

MIAMIBEACH

PLANNING DEPARTMENT

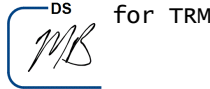
Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: January 7, 2025

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB24-0729. Pride Park Comprehensive Plan FLUM Amendment**

RECOMMENDATION

Review the proposed ordinance amending the Comprehensive Plan and the Future Land Use Map (FLUM) of the Comprehensive Plan and transmit the ordinance to the City Commission with a favorable recommendation.

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).

ZONING / SITE DATA

Property Description:	The subject property is generally bound by 19 th Street to the North, Meridian Avenue to the West, 18 th Street to the South and Convention Center Drive, to the East.
Site Area:	5.74 acres (250,034 SF)
Existing Zoning Designation:	CCC , Convention Center District
Proposed Zoning Designation:	CCC , Convention Center District (no change)
Existing FLUM Category:	PF-CCC , Public Facility: Convention Center Facilities
Proposed FLUM Category:	ROS-CCC , Recreation and Open Space – Civic and Convention Center

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4 of the LDRs establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

- (1) **Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.**

Consistent – The proposal does affect areas that are vulnerable to the impacts of sea level rise in the long term.

(2) Whether the proposal will increase the resiliency of the City with respect to sea level rise.

Consistent – The proposal does not affect the resiliency of the City.

(3) Whether the proposal is compatible with the City’s sea level rise mitigation and resiliency efforts.

Consistent – The proposal is compatible with the City’s sea level rise mitigation and resiliency efforts.

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 is currently 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.

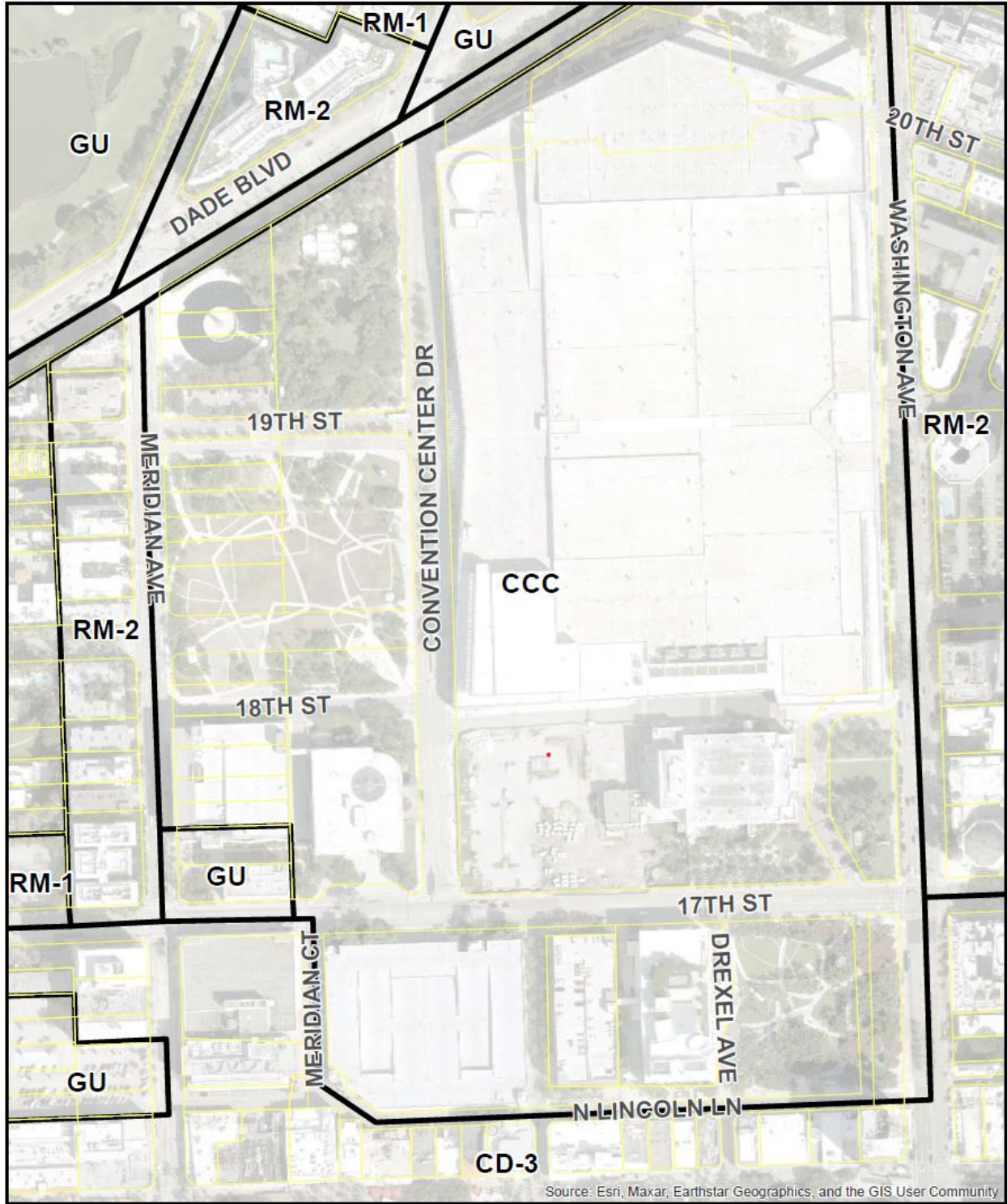
Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case 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.

