

J-88-461
5/24/88

ORDINANCE NO. 10494

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY APPLYING THE HC-1: GENERAL USE HERITAGE CONSERVATION OVERLAY DISTRICT TO VILLA WOODBINE, LOCATED AT APPROXIMATELY 2167 SOUTH BAYSHORE DRIVE, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN); MAKING FINDINGS; AND MAKING ALL NECESSARY CHANGES ON PAGE NUMBER 45 OF SAID ZONING ATLAS.

WHEREAS, the Miami Planning Advisory Board, at its meeting of May 4, 1988, Item No. 1, following an advertised public hearing, adopted Resolution No. PAB 29-88, by a 9 to 0 vote, RECOMMENDING APPROVAL of the request to amend the Zoning Atlas as hereinafter set forth; and

WHEREAS, the Miami Heritage Conservation Board, at its meeting of April 19, 1988, following an advertised public hearing, approved by a vote of 6-0, the herein historical designation; and

WHEREAS, the City Commission, after consideration of this matter deems it advisable and in the best interest of the general welfare of the City of Miami and its inhabitants to amend the Zoning Atlas as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The Zoning Atlas of Ordinance No. 9500, the Zoning Ordinance of the City of Miami, Florida, as amended, is hereby amended by applying the HC-1: General Use Heritage Conservation Overlay District to Villa Woodbine, which is located at approximately 2167 South Bayshore Drive, Miami, Florida, and more particularly described as Lot 25 less the westerly 100 feet lying northerly of Lot 0 and less TAYVIA SUB (Plat Book 66 at Page 130 of the Public Records of Dade County, Florida) and easterly 25 feet of Lot 0, and the southwesterly 40 feet of the northeasterly 65 feet of the southeasterly 130.5 feet of the northwesterly 235 feet of Lot 0, all lying northwesterly of South Bayshore Drive of the JOHN T. PEACOCK ESTATE, as shown in Plat Book 2 at Page 12 of the Public Records of Dade County, Florida.

Section 2. It is hereby found that this zoning classification change:

- (a) Is in conformity with the adopted Miami Comprehensive Neighborhood Plan;
- (b) Is not contrary to the established land use pattern;
- (c) Will not create an isolated district unrelated to adjacent and nearby districts;
- (d) Is not out of scale with the needs of the neighborhood or the City;
- (e) Will not materially alter the population density pattern or increase or overtax the load on public facilities such as schools, utilities, streets, etc.;
- (f) Will not adversely influence living conditions in the neighborhood;
- (g) Will not create or excessively increase traffic congestion or otherwise affect public safety;
- (h) Will not create a drainage problem;
- (i) Will not seriously reduce light and air to adjacent area;
- (j) Will not adversely affect property values in the adjacent area;
- (k) Will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
- (l) Will not constitute a grant of special privilege to an individual owner as contrasted with protection of the public welfare.

Section 3. It is hereby found that the subject property is eligible for this historic designation under criteria 3, 5, 6, 7, 9 and 10, as set forth in Section 1604.1 of Article 16 of Ordinance No. 9500, the Zoning Ordinance of the City of Miami, Florida.

Section 4. Page No. 45 of the Zoning Atlas, incorporated in said ordinance by reference and description in Article 3,

Section 300 thereof, is hereby amended to reflect the herein zoning changes.

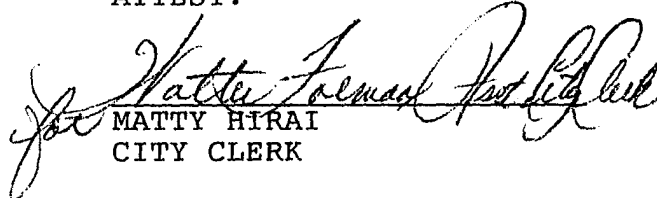
Section 5. All ordinances or parts of ordinances insofar as they are inconsistent or in conflict with the provisions of this ordinance are hereby repealed.

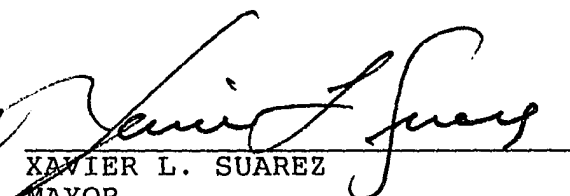
Section 6. If any section, part of section, paragraph, clause, phrase or word of this ordinance is declared invalid, the remaining provisions of this ordinance shall not be affected.

PASSED ON FIRST READING BY TITLE ONLY this 27th day of September, 1988.


PASSED AND ADOPTED ON SECOND AND FINAL READING BY TITLE ONLY this 27th day of October, 1988.

