

NORTH SHORE LOCAL HISTORIC DISTRICT – TATUM WATERWAY EXPANSION

ORDINANCE NO. _____

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.

WHEREAS, following a public hearing on December 8, 2020, the Historic Preservation Board voted unanimously (7-0) to transmit, with a favorable recommendation, the designation of the Tatum Waterway Expansion of the North Shore Historic District to the Planning Board and City Commission; and

WHEREAS, on April 27, 2021, the Planning Board held a public hearing and voted to transmit a favorable recommendation (by a vote of 5 to 1) on the designation of the Tatum Waterway Expansion of the North Shore Historic District to City Commission; and

WHEREAS, the Planning Department has recommended in favor of this amendment to the Land Development Regulations of the City Code; and

WHEREAS, the Planning Department’s recommendation to approve the designation of the Tatum Waterway Expansion of the North Shore Historic District is based upon the information documented in the Designation Report prepared by the City of Miami Beach Planning Department, which is attached hereto as Appendix “A”.

NOW THEREFORE, BE IT DULY ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. DESIGNATION OF TATUM WATERWAY EXPANSION AS PART OF THE NORTH SHORE HISTORIC DISTRICT.

The North Shore Historic District is hereby expanded to add those certain areas which are 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; and having the legal description as described herein. These areas are hereby designated as an Historic District of the City of Miami Beach. The land described in this paragraph shall be known as the “Tatum Waterway Expansion.” Additionally, the Designation Report attached hereto as

Appendix "A" is hereby adopted. For purposes of clarity, the Tatum Waterway Expansion is part of the North Shore Historic District.

SECTION 2. AMENDMENT TO SECTION 118-593 OF THE CITY CODE.

Chapter 118, Article X, Division 4, Section 118-593, entitled "Historic Preservation Designation," of the Land Development Regulations of the City Code of Miami Beach, Florida, is hereby amended to read as follows:

**CHAPTER 118
ADMINISTRATION AND REVIEW PROCEDURES**

* * *

ARTICLE X. – HISTORIC PRESERVATION

* * *

DIVISION 4. – DESIGNATION

* * *

Sec. 118-593. – Historic preservation designation.

- (e) Delineation on zoning map. All sites and districts designated as historic sites and districts shall be delineated on the city's zoning map, pursuant to section 142-71, as an overlay district. Such sites and districts include:

* * *

- (2) Historic preservation districts (HPD).

* * *

m. RM-1, CD-2/HPD-13: The boundaries of the North Shore Historic District commence at the point of intersection of the centerline of Collins Court and the centerline of 73rd Street, as shown in the HARDING TOWNSITE, recorded in Plat Book 34, at Page 4, of the Public Records of Miami-Dade County, Florida. Said point being the POINT OF BEGINNING of a tract of land herein described; thence run Northerly, along the centerline of Collins Court to a point of intersection with the Centerline of 75th Street; thence continue Northerly to a point of intersection of the Centerline of Collins Court and the Northern right of way line of 75th Street; thence continue Northerly along the centerline of Collins Court to a point of intersection with the centerline of 87th street; thence run Westerly along the centerline of 87th Street to a point of intersection with the centerline of Harding Avenue; thence run Southerly along the centerline of Harding Avenue to a point of intersection with the Easterly extension of the North line of Lot 10, Block 3, as shown in BEACH BAY SUBDIVISION, as recorded in Plat Book 44, Page 25, of the Public Records of Miami-Dade County, Florida; thence run Westerly along the