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.

RECOMMENDATION

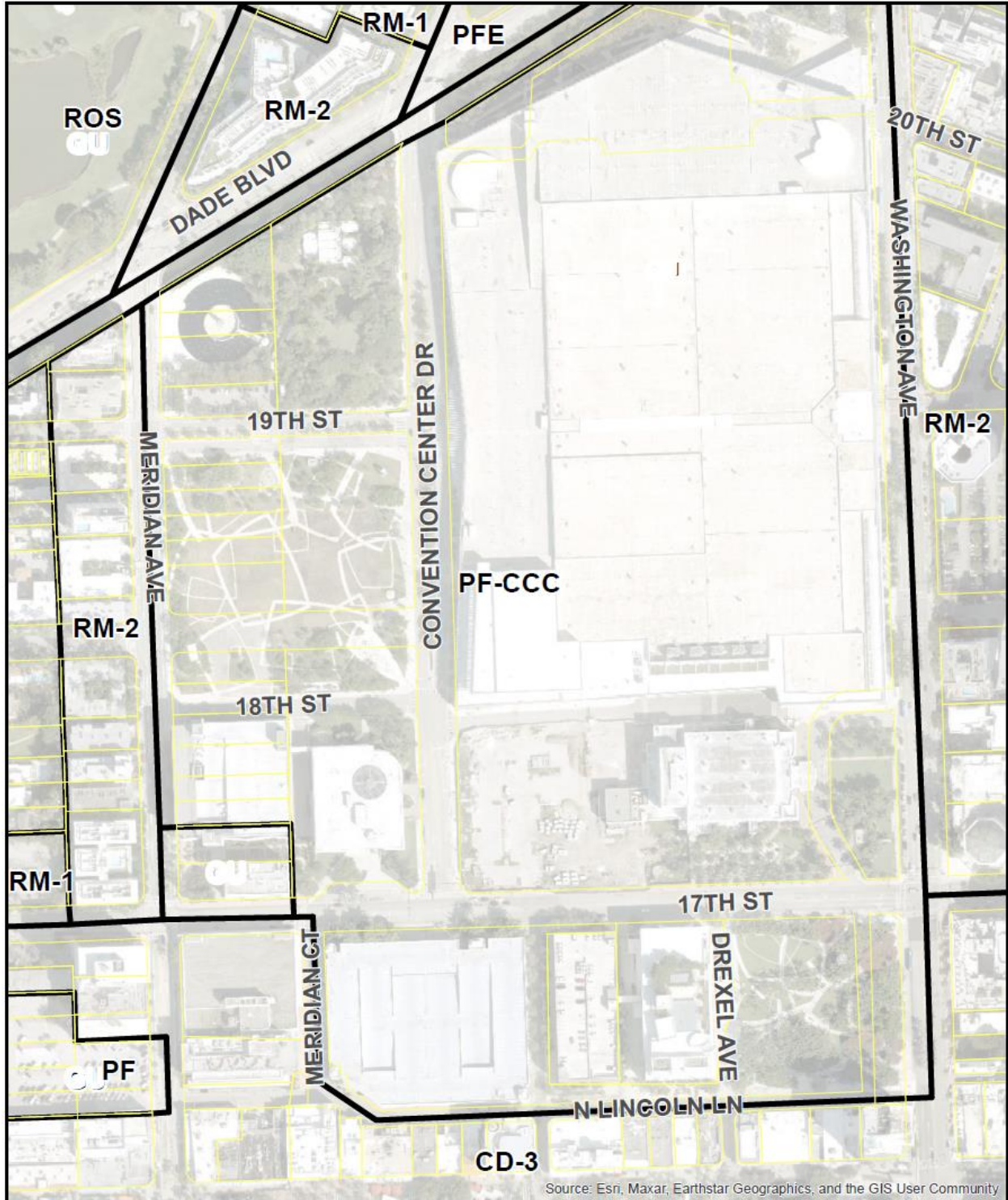
In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed ordinance amendment to the City Commission with a favorable recommendation.