ATTEST:


MATTY HIRAI
CITY CLERK


XAVIER L. SUAREZ
MAYOR

PREPARED AND APPROVED BY:


JOEL E. MAXWELL
ASSISTANT CITY ATTORNEY

APPROVED AS TO FORM AND CORRECTNESS:


JORGE L. FERNANDEZ
CITY ATTORNEY

JEM/db/M323

PZ-4

PLANNING FACT SHEET

APPLICANT

City of Miami Planning Department:
April 6, 1988

PETITION

1. Villa Woodbine, Approximately 2167 South Bayshore Drive

Lot 25 less the westerly 100 feet lying northerly of Lot 0 and less TAYVIA SUB (PB 66-130), and easterly 25 feet of Lot 0, and the southwesterly 40 feet of the northeasterly 65 feet of the southeasterly 130.5 feet of the northwesterly 235 feet of Lot 0; all lying northwesterly of South Bayshore Drive.

JOHN T. PEACOCK ESTATE (2-12) P.R.D.C.

Consideration of recommendations concerning an amendment to the Official Zoning Atlas of Ordinance 9500, Zoning Ordinance of the City of Miami, Florida, to apply Section 1610. HC-1: General Use Heritage Conservation Overlay District to Villa Woodbine, 2167 South Bayshore Drive, as described in the designation report, and retaining the underlying zoning district.

REQUEST

To apply the HC-1 overlay to this historic site, as described in the designation report.

BACKGROUND

Villa Woodbine is one of the few intact historic estates that remains along South Bayshore Drive between S.W. 17th Avenue and Aviation Avenue. The majority of estates have been subdivided and/or their historic houses have been destroyed. Villa Woodbine is currently for sale and is subject to intense development pressure. Although the property for sale also includes two additional lots that flank the historic house, the constraints on the development of the site are great because of its configuration.

ANALYSIS

Villa Woodbine is eligible for designation under criteria 3, 5, 6, 7, 9 and 10, as set forth in Section 1604.1 of Article 16 of Ordinance 9500. Because of its historic significance, every attempt should be made to preserve Villa Woodbine, its unobstructed view to South Bayshore Drive, its limestone bluff, and the major trees on the site, while allowing sensitive development at the rear of the property and on adjoining lots. The City should work closely with a potential buyer to explore every alternative for appropriate development under the Zoning Ordinance. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the property.

RECOMMENDATIONS

HERITAGE CONSERVATION
BOARD

Approved by a 6-0 vote at the meeting of April 19, 1988.

PLANNING DEPT.

Approval.

PLANNING ADVISORY BOARD

At its meeting of May 4, 1988, the Planning Advisory Board adopted Res. PAB 29-88, by a 9 to 0 vote, recommending approval of the above.

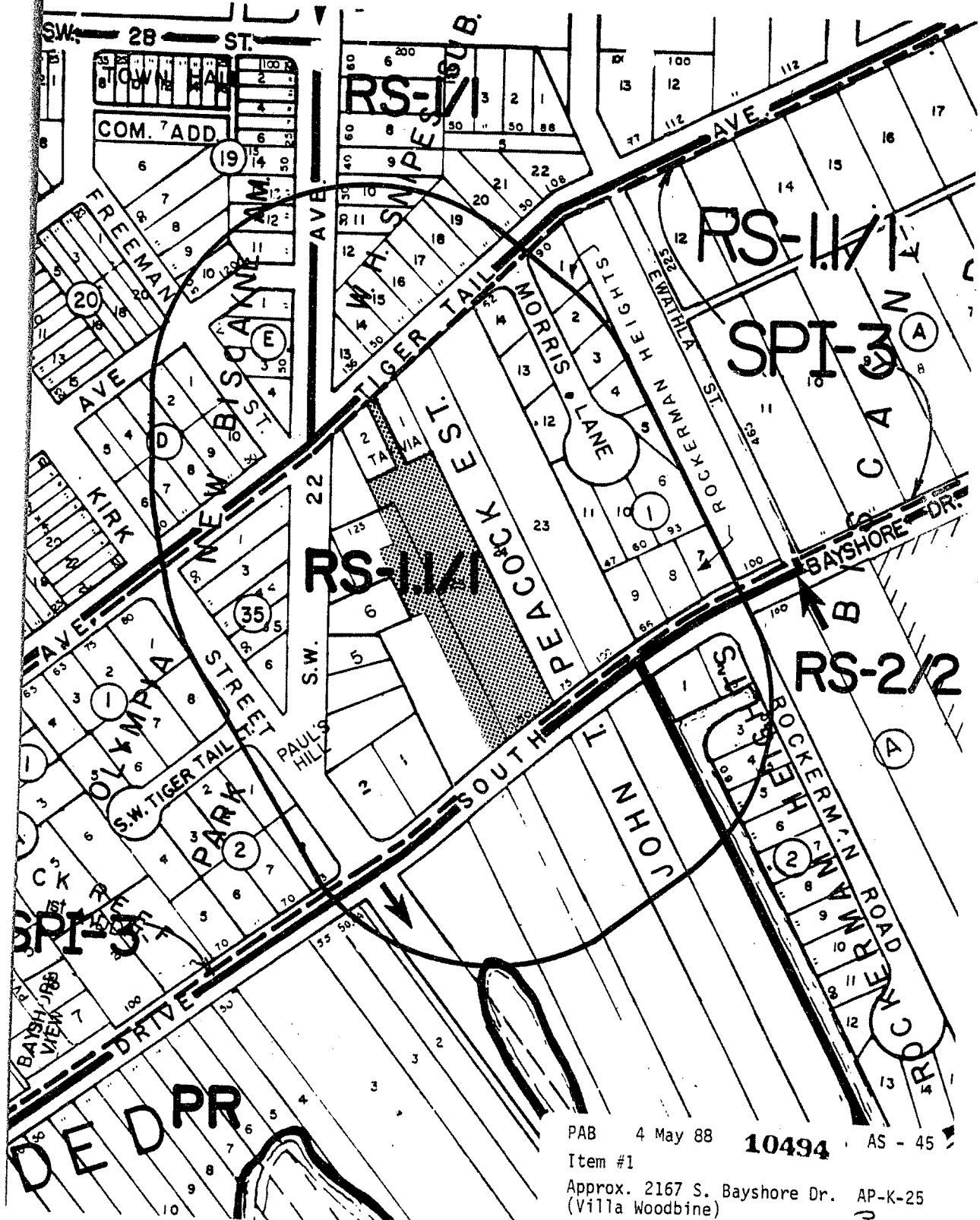
One opponent and 21 proponents were present at this meeting. Eight replies in favor and one objection were received by mail.

