

**Town Center-Central Core (TC-C) District Self-Storage Use - OPTION B – Comprehensive Plan Regulations**

**Ordinance No. \_\_\_\_\_**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING CHAPTER 1, ENTITLED "RESILIENT LAND USE AND DEVELOPMENT ELEMENT," AT POLICY RLU 1.1.31, ENTITLED "TOWN CENTER-CENTRAL CORE CATEGORY (TC-C)" BY PERMITTING "SELF-STORAGE WAREHOUSE" AS A PERMITTED USE FOR SITES WITH PREVIOUSLY EXISTING SELF STORAGE WAREHOUSE USES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, since the Town Center - Central Core (TC-C) Comprehensive Plan regulations were first created in 2018, the City has received several mixed-use development applications, some of which contain co-living units within the TC-C district; and

**WHEREAS**, when the TC-C regulations were adopted, self-storage uses were not considered and were excluded from the district regulations; and

**WHEREAS**, the City recognizes the need for and desire of its residents to have self-storage uses within the City of Miami Beach; and

**WHEREAS**, consistent with the mobility goals of the TC-C district, there is a significant public benefit of retaining storage uses within the TC-C district to alleviate the need for local residents to drive outside the city for storage uses; 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 City seeks to encourage sites with existing self-storage warehouse uses in the TC-C District to be redeveloped with a diverse mixture of uses while retaining an essential neighborhood service for the existing and future residents of the North Beach Town Center; 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.** That Chapter 1 of the City of Miami Beach Comprehensive Plan, entitled "Resilient Land Use & Development Element," at Policy RLU 1.1.31, entitled "Town Center-Central Core Category (TC-C)," is hereby amended as follows:

*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; and self-storage warehouse uses as may be further restricted in the Land Development Regulations.

**SECTION 2. REPEALER.**

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

**SECTION 3. CODIFICATION.**

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the City of Miami Beach Comprehensive Plan as amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" maybe changed to "section" or other appropriate word.

**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. 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 April, 2022.

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

**ATTEST:**


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

First Reading: April 6, 2022  
Second Reading: May 4, 2022

Underline denotes new language

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

APPROVED AS TO FORM AND  
LANGUAGE AND FOR EXECUTION

 3-29-22  
\_\_\_\_\_  
City Attorney Date

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