MIAMI BEACH
PLANNING DEPARTMENT
1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 P.305.673.7550 www.miamibeachfl.gov

ZONING MAP (EXISTING)

0 60 120 240 360 480 600 Feet

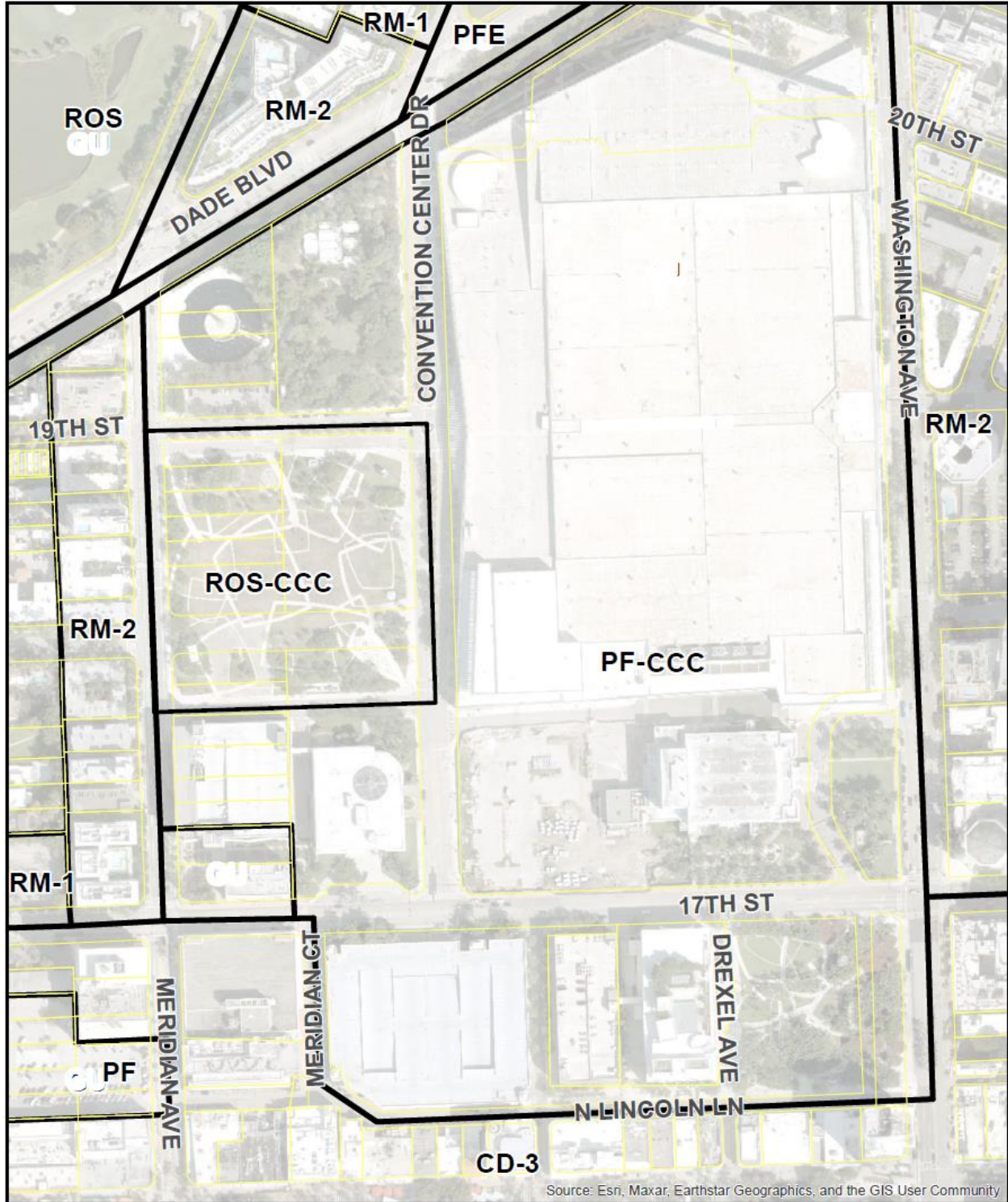


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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**FUTURE LAND USE MAP
(EXISTING)**

0 60 120 240 360 480 600 Feet



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

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**FUTURE LAND USE MAP
(PROPOSED)**

0 60 120 240 360 480 600 Feet

Pride Park - Comprehensive Plan 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.

