

Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA DIRECTING THE CITY MANAGER TO COMMENCE THE PROCESS TO AMEND THE CITY LAND DEVELOPMENT REGULATIONS TO PROHIBIT NEW APARTMENT HOTELS IN THE RPS-2 ZONED AREA WITHIN THE SOUTH OF FIFTH NEIGHBORHOOD; PROVIDING FOR ZONING IN PROGRESS AND IMPLEMENTATION.**

**WHEREAS**, the City's existing Land Development Regulations allow for the establishment of hotel and apartment/hotel uses within the RPS-2 zoned properties bordered by 4<sup>th</sup> Street on the North, 2<sup>nd</sup> Street on the South, Michigan Avenue on the West and Collins Avenue on the East; and

**WHEREAS**, the City Commission has determined that the described area is overwhelmingly residential and that apartment/hotels are incompatible with the residential nature of the neighborhood; and

**WHEREAS**, the City Commission wishes to amend the City's Land Development Regulations to prohibit the establishment of any new apartment/hotels within the area described above, and to immediately place all potentially impacted persons on notice of this proposed zoning change.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA** that the City Manager is hereby directed to immediately commence the process of amending the City's Land Development Regulations to prohibit the establishment of any new apartment/hotel, hostel or other transient use within the RPS-2 zoned area bordered by 4<sup>th</sup> Street on the North and 2<sup>nd</sup> Street on the South, Michigan Avenue on the West and Collins Avenue on the East. This prohibition shall apply to all properties within the area whether by new construction, rehabilitation, renovation, or change in use. Notification of this pending legislation and zoning in progress shall be broadly published to all potentially impacted persons within the area. The City Manager shall take all steps necessary to implement this Resolution.

PASSED and ADOPTED on this \_\_\_\_\_ day of July 2021.

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

ATTEST:

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

APPROVED AS TO FORM AND  
LANGUAGE AND FOR EXECUTION

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date