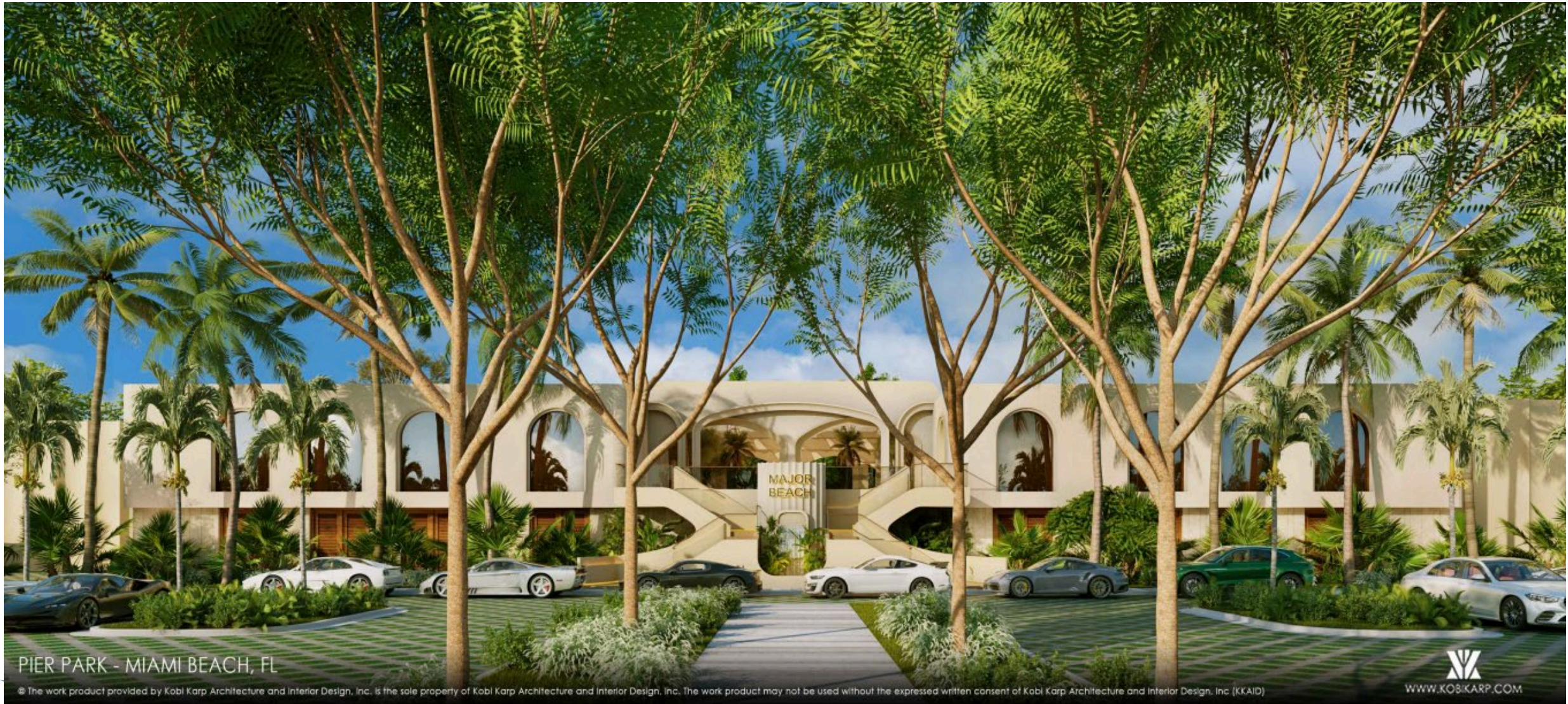


PB26-0825: 1 Ocean Drive FLUM Amendment

May 5, 2026



PIER PARK - MIAMI BEACH, FL

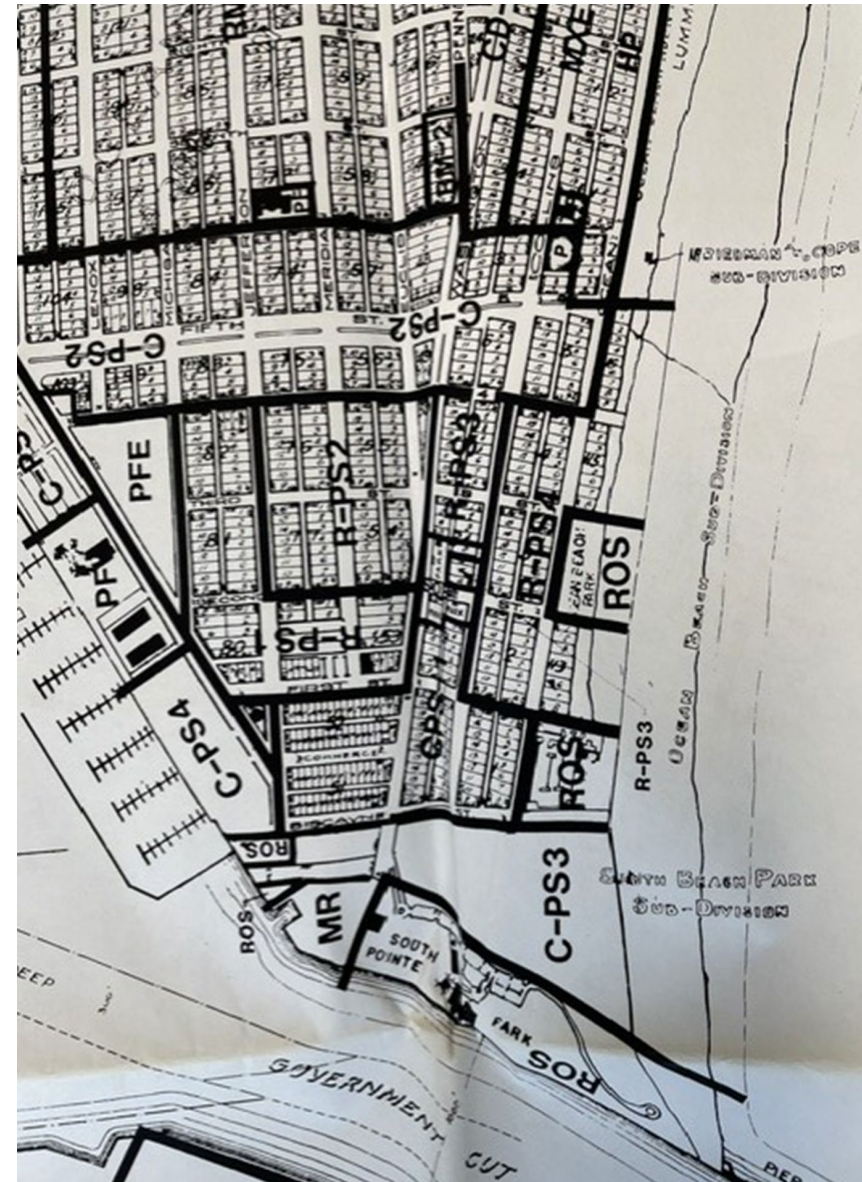
© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)


WWW.KOBIKARP.COM

Property – Aerial



1993 Future Land Use Designation: ROS



Future Land Use Designation: ROS



ROS Designation

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 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 on 0.5.

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

RFP Disclosure

A2. Project Site & Development Information.

THE CURRENT USE OF THE PROPERTY IS NON-CONFORMING. DEPENDING UPON THE LEVEL OF IMPROVEMENTS PROPOSED TO BE MADE AT THE BEACH CLUB, AMENDMENT(S) TO THE CITY'S COMPREHENSIVE PLAN AND/OR LAND DEVELOPMENT REGULATIONS COULD BE REQUIRED IN ORDER TO MAINTAIN THE CURRENT USE. ANY NEW USES COULD ALSO REQUIRE AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN AND/OR LAND DEVELOPMENT REGULATIONS.



Public Facility: Government Use (PF) Permitted Uses

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.

Objective ROS 1.2: Level of Service Standards

POLICY ROS 1.2.1

The National Recreation and Park Association's suggested minimum requirement for recreation and open space **ten (10) acres of recreation and open space per one thousand (1,000) permanent and seasonal¹ residents** is established as the minimum Level of Service Standard for the entire system to ensure adequate provisions are maintained for the projected population.

City of Miami Beach Comprehensive Plan Data and Analysis 2019

"1,156 acres of recreation and open space Citywide"*

University of Florida Bureau for Economic and Business Research (BEBR)

Total permanent and seasonal residents: 99,876

Current Level of Service for City Recreational and Open Space

11.6 acres per 1,000 permanent and seasonal residents

*Not including Pride Park (+ ~5.8 acres)



Project



PIER PARK - MIAMI BEACH, FL

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)


WWW.KOB-KARP.COM

Project



PIER PARK - MIAMI BEACH, FL

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID).



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com