WHEREAS, as part of the re-development of the Miami Beach Convention Center an approximately 5.74-acre public park was designed and constructed adjacent to the convention center; and

WHEREAS, the park, located at 1809 Meridian Avenue, is a municipal park, 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 partially states 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 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 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.

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. 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.

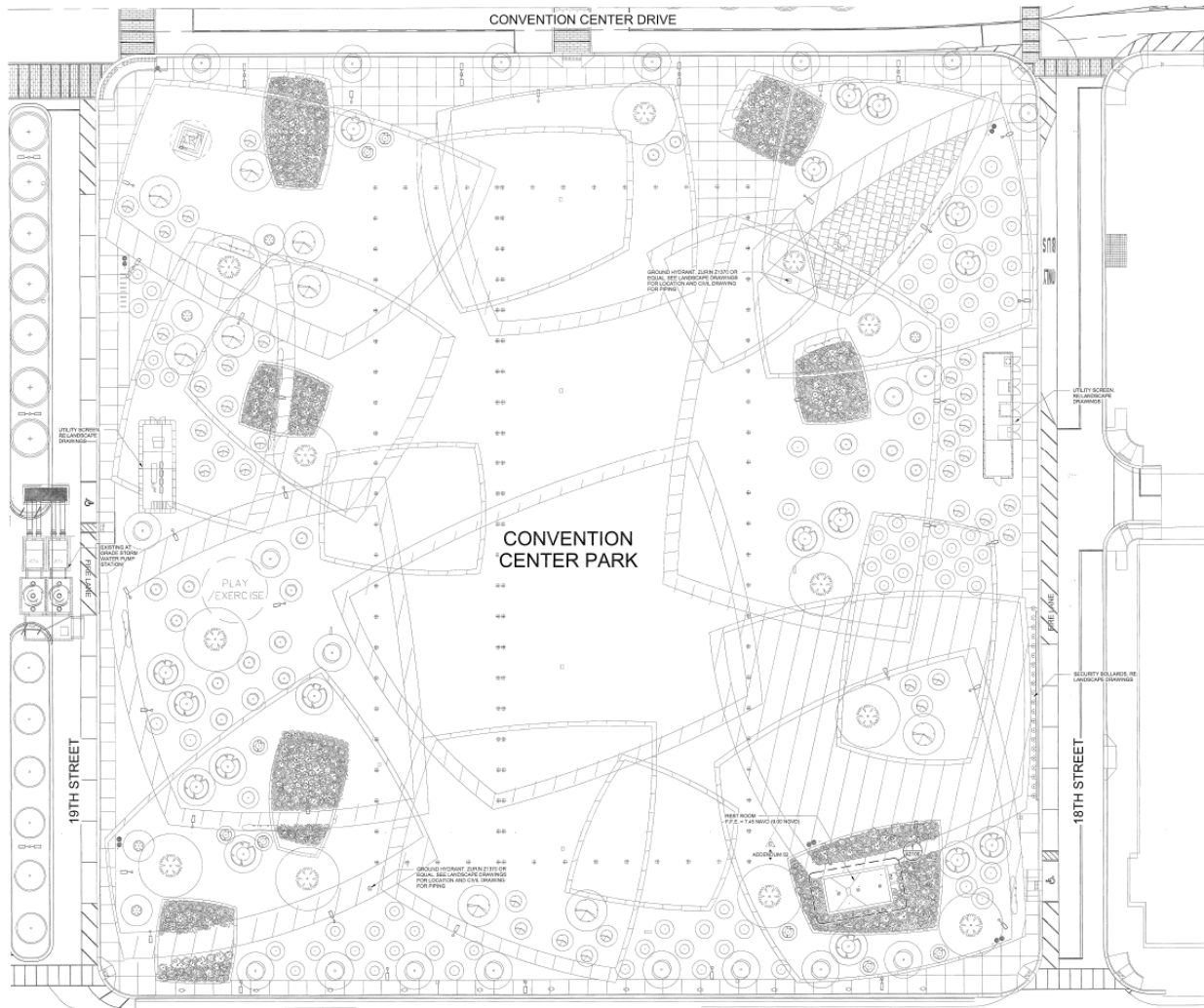
SECTION 5. INCLUSION IN COMPREHENSIVE PLAN