CITY COMMISSION

At its meeting of June 23, 1988, the City Commission deferred the above for 90 days.

At its meeting of September 27, 1988, the City Commission passed the above on First Reading.

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PAB 4 May 88 10494 AS - 45

Item #1

Approx. 2167 S. Bayshore Dr. AP-K-25
(Villa Woodbine)



PAB 4 May 88

AS - 45

Item #1

Approx. 2167 S. Bayshore Dr. AP-K-25

(vii:ia wuudoinie)

KENNEDY PARK

10494 +

Coconut Grove Park Inc.
% John Scurtis
P. O. Box 331428
Miami, FL 33233-1428

Mr. Sergio Rodriguez, Director
City of Miami Planning Department
P. O. Box 330708
Miami, FL 33233-0708

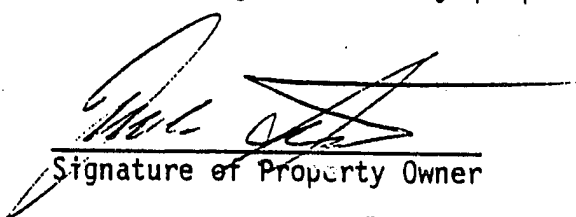
RE: Villa Woodbine
2167 S. Bayshore Drive

Dear Mr. Rodriguez:

I am the owner of the property listed above, and I am aware that the City of Miami Planning Department has recommended that this property receive local historic designation pursuant to Article 16 of City of Miami Zoning Ordinance 9500, as amended.

I approve of the designation of my property as a historic site.

I do not approve of the designation of my property as a historic site.



Signature of Property Owner

9-19-88
Date

10494

4A

VILLA WOODBINE

2167 SOUTH BAYSHORE DRIVE

Designation Report



City of Miami

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REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF
VILLA WOODBINE
2167 SOUTH BAYSHORE DRIVE
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton 3 18-88
Historic Preservation Planner Date

Accepted by Arthur W. King
Chairman, Heritage Conservation Board Date

Designated by the Miami City Commission
Ordinance No. 10494
Date _____

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I. GENERAL INFORMATION

Historic Name:

Villa Woodbine

Current Name:

Villa Woodbine

Location:

2167 S. Bayshore Drive
Miami, Florida 33133

Present Owner:

William A. Siekman
940 E. College Avenue
Appleton, Wisconsin 54911

Present Occupant:

Unknown

Present Use:

Residential

Present Zoning District:

RS-1.1/1; SPI-3

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-4115-010-0111

Boundary Description of HC Zoning District:

Lot 25 less the westerly 100 feet lying northerly of Lot 0 and less TAVIA SUB (PB 66-130), and the easterly 25 feet of Lot 0, and the southwesterly 40 feet of the northeasterly 65 feet of the southeasterly 130.5 feet of the northwesterly 235 feet of Lot 0, all lying northwesterly of S. Bayshore Drive, of the plat of JOHN T. PEACOCK ESTATE, as recorded in Plat Book 2 at Page 12 of the Public Records of Dade County, Florida.

HC Zoning Classification:

