

NORMANDY ISLES HISTORIC DISTRICT DESIGNATION

ORDINANCE NO. _____

AN 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 NORMANDY ISLES HISTORIC DISTRICT WITH THE NORTHERN PORTION OF THE DISTRICT LOCATED GENERALLY BETWEEN THE NORMANDY SHORES GOLF COURSE AND SOUTH SHORE DRIVE TO THE NORTH, THE SOUTH SIDE OF MARSEILLE DRIVE AND THE PROPERTY LOCATED AT 1133 NORMANDY DRIVE TO THE SOUTH, NORTH SHORE DRIVE AND BAY DRIVE TO THE EAST, AND RAY STREET AND RUE NOTRE DAME TO THE WEST, AND THE SOUTHERN PORTION OF THE DISTRICT LOCATED GENERALLY BETWEEN THE NORTHERN LOT LINE OF THE PROPERTIES ON THE NORTH SIDE OF BAY DRIVE AND 71ST STREET TO THE NORTH, BISCAYNE BAY TO THE SOUTH, INDIAN CREEK AND BISCAYNE BAY TO THE EAST, AND RUE VERSAILLES AND BAY DRIVE TO THE WEST; PROVIDING THAT THE CITY'S ZONING MAP SHALL BE AMENDED TO INCLUDE THE NORMANDY ISLES 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 Normandy Isles Local Historic District to the Planning Board and City Commission; and

WHEREAS, on November 21, 2017, the Planning Board held a public hearing and transmitted a favorable recommendation (7 to 0) for the designation of the Normandy Isles 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 Normandy Isles Local Historic District were based upon the information documented in the Designation Report prepared by the City of Miami Beach Planning Department and attached and incorporated 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 NORMANDY ISLES HISTORIC DISTRICT.

Those certain areas which are generally bounded by the southern lot line of the properties on the south side of Marseille Drive and the property located at 1133 Normandy Drive to the south, Ray Street and Rue Notre Dame to the west, the Normandy Shores Golf Course and South Shore Drive on the north and North Shore Drive and Bay Drive on the east. The southern portion of the possible historic district is generally bounded by Biscayne Bay on the south, Rue Versailles and Bay Drive on the west, the northern lot line of the properties on the north side of Bay Drive and 71st Street on the north and Indian Creek and Biscayne Bay 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 "Normandy Isles 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).

* * *

m. RM-1, RM-2, CD-2, RO/HPD-14: The boundaries of the Normandy Historic District Commence at the point of intersection of the centerline of Normandy Court and the centerline of Bay Drive, as shown in the OCEANSIDE SECTION OF ISLE OF NORMANDY, recorded in Plat Book 25, at Page 60, 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 Bay Drive to a point of intersection with the centerline of South Shore Drive, thence run Westerly along the centerline of South Shore Drive to a point of intersection with the Southerly extension of the East line of Lot 17, Block 56, of NORMANDY GOLF COURSE SUBDIVISION, recorded in Plat Book 44, at Page 62, of the Public Records of Miami-Dade County, Florida; thence Northerly along said East line of lot 17 to the Northeast corner of said Lot 17, said point being on the North line of Block 56 of the aforementioned NORMANDY GOLF COURSE SUBDIVISION; thence Northerly along the North line of Block 56 to a point of intersection with the centerline of Ray street; thence Southerly along the centerline of Ray Street to a point of intersection with the North right of

way line of Normandy Waterway; thence continue Southerly over the Normandy Waterway to a point, said point being the intersection of the South right of way line of Normandy Waterway and the centerline Rue Notre Dame; thence continue Southerly along the centerline of Rue Notre Dame to a point of intersection with the Westerly extension of the South line of Lot 1, Block 9, as shown in 2ND REVISED PLAT OF A PORTION OF OCEAN SIDE SECTION AND TROUVILLE SECTION OF ISLE OF NORMANDY, recorded in Plat Book 40, at Page 35, of the Public Records of Miami-Dade County, Florida; thence run Easterly along said extension of Lot 1 and along the South line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 to a point, said point being the Southeast corner of lot 15 and also being the Northwest corner of lot 25, block 9 as shown in the OCEANSIDE SECTION OF ISLE OF NORMANDY, recorded in Plat Book 25, at Page 60, of the Public Records of Miami-Dade County, Florida; thence Southerly along the West line of said Lot 25 to a point of intersection with the North right of way line of Normandy Drive (71st Street); thence Northerly along said North right of way line the same line also being the South line of Lots 23, 24 and 25 of said block 9 to a point of intersection of the East line of lot 25 and the North right of way line of Normandy drive, thence Northerly along the East line of lot 23 to the Northeast corner of said lot 23, said point being the intersection of the East line of lot 23 and the South line of lot 19, Block 9 of the aforementioned 2ND REVISED PLAT OF A PORTION OF OCEAN SIDE SECTION AND TROUVILLE SECTION OF ISLE OF NORMANDY; thence Easterly along the South line of lots 19 and 20 of said block 9 to a point of intersection on the West right of way line of Rue Versailles, thence continue Easterly to a point of intersection of the centerline of Rue Versailles and the centerline of Normandy Court, thence continue Easterly along said centerline of Normandy Court to a point of intersection with the centerline of Bay Drive, said point being the POINT OF BEGINNING. Said lands located, lying and being in Section 3, Township 53 South, Range 42 East, and in Section 10, Township 53 South, Range 42 East, City of Miami Beach, Florida.

AND

Another Boundary of the Normandy Historic District commences at the point of intersection of Rue Versailles and the bulkhead line of Biscayne Bay, as shown in the OCEANSIDE SECTION OF ISLE OF NORMANDY, recorded in Plat Book 25, at Page 60, 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 Easterly and Northwesterly along said bulk head line of Biscayne Bay, said bulkhead line also being the Southern and Eastern boundary line of Block 1 of the aforementioned OCEANSIDE SECTION OF ISLE OF NORMANDY to a

point of intersection with the centerline of 71 street; thence run Westerly along the centerline of 71 street to a point of intersection with the centerline of Bay Drive; thence Southerly along the centerline of Bay Drive a point of intersection with the centerline of Brest Esplanade; thence run Northwesterly along the centerline of Brest Esplanade to a point of intersection with the Northerly extension of the West line of lot 13, block 6 of the aforementioned OCEANSIDE SECTION OF ISLE OF NORMANDY, thence Southerly along said West line of lot 13 to a point being 138 feet North of the South line of lot 14 of said block 6; thence run Westerly along a line 138 feet North and parallel to the South line of lot 14 a distance of 50 feet to a point on the East line of lot 15 of said block 6, said point being 2 feet South of the North line of lot 15, thence run North along said East line of lot 15 for a distance of 2 feet to the North line of lot 15, thence run Westerly along the North line of lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and the Westerly extension of lot 23 to the centerline of Rue Versailles; thence run Southerly along the centerline of Rue Versailles to a point of intersection with the Bulkhead line of Biscayne Bay, 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.

* * *

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-14, Historic Preservation District 14.

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 _____, 2018.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

First Reading: December 13, 2017

Second Reading: January ____, 2018

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

T:\AGENDA\2017\12 - December\Planning\Normandy Isles Local Historic District - First Reading ORD.docx