It is the intention of the City Commission that the Comprehensive Plan's Future Land Use Map be amended in accordance with the provisions of this Ordinance.

SECTION 5. TRANSMITTAL.

The Planning Director is hereby directed to transmit this ordinance to the appropriate state, regional, and county agencies as required by applicable law.

EXHIBIT A



ZONING BUILDING INFORMATION	
CONVENTION CENTER PARK	
CONVENTION CENTER DISTRICT	
214 SF	
4 FT STORIES	
MIN. RESERVATION PROPOSED:	75 SF
PROJECITY AREA:	5.74 ACRES = 250,04 SF
SUB-CALCULATION	BUILDING FLOOR AREA/PROJECITY AREA
FORMULA:	
BUILDING AREA	28,000 SF X 0.27 = 7,560 SF
PERMITS:	5.75
PERMITS:	200
DATE:	
PREPARED BY:	CONVENTION CENTER PARK - 1.8M WARD - 7.31 WARD
DATE:	8.10.2020 - 2.04.2021
REVISIONS:	WWW.AECOM.COM

FLOOD/ELEVATION INFORMATION	
NOTE: ALL ELEVATIONS ON THIS DRAWING ARE MEAN SEA LEVEL UNLESS NOTED OTHERWISE	
FLOOD ZONE: 4E (PER FEMA SHADY FLOOD ZONE MAPS)	
BASE FLOOD ELEVATION (BFE) = 8' WARD (PER MEAN SEA LEVEL FLOOD ZONE MAPS) = 6.64 WARD	
BFE = 11' WARD = 7.48 WARD = ARCHITECTURAL, 19.6'	
FLOOD PROTECTION: 1.5' WARD = ARCHITECTURAL, 19.6'	
DESIGN FLOOD ELEVATION (DFE) = 11' WARD = 7.48 WARD = ARCHITECTURAL, 19.6'	
LOWEST FLOOR ELEVATION (LFE) = 11' WARD = 7.48 WARD	
LOWEST EQUIVALENT ELEVATION (LEE) = 11' WARD = 7.48 WARD	
FINISH FLOOR TO BUILDING = 8' WARD = 7.48 WARD	
HIGHEST GROUND OF ROAD = 8.84 WARD = 7.08 WARD AT CONVENTION CENTER DRIVE	

MERIDIAN AVENUE