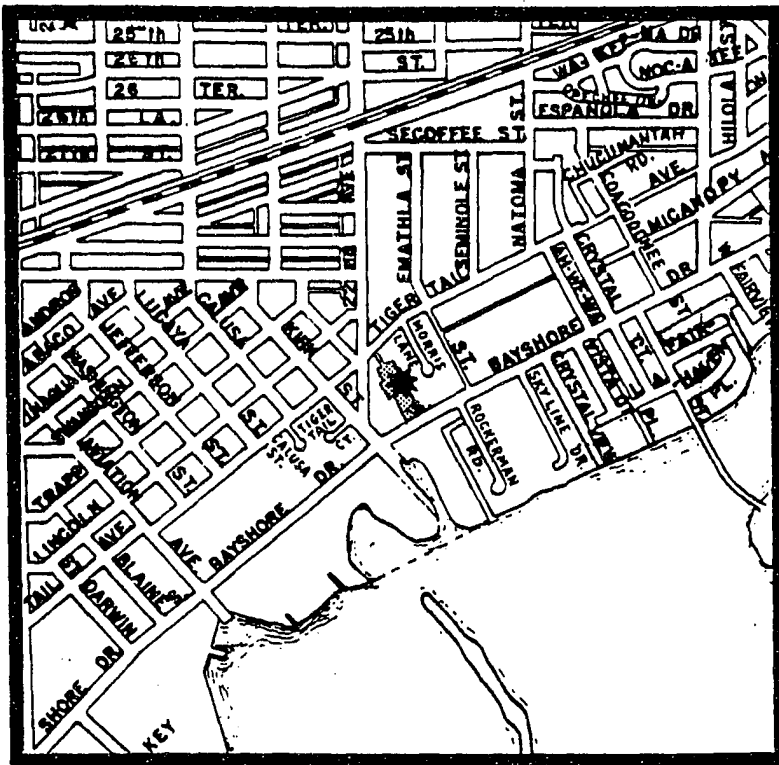
Historic Site

Dade County Historic Survey Rating:

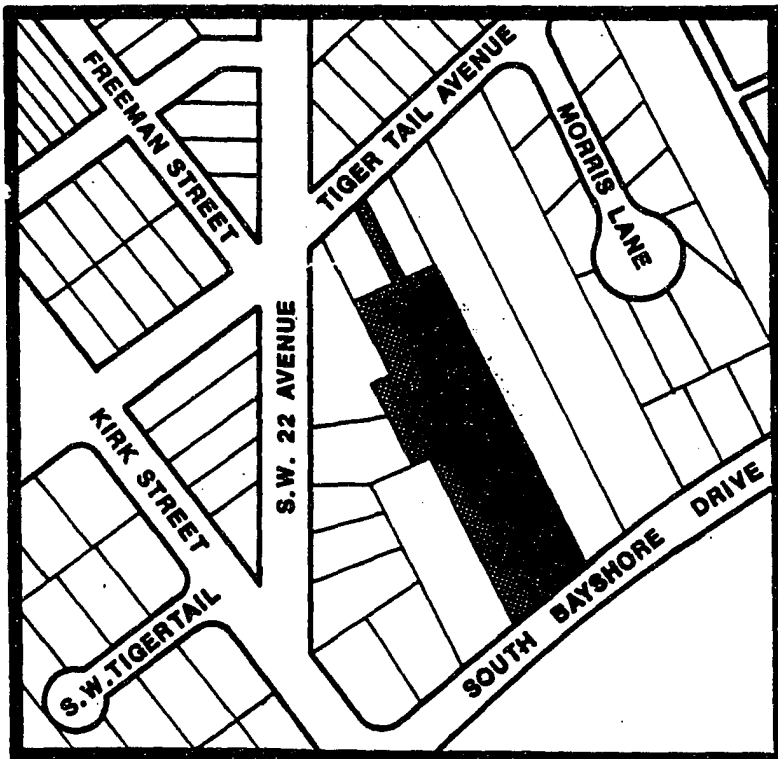
Architectural Significance -	1
Historical Significance -	3
Contextual Significance -	1

VILLA WOODBINE

2167 SOUTH BAYSHORE DRIVE



location



site plan

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II. STATEMENT OF SIGNIFICANCE

Villa Woodbine is significant as an outstanding example of Mediterranean Revival style architecture and is noted for its design, details, materials, and craftsmanship. Designed by one of Miami's most prominent early architect, Villa Woodbine is a visual landmark in Coconut Grove. Villa Woodbine is also significant as a reflection of the development trends in Coconut Grove during the early twentieth century.

Villa Woodbine was designed by Walter DeGarmo, said to be the first registered architect in the State of Florida. DeGarmo came to Miami in 1904 and designed many of the early public buildings in Miami, Miami Beach, and Coral Gables. He is best known, however, for his residential architecture. DeGarmo worked primarily in the Mediterranean Revival style, adapting each house to its surroundings and the local climate. DeGarmo continued to design in that style into the 1930's, and Villa Woodbine is an outstanding example of his work from that period.

The fine detail and craftsmanship of the house are particularly evident in its arched opening details, wrought iron grille work, and decorative detailing. The building's central courtyard design, wide overhangs, and tall openings represent a significant residential adaptation to the area's climate, while the symmetrical composition and location on the bluff reflect the formal character of the site.

Villa Woodbine also reflects the development trends of Coconut Grove during the first three decades of the twentieth century when wealthy industrialists from the northeast and midwest purchased large tracts of land along Biscayne Bay and built winter homes there. Traces of that era, when large estates lined the bluff along S. Bayshore Drive, has almost disappeared. Villa Woodbine is therefore an important reminder of that period in the City's history.

Villa Woodbine's location on the limestone bluff that follows Biscayne Bay is an area of archeological sensitivity. Both the Indian and early settlers favored this natural feature because of its location near the sea and its protected elevation. The site is therefore likely to yield information important in prehistory and history.

