

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: May 5, 2026

TO: Chairperson and Members
Planning Board

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: PB26-0825, 1 Ocean Drive – Comprehensive Plan Future Land Use Map Amendment.

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, PURSUANT TO SECTION 2.4.1 OF THE MIAMI BEACH RESILIENCY CODE, AND PURSUANT TO SECTIONS 163.3181 AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 1 OCEAN DRIVE, WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF “RECREATION AND OPEN SPACE INCLUDING WATERWAYS (ROS),” TO “PUBLIC FACILITY: GOVERNMENTAL USES (PF);” AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION

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

BACKGROUND

On February 25, 2026, at the request of Commissioner Alex Fernandez, the Mayor and City Commission (City Commission) referred to the Planning Board (C4 I) a proposed amendment to the LDRs pertaining to modifications to the GU development regulations and a proposal to modify the future land use classification of 1 Ocean Drive (Pier Park) from Recreation and Open Space Including Waterways (ROS) to Public Facility: Governmental Uses (PF).

ZONING / SITE DATA

Property Description:

The subject property is generally bound by 1st Street to the north, South Pointe Drive to the south, the erosion control line to the east and Ocean Drive to the west.

Site Area:

3.49 acres (152,332 sq. ft.)

Existing Zoning Designation:

GU, Government Use District

Proposed Zoning Designation:

GU, Government Use District (no change)

Existing FLUM Category:

ROS, Recreation and Open Space Including Waterways

Proposed FLUM Category:

PF, Public Facility: Governmental Uses

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

1 Ocean Drive (Pier Park) is currently classified as Recreation and Open Space including Waterways (ROS) on the City's Future Land Use Map (FLUM). The City is currently proposing to modify the classification to Public Facility: Governmental Uses (PF) to better reflect the actual use of the property and to provide additional latitude for potential future uses. Over the past four decades, the property has been used primarily as a beach club with a full-service restaurant and bar, as well as public parking. Further, in 2023, the Mayor and City Commission adopted a resolution (Resolution 2023-32825) approving a concession agreement with Boucher Brother Pier Park, LLC for the operation of a food and beverage establishment at 1 Ocean Drive. The uses outlined in the concession agreement include food and beverage establishments, a beach club, kids club, health center and retail. In order to introduce these uses within the property, a change in the future land use designation is required.

The existing **Recreation and Open Space Including Waterways (ROS)** future land use designation provides for the following:

POLICY RLU 1.1.19 RECREATION AND OPEN SPACE INCLUDING WATERWAYS (ROS)

Purpose: To provide development opportunities for existing and new recreation and open space facilities, including waterways.

Uses which may be permitted: Recreation and open space facilities, including waterways.

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 0.5.

Undesignated Fisher Island Lots: Fisher Island lots that are not otherwise designated are hereby designated Recreation and Open Space.

The proposed **Public Facility: Governmental Uses (PF)** future land use designation provide for the following:

POLICY RLU 1.1.17 PUBLIC FACILITY: GOVERNMENTAL USES (PF)

Purpose: To provide development opportunities for existing and new government uses, as well as provide public-private redevelopments.

Uses which may be permitted: Government uses, parking facilities, affordable or workforce housing, various types of commercial uses including business and professional offices, retail sales and service establishments, and eating and drinking establishments, and public-private marina redevelopments. Additionally, market-rate residential uses may be permitted as part of mixed-use developments for properties located between Lincoln Lane North on the south, Alton Road on the west, 17th Street on the north, and Washington Avenue on the east.

Public-private marina redevelopments shall include significant publicly accessible green and/or open space and may permit the following uses: Retail sales and service establishments; commercial uses, including business and professional offices; eating and drinking establishments; apartment residential uses; and recreational uses.

Density Limits: The base density limit for affordable or workforce housing units shall be the average of the surrounding future land use categories. The density limit for market rate apartment residential uses in a public-private marina redevelopment shall be 15 units per acre.

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 3.5.

