

**TC-C DISTRICT CO-LIVING UNIT DENSITY CALCULATIONS  
COMPREHENSIVE PLAN AMENDMENT**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY OF MIAMI BEACH YEAR 2025 COMPREHENSIVE PLAN, BY AMENDING CHAPTER 1, ENTITLED “FUTURE LAND USE ELEMENT;” OBJECTIVE 1, ENTITLED “LAND DEVELOPMENT REGULATIONS,” AT POLICY 1.2, “TOWN CENTER – CENTRAL CORE CATEGORY (TC-C),” TO MODIFY HOW CO-LIVING UNITS AFFECT MAXIMUM DENSITY CALCULATIONS; AND AMENDING CHAPTER 3, ENTITLED “HOUSING ELEMENT,” OBJECTIVE 1, ENTITLED “CREATION AND/OR PRESERVATION OF AFFORDABLE HOUSING” TO PROVIDE FOR THE DEVELOPMENT OF CO-LIVING UNITS IN ORDER TO ENCOURAGE THE DEVELOPMENT OF HOUSING AT AN ATTAINABLE RATE, PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS, ; and**

**WHEREAS, ; and**

**WHEREAS, ; and**

**WHEREAS,** the amendments set forth below are 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 2025 Comprehensive Plan Future Land Use Element are hereby adopted:

\* \* \*

**CHAPTER 1**

**FUTURE LAND USE ELEMENT**

\* \* \*

**OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS**

\* \* \*

**Policy 1.2**

The land development regulations which implement this Comprehensive Plan shall, at a minimum, be based on and be consistent with s. 163.3202, F.S., and shall further be based on the following standards for land use category, land use intensity and land use:

\* \* \*

### **Town Center – Central Core Category (TC-C)**

**Purpose:** To encourage and enhance the high-intensity commercial employment center function of the North Beach Town Center's Central Core area; support the Town Center's role as the hub of community-wide importance for business, office, retail, governmental services, culture and entertainment; promote development of a compact, pedestrian and transit oriented, mixed-use area; provide opportunities for live-work lifestyles; and create a place that represents a unique, attractive and memorable destination for residents and visitors.

**Uses which may be Permitted:** Various types of commercial uses including, business and professional offices, retail sales and service establishments, eating and drinking establishments, outdoor cafes, artisanal retail, neighborhood fulfillment centers; residential uses, including co-living units; and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach.

**Density Limits:** **150** dwelling units per acre; co-living units that are less than 550 square feet shall count as half of a unit for the purposes of calculating the maximum density.

**Intensity Limits:** a floor area ratio of **3.5**.

Intensity may be further 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 the floor area ratio identified above.

\* \* \*

**SECTION 2.** The following amendments to the City's 2025 Comprehensive Plan Housing Element are hereby adopted:

\* \* \*

## **CHAPTER 3**

### **HOUSING ELEMENT**

\* \* \*

## OBJECTIVE 1: CREATION AND/OR PRESERVATION OF AFFORDABLE HOUSING

\* \* \*

### **Policy 1.10**

The City shall provide for the development of Co-Living Units that are less than 550 square feet in order to encourage the development of housing that is attainable by the workforce, subject to the restriction in the Land Development Regulations.

\* \* \*

### **SECTION 2. REPEALER.**

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

### **SECTION 3. SEVERABILITY.**

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

### **SECTION 4. CODIFICATION.**

It is the intention of the City Commission that this Ordinance be entered into the Comprehensive Plan, and it is hereby ordained that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word. The Exhibits to this Ordinance shall not be codified, but shall be kept on file with this Ordinance in the City Clerk's Office.

### **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.

### **SECTION 6. EFFECTIVE DATE.**

This ordinance shall take effect 31 days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to Section 163.3184(3), Florida Statutes.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Dan Gelber, Mayor

ATTEST:

\_\_\_\_\_  
Rafael E. Granado, City Clerk

APPROVED AS TO FORM  
AND LANGUAGE  
AND FOR EXECUTION

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City

Attorney  
First Reading:                      Date

Second Reading:

Verified by: \_\_\_\_\_  
                    Thomas R. Mooney, AICP  
                    Planning Director

First Reading: \_\_\_\_\_, 2019  
Second Reading: \_\_\_\_\_, 2019

Verified By: \_\_\_\_\_  
                    Thomas R. Mooney, AICP  
                    Planning Director

[Sponsor: Commissioner Ricky Arriola]

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