

R5 A 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.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: February 26, 2025 9:15 a.m. First 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) approve the subject ordinance at First Reading and schedule a Second Reading public hearing for April 23, 2025.

### **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).

### **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:

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 approve the subject ordinance at First Reading and schedule a Second Reading public hearing for April 23, 2025.

### **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**

9:15 a.m. 1st Rdg PH, Pride Park - Comprehensive Plan & FLUM Amendment. (Fernandez) PL

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

## **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**

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**GOAL RLU 1: LAND USE**

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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

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**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 19<sup>th</sup> Street to the North, Meridian Avenue to the West, 18<sup>th</sup> 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

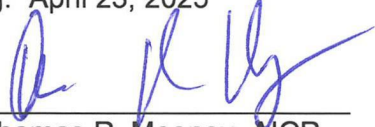
 2/18/2025  
City Attorney Date

NK

First Reading: February 26, 2025

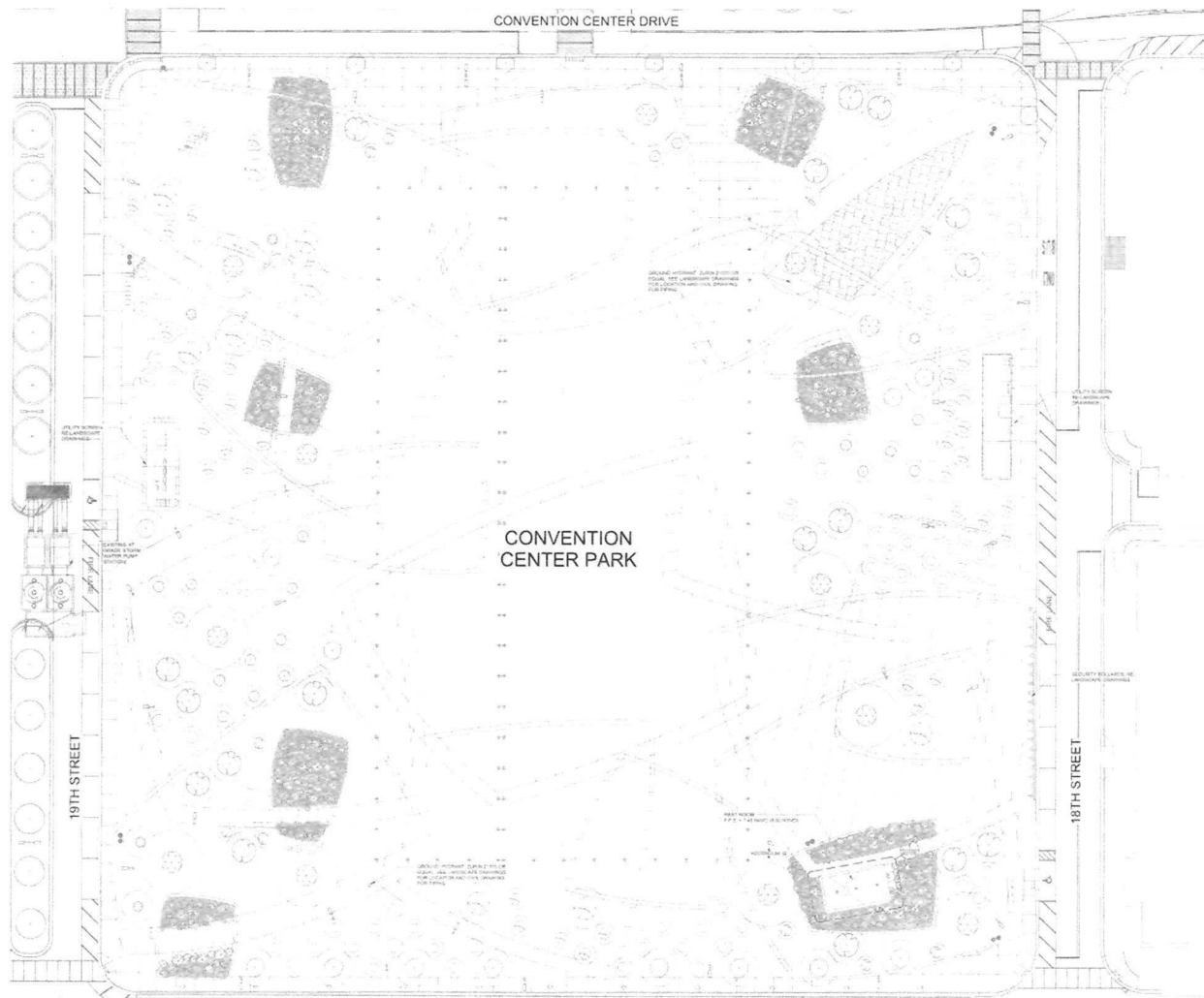
Second Reading: April 23, 2025

Verified by: \_\_\_\_\_

  
Thomas R. Mooney, AICP  
Planning Director

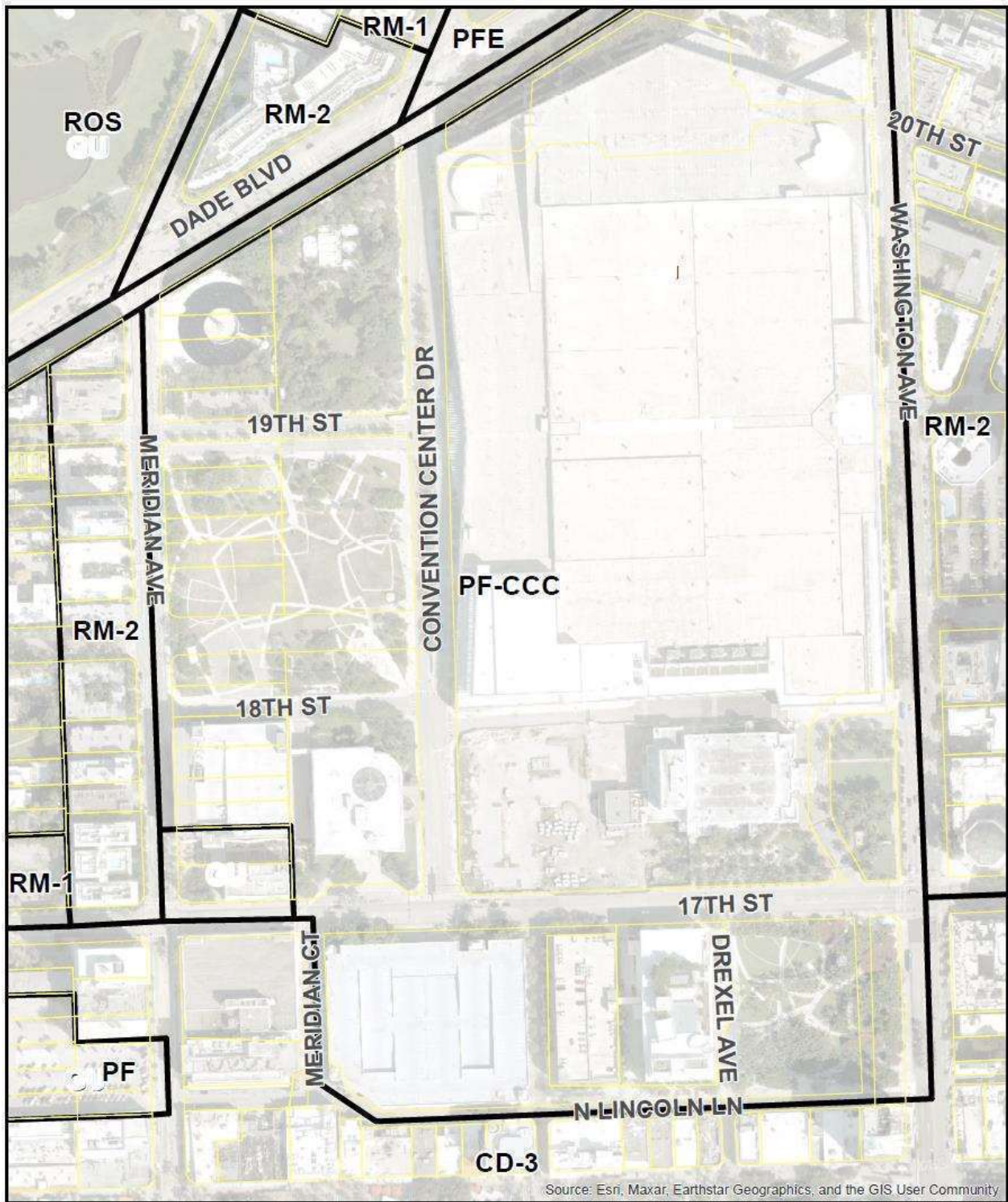
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## EXHIBIT A

[illegible]

MERIDIAN AVENUE

1 SITE PLAN - CONVENTION CENTER PARK  
SCALE: 1" = 100'



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**MIAMIBEACH**  
PLANNING DEPARTMENT

**FUTURE LAND USE MAP  
( EXISTING )**

0 60 120 240 360 480 600 Feet



1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 P 305.673.7550 [www.miamibeachfl.gov](http://www.miamibeachfl.gov)



