facilities (PF-CCC) | N/A | 2.75 | RLU 1.1.18.a |
| <u>Recreation and Open Space</u> Convention Center (ROS-CCC) | N/A | 2.75 | RLU 1.1.18.b |

* * *

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.

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 setback, 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.

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 1809 Meridian Ave, and generally bound by 19th Street to the North, Meridian Avenue to the West, 18th Street to the South and Convention Center Drive to the East, with an area of approximately 250,034 square feet (5.74 acres), as depicted in Exhibit "A," from the current "Public Facilities - Convention Center Facilities (PF-CCC)" designation to the proposed designation of "Recreation and Open Space - Civic and Convention Center (ROS-CCC)."

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.

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.

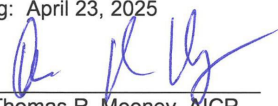
APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

 2/18/2025
City Attorney Date

NK

First Reading: February 26, 2025

Second Reading: April 23, 2025

Verified by: 
Thomas R. Mooney, AICP
Planning Director

T:\Agenda\2025\02 February 26, 2025\Planning\Pride Park Comp Plan and FLUM Amendment - First Reading ORD.docx

EXHIBIT A

