

**CITY OF MIAMI BEACH**  
**NOTICE OF PUBLIC HEARING**  
**ORDINANCE EXPANDING THE NORTH**  
**SHORE LOCAL HISTORIC DISTRICT - TATUM**  
**WATERWAY**  
**JUNE 23, 2021 CITY COMMISSION**  
**MEETING**

On June 23, 2021, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in a socially distanced manner in the **Commission Chamber, Miami Beach City Hall**, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, while City staff attends the meeting virtually. Applicants and the public are encouraged to attend the meeting virtually (as provided below). However, members of the public who wish to attend the meeting or provide public comment in person may appear at the Commission Chamber. Members of the public are required to wear facial coverings and observe social distancing, consistent with CDC guidance to limit the spread of COVID-19.

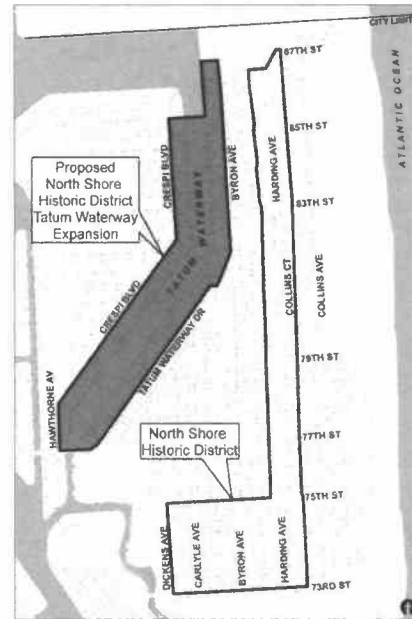
To participate or provide comment virtually during the Commission Meeting, the public may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.301.715.8592 (U.S.) or 888.475.4499 (Toll Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an item during the meeting, must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

**NOTICE IS HEREBY GIVEN** that the following Public Hearing will be heard by the Mayor and City Commissioners of the City of Miami Beach, Florida, on **June 23, 2021 at 5:01 p.m.** or as soon thereafter as the matter can be heard:

**5:01 p.m. Second Reading Public Hearing**

**NORTH SHORE LOCAL HISTORIC DISTRICT-TATUM WATERWAY EXPANSION AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE MIAMI BEACH CITY CODE, BY AMENDING CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE X, "HISTORIC PRESERVATION," DIVISION 4, "DESIGNATION," SECTION 118-593, "HISTORIC PRESERVATION DESIGNATION," BY ADOPTING THE DESIGNATION OF THE NORTH SHORE HISTORIC DISTRICT TATUM WATERWAY EXPANSION, WHICH IS GENERALLY BOUNDED BY 77TH STREET ON THE SOUTH, HAWTHORNE AVENUE AND CRESPI BOULEVARD ON THE WEST, 87TH STREET ON THE NORTH, AND TATUM WATERWAY DRIVE AND BYRON AVENUE ON THE EAST, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING THAT THE CITY'S ZONING MAP SHALL BE AMENDED TO INCLUDE THE NORTH SHORE HISTORIC DISTRICT TATUM WATERWAY EXPANSION; ADOPTING THE DESIGNATION REPORT ATTACHED HERETO AS APPENDIX "A"; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Section 118-164 of the City's Land Development Code. Inquiries may be directed to the Planning Department at 305.673.7550.***

To avoid irreparable harm this application is being re-noticed in an abundance of caution during the period of appellate review in the case styled [YTech-180 Units Miami Beach Investment, LLC v. City of Miami Beach](#) (Fla. 11th Cir. Case No. 2018-184-AP-01). The City maintains that this process is legislative. Without waiving that position, to protect the historic resources at issue, and to avoid further challenge, the City provides this notice in accordance with the Circuit Court's original construction of Section 118-591(f) and Section 118-8 of the City Code of Miami Beach.



INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments by sending an email to: [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or its hearing, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Atlantic Broadband Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG-TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

**MIAMI BEACH**  
**Ad 06232021-01 MH**

Rafael E. Granado, City Clerk  
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