Relationship to Criteria for Designation:

Villa Woodbine is eligible for designation under the following criteria for designation:

3. Exemplifies the historical, cultural, political, economic, or social trends of the community.

Villa Woodbine reflects the developmental and social trends of Coconut Grove during the early twentieth century when wealthy northern and midwestern industrialists bought large tracts of land along Biscayne Bay and built their winter estates there.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

Villa Woodbine is an outstanding example of Mediterranean Revival style architecture and is particularly noteworthy for its arched openings, wrought iron grille work, and central courtyard plan; as well as for its unaltered condition.

6. Is an outstanding work of a prominent designer or builder.

Villa Woodbine was designed by Walter C. DeGarmo, one of Miami's most prominent local architects. Villa Woodbine is one of Miami's most outstanding examples of his residential work.

7. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

Villa Woodbine is particularly noteworthy for the excellence of its craftsmanship and detailing, embodied in such features as its arched opening details, wrought iron grille work, and decorative detailing. Its central courtyard design, wide overhangs, and tall openings represent a significant residential adaptation to the area's climate.

9. Because of its prominence or spatial location, contrasts of siting, age, or scale, is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

Villa Woodbine's prominent location on the limestone bluff overlooking S. Bayshore Drive has made it a visual landmark of Coconut Grove.

10. Has yielded, or may be likely to yield, information important in prehistory or history.

Villa Woodbine is located in an area of archeological sensitivity and is likely to yield important prehistoric and historic information.

III. HISTORICAL INFORMATION

Date of Erection:

1931

Architect:

The architect for Villa Woodbine was Walter C. DeGarmo, one of South Florida's most prominent early architects. A native of Illinois, DeGarmo received a BA degree in civil engineering from Swarthmore University and a BA degree in architecture from Cornell. He worked in New York with John Russell Pope before moving to Miami in 1904.

Builder/Contractor:

The St. John Company, Inc.

Historical Context:

Charles S. Boyd was one of many midwestern industrialists who built winter homes in Miami. Born on November 27, 1871, in Appleton, Wisconsin, Boyd was the founder of the Appleton Coated Paper Company. The company was organized in 1907 and manufactured coated paper. During the early twentieth century, it was the only plant of its kind in Wisconsin. Boyd served as the company's president until his death in 1952.

When Boyd built his winter home in Miami in 1931, he named it after a grade of paper called woodbine enamel.

Villa Woodbine is presently owned by William Siekman, Boyd's son-in-law. Siekman married Boyd's daughter Martha in 1946, and the couple spent winters at the estate. Martha Siekman died in 1981.

IV. ARCHITECTURAL INFORMATION

Description of Building:

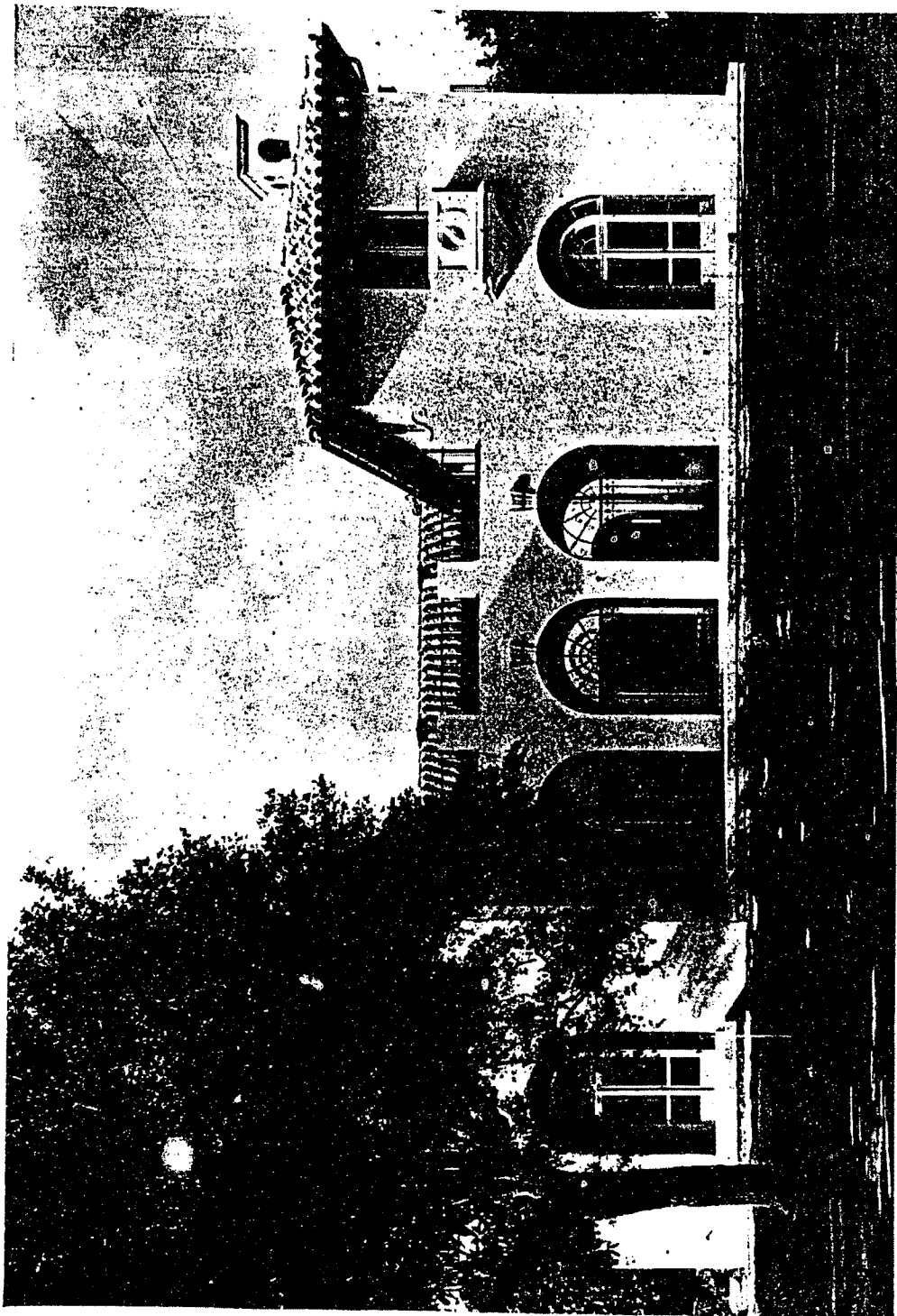
Villa Woodbine is a two story O-shaped structure featuring an open courtyard flanked by symmetrical wings. This concrete building is faced with a smooth stucco finish, and its wings are topped with low-pitched hipped roofs covered with mission tiles. A gable roof connects the two wings at the rear.

