

**NORTH BEACH BANDSHELL – 7275 COLLINS AVENUE  
HISTORIC SITE DESIGNATION**

**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, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE X, ENTITLED "HISTORIC PRESERVATION," DIVISION 4, ENTITLED "DESIGNATION," SECTION 118-593, ENTITLED "HISTORIC PRESERVATION DESIGNATION," AT SUBSECTION (E), ENTITLED "DELINEATION ON ZONING MAP," BY DESIGNATING ONE OR MORE BUILDINGS AT 7275 COLLINS AVENUE AS AN HISTORIC SITE TO BE KNOWN AS "NORTH BEACH BANDSHELL," AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING THAT THE CITY'S ZONING MAP SHALL BE AMENDED TO INCLUDE NORTH BEACH BANDSHELL, 7275 COLLINS AVENUE AS AN HISTORIC SITE; ADOPTING THE DESIGNATION REPORT ATTACHED HERETO AS APPENDIX "A"; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, on September 13, 2021, the Historic Preservation Board held a public hearing and transmitted a favorable recommendation (7 to 0) for the designation of the North Beach Bandshell Local Historic Site to the Planning Board and City Commission; and

**WHEREAS**, on September 28, 2021, the Planning Board held a public hearing and transmitted a favorable recommendation for the designation of the North Beach Bandshell Local Historic Site 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 North Beach Bandshell, 7275 Collins Avenue as an Historic Site were based upon the information documented in the Designation Report prepared by the City of Miami Beach Planning Department attached hereto as Appendix "A."

**WHEREAS**, the amendments set forth below are necessary to accomplish all of the above objectives.

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

**SECTION 1. DESIGNATION OF NORTH BEACH BANDSHELL, 7275 COLLINS AVENUE AS AN HISTORIC SITE.**

That the certain area of a portion of the parcel located on the east side of Collins Avenue between 72 Street and 73 Street and having the legal description as described herein, is hereby designated as an Historic Site of the City of Miami Beach and shall be known as "North Beach Bandshell,

7275 Collins Avenue." That the Designation Report attached hereto as Appendix "A" is hereby adopted.

## **SECTION 2. AMENDMENT OF SUBSECTION 118-593(E).**

That Subsection (e), entitled "Delineation on Zoning Map," of Section 118-593, entitled "Historic Preservation Designation," of Division 4, entitled "Designation," of Article X, entitled "Historic Preservation," of Chapter 118, entitled "Administration and Review Procedures," of the Land Development Regulations of the City Code is hereby amended to read as follows:

### **Section 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:

- (1) Historic preservation sites (HPS).

\* \* \*

g. GU/HPS-17: North Beach Bandshell, 7275 Collins Avenue, as more particularly described as LOT 8, WHICH WAS RESERVED FOR COAST GUARD PURPOSES BY THE PRESIDENT OF THE UNITED STATES BY PROCLAMATION NO. 1589, OF MARCH 11, 1921, CONTAINING 21 ACRES MORE OR LESS, AND WHICH CONSTITUTES A PART OF ORIGINAL LOT 6, SECTION 2, TOWNSHIP 53 SOUTH, RANGE 42 EAST, TALLAHASSEE MERIDIAN, FLORIDA, EXCEPTING THAT PORTION OF LOT 8 GRANTED TO THE CITY OF MIAMI BEACH, FLORIDA, BY THE UNITED STATES BY QUITCLAIM DEED DATED JUNE 16, 1937, RECORDED IN BOOK 1821 OF DEEDS AT PAGE 461 OF THE LAND RECORDS OF DADE COUNTY, FLORIDA, BUT INCLUDING THE REVERSION IN SAID PORTION RESERVED TO THE UNITED STATES BY SUCH DEED. SAID LOT 8 AND ITS EXCEPTIONS THEREOF ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHERLY PROJECTION OF THE WEST LINE OF BLOCK 9 WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID BLOCK 9 OF "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 AT PAGE 54 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N87°36'01"E ALONG SAID WESTERLY PROJECTION OF THE NORTH LINE OF BLOCK 9 FOR 2.44 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (COLLINS AVENUE) FOR THE FOLLOWING FIFTEEN (15) COURSES; THENCE N03°17'52"W FOR 19.09 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 05°35'40" FOR 43.94 FEET TO THE POINT

OF TANGENCY; THENCE N08°53'32"W FOR 32.28 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 15°53'27" FOR 23.70 FEET TO THE POINT OF TANGENCY; THENCE N04°56'E FOR 6.59 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 12°26'52" FOR 18.47 FEET TO THE POINT OF TANGENCY; THENCE N05°21'56"W FOR 16.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N73°42'14"E FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 624.63 FEET AND A CENTRAL ANGLE OF 09°35'01" FOR 104.48 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N26°16'11"W AND WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N64°07'13"E FROM THE CENTER OF THE LAST DESCRIBED CURVE; THENCE N26°16'11"W FOR 18.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 413.00 FEET AND A CENTRAL ANGLE OF 04°74'37" FOR 30.59 FEET TO A POINT OF COMPOUND CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 413.00 FEET AND A CENTRAL ANGLE OF 02°13'11" FOR 16.00 FEET TO THE POINT OF TANGENCY; THENCE N32°43'59"W FOR 22.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 19°01'13" FOR 48.14 FEET TO THE POINT OF TANGENCY; THENCE N13°42'46"W FOR 4.55 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 598.49 FEET AND A CENTRAL ANGLE OF 10°43'21" FOR 112.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 73RD STREET, WITH SAID POINT OF INTERSECTION BEARING S87°00'35"W FROM THE CENTER OF SAID CURVE; THENCE N87°03'37"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 73RD STREET AND ITS EASTERLY PROJECTION THEREOF FOR 223.17 FEET; THENCE S02°56'23"E FOR 87.18 FEET; THENCE S24°25'35"W FOR 120.94 FEET; THENCE S87°03'37"W FOR 120.49 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (COLLINS AVENUE) ALSO BEING THE POINT OF BEGINNING.

### **SECTION 3. CODIFICATION.**

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the

City of Miami Beach, Florida. The sections of this ordinance may be renumbered or re-lettered 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 HPS-17, Historic Preservation Site 17.

**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:**

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

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

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

9-27-21  
Date

NK

First Reading: October 13, 2021

Second Reading: October 27, 2021

Verified By: \_\_\_\_\_  
Thomas R. Mooney, AICP  
Planning Director

Underline denotes additions

~~Strike-through~~ denotes deletions