North line of said lot 10 to a point. Said point being the Northwest corner of said lot 10; thence Southerly along the West line of lots 10, 11, and 12 of block 3 of the aforementioned BEACH BAY SUBDIVISION to a point of intersection on the Northern right of way line of 86th street; thence Southerly to a point of intersection of the Southern right of way line of 86th street and the West line of lot 10, Block 4 of the aforementioned BEACH BAY SUBDIVISION; thence continue Southerly along the West line of lots 10, 11, 12, 13, and 14 of said Block 4 to a point of intersection on the Northern right of way line of 85th street; thence continue Southerly to a point of intersection of the Southern right of way line of 85th street and the West line of lot 10, Block 5 of the aforementioned BEACH BAY SUBDIVISION; thence continue Southerly along the West line of lots 10, 11, 12, 13, and 14 of said Block 5 to a point of intersection on the Northern right of way line of 84th street; thence continue Southerly to a point of intersection of the Southern right of way line of 84th street and the West line of lot 10, Block 6 of the aforementioned BEACH BAY SUBDIVISION; thence continue Southerly along the West line of lots 10, 11, 12, 13, and 14 of said Block 6 to a point of intersection on the Northern right of way line of 83rd street; thence continue Southerly to a point of intersection of the Southern right of way line of 83rd street and the West line of lot 14, Block 3, HAYNSWORTH BEACH SUBDIVISION, as recorded in Plat Book 41, Page 2, of the Public Records of Miami-Dade County, Florida. Thence continue Southerly along the West lines of lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 of said block 3 to a point of intersection on the Northern right of way line of 81st street; thence continue Southerly to a point of intersection of the Southerly right of way line of 81st street and West line of lot 12, block 7 of ALTOS DEL MAR NO. 3, as recorded in Plat Book 8, Page 41, of the Public Records of Miami-Dade County, Florida. Thence continue Southerly along the West line of lots 7, 8, 9, 10, 11, and 12 of said block 7 to a point of intersection on the Northern right of way line 80th street; thence continue Southerly to a point of intersection of the Southern right of way line of 80th street and the West line of lot 12, block 8 of the aforementioned ALTOS DEL MAR NO. 3; thence continue Southerly along the West line of lots 7, 8, 9, 10, 11, and 12 of said block 8 to a point of intersection on the Northern right of way line 79th street; thence continue Southerly to a point of intersection of the Southern right of way line of 79th street and the West line of lot 12, block 9 of the aforementioned ALTOS DEL MAR NO. 3; thence continue Southerly along the West line of lots 7, 8, 9, 10, 11, and 12 of said block 9 to a point of intersection on the Northern right of way line 78th street; thence continue Southerly to a point of intersection of the Southern right of way line of 78th street and the West line of lot 12, block 10 of the aforementioned ALTOS DEL MAR NO. 3; thence continue Southerly along the West line of lots 7, 8, 9, 10, 11,

and 12 of said block 10 to a point of intersection on the Northern right of way line 77th street; thence continue Southerly to a point of intersection of the Southern right of way line of 77th street and the West line of lot 12, block 11 of the aforementioned ALTOS DEL MAR NO. 3; thence continue Southerly along the West line of lots 7, 8, 9, 10, 11, and 12 of said block 11 to a point of intersection on the Northern right of way line 76th street; thence continue Southerly to a point of intersection of the Southern right of way line of 76th street and the West line of lot 6, block 12 of the aforementioned ALTOS DEL MAR NO. 3; thence continue Southerly along the West line of lots 4, 5, and 6 and its Southerly extension of said block 12 to a point of intersection on the centerline of 75th street; thence run Westerly along the centerline of 75th street to a point of intersection on the centerline of Dickens Avenue; thence run Southerly along the centerline of Dickens Avenue to a point of intersection on the centerline of 73rd street; thence run Easterly along the centerline of 73rd street to a point of intersection with the centerline of Collins Court, Said point also being the POINT OF BEGINNING. Said lands located, lying and being in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Florida. ~~The boundaries of the North Shore Historic District Tatum Waterway Expansion commence at the Point of Intersection of the Centerline of Hawthorne Avenue and the Centerline of 77th Street, as shown in the plat of BISCAYNE BEACH SUBDIVISION, as recorded in Plat Book 48, at Page 53 of the Public Records of Miami-Dade County. Said point being the POINT OF BEGINNING of a tract of land herein described; Thence run Northerly along the Centerline of Hawthorne Avenue to a Point of Intersection of the Centerline of Hawthorne Avenue and the Centerline of Crespi Boulevard; Thence Northeasterly and Northerly along the Centerline of Crespi Boulevard to a Point of Intersection with the Westerly extension of the North line of Lot 4, Block 13, of BISCAYNE BEACH SECOND ADDITION as recorded in Plat Book 46, at Page 39, of the Public Records of Miami-Dade County, Florida; Thence Easterly along said extension of the North line of Lot 4 and along the North line of Lot 4 and its extension over the Tatum Waterway to a Point of Intersection with the Eastern bulkhead line of Tatum Waterway, the same line being the Western line of Block 1, of BEACH BAY SUBDIVISION, as recorded in Plat Book 44, at Page 25, of the Public Records of Miami-Dade County, Florida; Thence Northerly along said Western Line of Block 1 to a point being the Northwest corner of the Plat of BEACH BAY SUBDIVISION, the same point being the Northwest corner of Lot 1, Block 1 of said BEACH BAY SUBDIVISION, as recorded in Plat Book 44, at Page 25, of the Public Records of Miami-Dade County, Florida; Thence Easterly along the North line of Lot 1, Block 1 and its Easterly extension to a Point of Intersection with the Centerline of Byron Avenue; Thence Southerly~~