The southeast facade faces S. Bayshore Drive and features a series of round arched openings on the first story. Three openings, enclosed by wrought iron grille work and embellished with decorative keystones, lead into a loggia and central courtyard beyond. Each flanking wing contains one arched doorway composed of wood French doors and multi-light sidelights and transoms. Above these doorways are wood casement windows that open onto wrought iron balconies on the southwest wing and a cast concrete balcony on the southeast wing. The main entrance is recessed and is located on the northwest corner of the home. The northwest facade also contains a central entrance embellished with a decorative cast concrete surround. A pergola is located on the northwest corner of the house.

Decorative features on the building include exposed rafters under the wide overhanging eaves, a wrought iron balustrade enclosing the second story open porch, and decorative chimney caps.

Description of Site:

Villa Woodbine is located on an irregular shaped lot approximately 125 feet wide and 500 feet deep. A 12 foot easement provides access at the rear to Tigertail Avenue. The house is sited high on the limestone bluff overlooking Biscayne Bay and S. Bayshore Drive and is set back a considerable distance from S. Bayshore Drive. An oolitic limestone wall surrounds the property. The site, which is heavily wooded on the sides and rear, is accessible through a driveway that abuts the southwest property line. A small building is located at the rear of the property.



Villa Woodbine
2167 S. Bayshore Drive
Southeast (front) facade
c. 1932

(Photo courtesy Historical Association of Southern Florida)

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V. PLANNING CONTEXT

Present Trends and Conditions:

Villa Woodbine is one of the few intact estates that remains along S. Bayshore Drive between S. W. 17th Avenue and Aviation Avenue. The majority of estates have been subdivided and/or their historic houses have been destroyed. Villa Woodbine is currently for sale and is subject to intense development pressure. Although the property for sale also includes two additional lots that flank the historic house proposed for designation, the constraints on the development of the site are great because of its configuration.

Villa Woodbine is presently subject to the conditions of the Environmental Preservation Ordinance because S. Bayshore Drive is a Scenic Transportation Corridor. All development activity between S. Bayshore Drive and the front of the existing house is subject to review by the Heritage Conservation Board. The intent of this review is to preserve trees, geological formations, and unique scenic vistas that are of educational or environmental importance to the welfare of the general public and the City as a whole.

Conservation Objectives:

Every attempt should be made to preserve Villa Woodbine, its unobstructed view to S. Bayshore Drive, its limestone bluff, and the major trees on the site, while allowing sensitive development at the rear of the property and on adjoining lots. The City should work closely with a potential buyer to explore every alternative for appropriate development under the Zoning Ordinance.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the property. However, if certain zoning bonuses are subsequently identified that would encourage the preservation of the house and surrounding neighborhood while allowing new development, a change in the HC classification should be carefully considered.

VI. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include only that tract of land owned by William Siekman on which the house sits.

Major Exterior Surfaces Subject to Review:

All four facades of Villa Woodbine shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include the natural limestone bluff, the oolitic limestone wall, and all trees that are subject to the requirements for tree removal permits as set forth in Chapter 17 of the City Code. All applications for tree removal shall be subject to the requirements for Certificates of Approval and shall be reviewed by the Heritage Conservation Officer and/or Heritage Conservation Board.