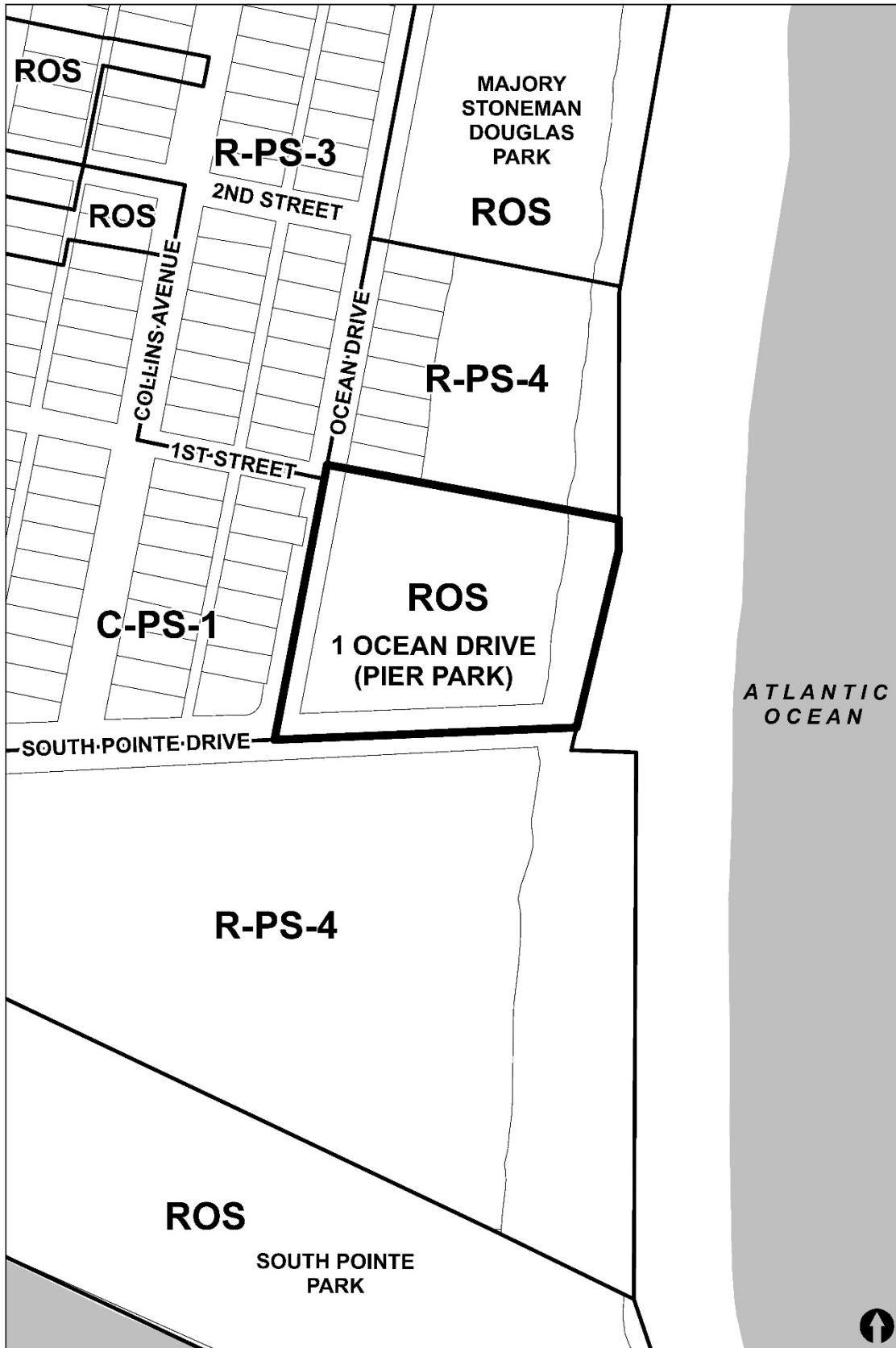
COMPREHENSIVE PLAN AMENDMENT AND REVIEW PROCESS

The total land area involved in this application is approximately 3.49 acres (152,332 sq. ft.). 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.

