

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; AMENDING SECTION 118-593, "HISTORIC PRESERVATION DESIGNATION"; AMENDING SECTION 118-593(E), "DELINEATION ON ZONING MAP"; AMENDING SECTION 118-593(E)(2), "HISTORIC PRESERVATION DISTRICTS (HPD)" BY DESIGNATING THE NORTH SHORE HISTORIC DISTRICT, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING THAT THE CITY'S ZONING MAP SHALL BE AMENDED TO INCLUDE THE NORTH SHORE HISTORIC DISTRICT; ADOPTING THE DESIGNATION REPORT ATTACHED HERETO AS APPENDIX "A"; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on October 10, 2017, the Historic Preservation Board held a public hearing and transmitted a favorable recommendation (7 to 0) for the designation of the North Shore Local Historic District to the Planning Board and City Commission; and

WHEREAS, on October 10, 2017, the Planning Board held a public hearing and transmitted a _____ recommendation (_ to _) for the designation of the North Shore Local Historic District to City Commission; and

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

WHEREAS, these recommendations of approval for the designation of the North Shore Local Historic District were based upon the information documented in the Designation Report prepared by the City of Miami Beach Planning Department 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 NORTH SHORE HISTORIC DISTRICT.

Those certain areas which are generally bounded by 73rd street on the south, Dickens Avenue and the western lot line of the properties on the west side of Harding Avenue on the west, 87th Street on the north and Collins Court on the east; and having the legal description as described herein, are hereby designated as an Historic District of the City of Miami Beach and shall be known as the "North Shore Historic District." That the Designation Report attached hereto as Appendix "A" is hereby adopted.

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

That Chapter 118, 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:

* * *

- (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).

* * *

I. 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.

* * *

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 OF 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 _____, 2017.

MAYOR

ATTEST:

CITY CLERK

**APPROVED AS TO FORM & LANGUAGE
& FOR EXECUTION:**

CITY ATTORNEY

DATE

VERIFIED BY:

PLANNING DIRECTOR

Underscore denotes new language.

~~Strike through~~ denotes deleted language.

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