Because of the potential archeological significance of the site, any development activity, excavation, or tree removal shall be preceded by a professional archeological survey. This survey shall be coordinated with the Dade County archeologist. If significant areas are uncovered, conditions for mitigation shall be included as part of the Certificate of Appropriateness.

VII. BIBLIOGRAPHY

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DeGarmo, Walter. "Residence for Mr. Charles S. Boyd." Plans, April 15, 1931. Copy at Historical Association of Southern Florida, Miami, Florida.

Dictionary of Wisconsin Biography. Madison, Wisconsin: State Historical Society of Wisconsin, 1960.

Esquivel, Mary Ann. "Coconut Grove Estate Put Up for Sale." The Miami Herald (Neighbors), February 7, 1988.

History of Outagamie County. 1911.

Metropolitan Dade County. From Wilderness to Metropolis. Miami: Metropolitan Dade County, 1982.

Nelson, C. C. Biographics of Prominent People of Appleton and the Fox River Valley. 1964.

Roelofs, Vernon W., "The Appleton Coated Paper Company 1907-1957." Booklet. Appleton, Wisconsin, 1957.

Sterns, Frank F. Along Greater Miami's Sun-Sea Area. Miami: Privately printed, 1932.

**CITY OF MIAMI, FLORIDA
LEGAL NOTICE**

All interested persons will take notice that on the 27th day of October 1988, the City Commission of Miami, Florida, adopted the following titled ordinances:

ORDINANCE NO. 10491

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY APPLYING THE HC-1 GENERAL USE HERITAGE CONSERVATION OVERLAY DISTRICT TO ST. JOHN'S BAPTIST CHURCH, LOCATED AT APPROXIMATELY 1328 NORTHWEST 3RD AVENUE, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN); MAKING FINDINGS; AND MAKING ALL NECESSARY CHANGES ON PAGE NUMBER 23 OF SAID ZONING ATLAS.

ORDINANCE NO. 10492

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY APPLYING THE HC-1 GENERAL USE HERITAGE CONSERVATION OVERLAY DISTRICT TO KENTUCKY HOME, LOCATED AT APPROXIMATELY 1221-1227 NORTHEAST 1ST AVENUE, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN); MAKING FINDINGS; AND MAKING ALL NECESSARY CHANGES ON PAGE NUMBER 23 OF SAID ZONING ATLAS.

ORDINANCE NO. 10493

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY APPLYING THE HC-1 GENERAL USE HERITAGE CONSERVATION OVERLAY DISTRICT TO EBENEZER METHODIST CHURCH, LOCATED AT APPROXIMATELY 1042 NORTHWEST 3RD AVENUE, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN); MAKING FINDINGS; AND MAKING ALL NECESSARY CHANGES ON PAGE NUMBER 23 OF SAID ZONING ATLAS.

ORDINANCE NO. 10494

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY APPLYING THE HC-1 GENERAL USE HERITAGE CONSERVATION OVERLAY DISTRICT TO VILLA WOODBINE, LOCATED AT APPROXIMATELY 2187 SOUTH BAYSHORE DRIVE, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN); MAKING FINDINGS; AND MAKING ALL NECESSARY CHANGES ON PAGE NUMBER 45 OF SAID ZONING ATLAS.

ORDINANCE NO. 10495

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY APPLYING THE HC-1 GENERAL USE HERITAGE CONSERVATION OVERLAY DISTRICT TO MT. ZION BAPTIST CHURCH, LOCATED AT APPROXIMATELY 301 NORTHWEST 9TH STREET, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN); MAKING FINDINGS; AND MAKING ALL NECESSARY CHANGES ON PAGE NUMBER 23 OF SAID ZONING ATLAS.

ORDINANCE NO. 10496

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, BY APPLYING THE HC-1 GENERAL USE HERITAGE CONSERVATION OVERLAY DISTRICT TO CENTRAL BAPTIST CHURCH, LOCATED AT APPROXIMATELY 500 NORTHEAST 1ST AVENUE, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN); MAKING FINDINGS; AND MAKING ALL NECESSARY CHANGES ON PAGE NUMBER 36 OF SAID ZONING ATLAS.

ORDINANCE NO. 10497

AN ORDINANCE AMENDING THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN AND ADDENDA (SEPTEMBER 1985) FOR PROPERTY LOCATED AT APPROXIMATELY 2101 NORTHWEST 19 TERRACE, MIAMI, FLORIDA (MORE PARTICULARLY DESCRIBED HEREIN) BY CHANGING THE DESIGNATION OF THE SUBJECT PROPERTY FROM MODERATE DENSITY RESIDENTIAL TO MODERATE-HIGH DENSITY RESIDENTIAL; AND MAKING FINDINGS.

