

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members
FROM: Eric Carpenter, City Manager
DATE: September 5, 2024
TITLE: REVIEW THE FUTURE LAND USE MAP CLASSIFICATION FOR PRIDE PARK

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee discuss the item and the suggestions within this memo and provide a recommendation to the Mayor and City Commission (City Commission), if applicable.

BACKGROUND/HISTORY

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

ANALYSIS

As noted in the attached referral memo, to ensure that the future planning, use, and character of Pride Park remains true to the promise of it being a useable public greenspace, the item sponsor would like the LUSC to review Pride Park's designation on the Future Land Use Map (FLUM) and consider whether Pride Park should be re-classified to a different category in the Comprehensive Plan more consistent with park uses such, as Recreation and Open Space (ROS).

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

Although open space, the area of Pride Park remains under the Civic and Convention Center (CCC) zoning classification, which allows the land area to be utilized for purposes of establishing a larger unified site that includes City Hall, the Convention Center and future 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. Re-classifying the park area to a designation not consistent with PF-CCC could complicate the ability to use the underlying land area for future zoning purposes, including a potential requirement that future minimum parking requirements be satisfied within the portion of the site being developed or modified.

One potential option to ensure the continued use of Pride Park as open space would be to establish minimum open space and park requirements within the CCC district. While this would require amendments to the CCC regulations, as well as the underlying future land use designation, they would serve the purpose of ensuring continued use of Pride Park as open space.

A higher threshold could also be established for any future amendment to these minimum open space regulations, such as a minimum 6/7th City Commission approval.

Another option would be to create 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 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.

If there is consensus on moving forward with the options delineated herein, or others as may be recommended by the LUSC, a separate referral to the Planning Board by the City Commission would be required.

FISCAL IMPACT STATEMENT

No Fiscal Impact

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

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

N/A

CONCLUSION

The Administration recommends that the Land Use and Sustainability Committee discuss the item and provide a recommendation to the City Commission, if applicable.

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

Review the Future Land Use Map Classification for Pride Park