



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower  
and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager *JMG*

DATE: June 6, 2012

SUBJECT: Referral to Planning Board – changing the permitted uses in a CD-2 district to allow for self storage.

### ADMINISTRATION RECOMMENDATION

Forward the proposed ordinance to Planning Board for its review and recommendation.

### SUMMARY

At the May 16, 2012 meeting, the Land Use and Development Committee had a discussion related to “self-storage warehouse” use in the CD-2, Commercial Medium Intensity zoning district as a Conditional Use; this use is a Conditional Use in the CD-1, Commercial Low Intensity district, and is a main permitted use in the I-1 Urban Light Industrial District. The Committee recommended that the proposed ordinance be referred to the Planning Board for its review and comment.

At this time it may be appropriate to update the actual list of Conditional Uses within the CD-2, Commercial, Medium Intensity, zoning district by adding “Self-Storage Warehouses” as Conditional Uses. However, while staff agrees that there is a need for this use throughout the City, there are a few concerns that must be expressed in this regard.

It should be noted that the CD-2 districts throughout the City are either adjacent to residential uses or separated only by alleys. One of the concerns is the compatibility of self-storage warehouses to the residential areas that are in close proximity, as well as the traffic, parking and the noise that may be generated by this use. A self-storage warehouse is categorized as an establishment engaged in renting or leasing secure space for self-storage such as rooms, compartments, lockers, containers or outdoor space where clients can store and retrieve their goods. As it is in the CD-1, staff suggests that “self-storage warehouse” be a Conditional Use in the CD-2 district to ensure compliance and recourse if there were to be problems with the operation.

*JMG* RL  
JMG/JGG/RGL/ML

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Agenda Item   C4C    
Date   6-6-12

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