~~along the Centerline of Byron avenue to a Point of Intersection of Byron Avenue and 81st street; Thence Westerly along the Centerline of 81st street to a Point of Intersection with the Centerline of Tatum Waterway Drive; Thence southwesterly along the Centerline of Tatum Waterway Drive to a Point of Intersection with the Centerline of 77th street; Thence westerly along the Centerline of 77th street to a Point of Intersection of Centerline 77th Street with the Centerline of Hawthorne Avenue; said point being the POINT OF BEGINNING. Said lands located, lying and being in Section 10, Township 53 South, Range 42 East, and in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Florida. The boundaries of the North Shore Historic District are hereby expanded to include the Tatum Waterway Expansion, the boundaries of which commence at the Point of Intersection of the Centerline of Hawthorne Avenue and the Centerline of 77th Street, as shown in the plat of BISCAYNE BEACH SUBDIVISION, as recorded in Plat Book 48, at Page 53 of the Public Records of Miami-Dade County. Said point being the POINT OF BEGINNING of a tract of land herein described; Thence run Northerly along the Centerline of Hawthorne Avenue to a Point of Intersection of the Centerline of Hawthorne Avenue and the Centerline of Crespi Boulevard; Thence Northeasterly and Northerly along the Centerline of Crespi Boulevard to a Point of Intersection with the Westerly extension of the North line of Lot 4, Block 13, of BISCAYNE BEACH SECOND ADDITION as recorded in Plat Book 46, at Page 39, of the Public Records of Miami-Dade County, Florida; Thence Easterly along said extension of the North line of Lot 4 and along the North line of Lot 4 and its extension over the Tatum Waterway to a Point of Intersection with the Eastern bulkhead line of Tatum Waterway, the same line being the Western line of Block 1, of BEACH BAY SUBDIVISION, as recorded in Plat Book 44, at Page 25, of the Public Records of Miami-Dade County, Florida; Thence Northerly along said Western Line of Block 1 to a point being the Northwest corner of the Plat of BEACH BAY SUBDIVISION, the same point being the Northwest corner of Lot 1, Block 1 of said BEACH BAY SUBDIVISION, as recorded in Plat Book 44, at Page 25, of the Public Records of Miami-Dade County, Florida; Thence Easterly along the North line of Lot 1, Block 1 and its Easterly extension to a Point of Intersection with the Centerline of Byron Avenue; Thence Southerly along the Centerline of Byron avenue to a Point of Intersection of Byron Avenue and 81st street; Thence Westerly along the Centerline of 81st street to a Point of Intersection with the Centerline of Tatum Waterway Drive; Thence southwesterly along the Centerline of Tatum Waterway Drive to a Point of Intersection with the Centerline of 77th street; Thence westerly along the Centerline of 77th street to a Point of Intersection of Centerline 77th Street with the Centerline of Hawthorne Avenue; said point being the POINT OF BEGINNING. Said lands~~

located, lying and being in Section 10, Township 53 South, Range 42 East, and in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Florida. For the avoidance of doubt, the Tatum Waterway Expansion is part of the North Shore Historic District.

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SECTION 3. INCLUSION IN THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE.

It is the intention of the Mayor and City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Land Development Regulations of the City Code of Miami Beach, Florida. The sections of this Ordinance may be renumbered or relettered to accomplish such intention, and the word "Ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 4. AMENDMENT TO ZONING MAP.

That the Mayor and City Commission hereby amend the Zoning Map of the City of Miami Beach as contained in the Land Development Regulations of the City Code by identifying the area described herein as HPD-13, Historic Preservation District 13.

SECTION 5. REPEALER.

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

SECTION 6. SEVERABILITY.

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

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED and **ADOPTED** this ____ day of _____, 2021.

Dan Gelber, Mayor

ATTEST:

APPROVED AS TO FORM AND
LANGUAGE AND FOR EXECUTION

Rafael E. Granado, City Clerk

City Attorney

Date

First Reading: May 12, 2021
Second Reading: June 23, 2021

Verified By: _____
Thomas R. Mooney, AICP
Planning Director

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