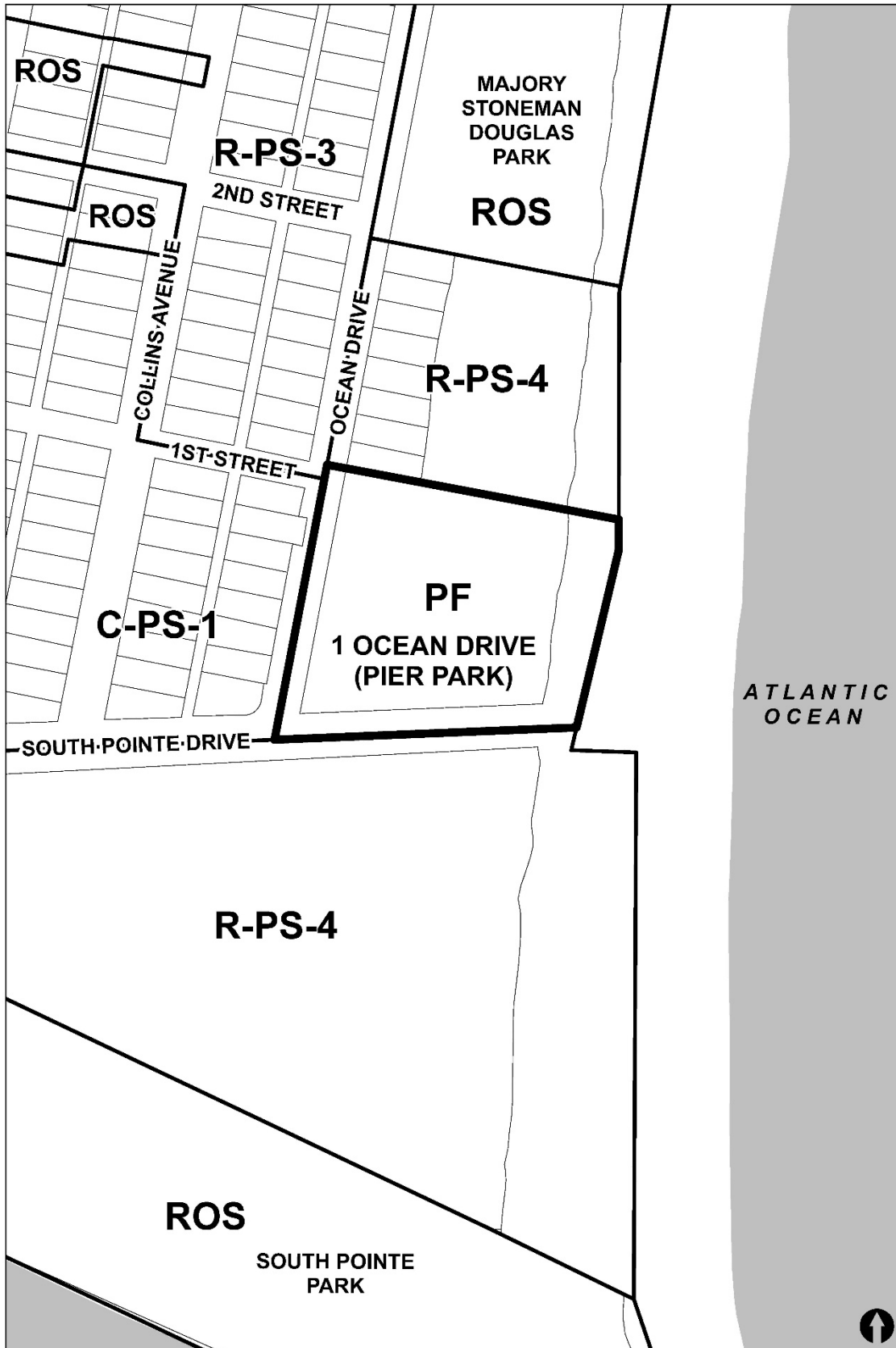
RECOMMENDATION

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

Existing Future Land Use Designation (ROS)



Proposed Future Land Use Designation (PF)



Comprehensive Plan FLUM Amendment – One Ocean Drive

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP OF THE 2040 MIAMI BEACH COMPREHENSIVE PLAN, PURSUANT TO SECTION 2.4.1 OF THE MIAMI BEACH RESILIENCY CODE AND PURSUANT TO SECTION 163.3181, SECTION 163.3184, AND SECTION 163.3187, FLORIDA STATUTES, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 1 OCEAN DRIVE, MIAMI BEACH, FROM THE CURRENT DESIGNATION OF “RECREATION AND OPEN SPACE INCLUDING WATERWAYS (ROS)” TO “PUBLIC FACILITY: GOVERNMENTAL USES (PF)”; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the property located at 1 Ocean Drive, Miami Beach (“Property”) is currently designated as Recreation and Open Space Including Waterways (ROS) on the Future Land Use Map of the 2040 Miami Beach Comprehensive Plan; and

WHEREAS, to ensure the consistency and compatibility of existing and future development at the Property, the subject ordinance will change the Property’s Future Land Use Map designation from ROS to Public Facility: Governmental Uses (PF); 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. 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 properties 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:

Lots 1-8, Block 112, of the Ocean Beach Addition No 4 Subdivision, as recorded in Plat Book 3, Page 112 of the public records of Miami-Dade County, Florida, shall be changed from the current future land use map classification of Recreation and Open Space Including Waterways (ROS) to Public Facility: Governmental Uses (PF).

SECTION 2. REPEALER.

All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