ORDINANCE NO. 10498

AN ORDINANCE AMENDING THE ZONING ATLAS OF ORDINANCE NO. 9500, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, BY CHANGING THE ZONING CLASSIFICATION (SECTOR NUMBER ONLY) OF APPROXIMATELY 2101 NORTHWEST 19TH TERRACE, MIAMI, FLORIDA, (MORE PARTICULARLY DESCRIBED HEREIN) FROM RG-2/4 GENERAL RESIDENTIAL TO RG-2/5 GENERAL RESIDENTIAL; BY MAKING FINDINGS; AND BY MAKING ALL THE NECESSARY CHANGES ON PAGE NO. 25 OF SAID ZONING ATLAS MADE A PART OF ORDINANCE NO. 9500 BY REFERENCE AND DESCRIPTION IN ARTICLE 3, SECTION 300, THEREOF, CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE.

ORDINANCE NO. 10499

AN EMERGENCY ORDINANCE AMENDING THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, CHAPTER 39, ARTICLE II, ENTITLED "SIDEWALK AND STREET VENDORS," BY REQUIRING LIABILITY INSURANCE AND INDEMNIFICATION; PROVIDING DEFINITIONS; AMENDING DISTANCE AND TIME LIMITATIONS RELATIVE TO VENDORS AND SCHOOLS; FURTHER, ESTABLISHING A NEW "COCONUT GROVE SPECIAL VENDING DISTRICT" FOR THE AREA GENERALLY KNOWN AS THE COCONUT GROVE VILLAGE CENTER (MORE PARTICULARLY DESCRIBED HEREIN); ADDING A NEW SECTION 39-17.1 ENTITLED "LIMITATIONS WITHIN THE COCONUT GROVE SPECIAL VENDING DISTRICT"; RESTRICTING NUMBER OF VENDOR CARTS AND ESTABLISHING PUSH CART DESIGN CRITERIA AND REVIEW; ESTABLISHING SPECIFIC VENDING ZONES; PROVIDING LIMITATIONS; PROVIDING A GRACE PERIOD; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

MIAMI REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Dade County, Florida.

STATE OF FLORIDA
COUNTY OF DADE:

Before the undersigned authority personally appeared Sookie Williams, who on oath says that she is the Vice President of Legal Advertising of the Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF MIAMI
ORDINANCE NO. 10494

In the X . . . X Court,
was published in said newspaper in the issues of

Nov. 25, 1988

Affiant further says that the said Miami Review is a newspaper published at Miami in said Dade County, Florida, and that the said newspaper has heretofore been continuously published in said Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Janet Sanchez
Sworn to and subscribed before me this
25 day of Nov. A.D. 19 88
Janet Sanchez
Notary Public, State of Florida at Large

(SEAL)
My Commission Expires on the 21, 1991.
MR 114A

ORDINANCE NO. 10500

AN ORDINANCE AMENDING SECTION 40-204(C) OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, TO ADD AND REMOVE CERTAIN PROVISIONS DEALING WITH AUTHORIZED INVESTMENTS AND GUIDELINES FOR INVESTMENT OF THE CITY OF MIAMI FIREFIGHTERS' AND POLICE OFFICERS' RETIREMENT TRUST FUND; CONTAINING A REPEALER PROVISION AND SEVERABILITY CLAUSE.

ORDINANCE NO. 10501

AN ORDINANCE AMENDING CHAPTER 18, ENTITLED "FINANCE", ARTICLE III, SALE OF CERTIFICATES FOR DELINQUENT LOCAL IMPROVEMENT ASSESSMENT LIENS, SECTION 18-34, OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, TO PROVIDE THAT THE PRACTICE AND PROCEDURE PERTAINING TO THE SALE OF LOCAL IMPROVEMENT ASSESSMENT LIENS SHALL APPLY TO THE SALE OF ALL MUNICIPAL LIENS; CONTAINING A REPEALER PROVISION AND SEVERABILITY CLAUSE.

ORDINANCE NO. 10503

AN EMERGENCY ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 10347, ADOPTED NOVEMBER 19, 1987, AS AMENDED, THE CAPITAL APPROPRIATIONS ORDINANCE, BY ESTABLISHING THE PROJECT ENTITLED "DUPONT PLAZA BAY/RIVERWALK IMPROVEMENTS", PROJECT NO. 331347, IN THE AMOUNT OF \$100,000 FROM MARINAS RETAINED EARNINGS; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE.

ORDINANCE NO. 10504

AN ORDINANCE AMENDING ORDINANCE 9500, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF MIAMI, BY AMENDING ARTICLE 20, GENERAL AND SUPPLEMENTARY REGULATIONS, SECTION 2003 ACCESSORY USES AND STRUCTURES, SUBSECTION 2003.6 PERMANENT ACTIVE RECREATION FACILITIES AS ACCESSORY USES IN RESIDENTIAL DISTRICTS; SPECIAL PERMITS, BY RESTATING THE SUBSECTION TO REQUIRE A CLASS C SPECIAL PERMIT FOR RS-1, RS-2 AND RG-1 DISTRICTS AND SPECIAL EXCEPTION APPROVAL FOR THE RG-2 AND OTHER DISTRICTS, IF ACTIVE RECREATION FACILITIES ARE LOCATED ADJACENT TO STREETS AND/OR WHERE THEY EXCEED 20 PERCENT OF NET, NOT GROSS, LOT AREA; BY AMENDING SECTION 2005 GENERAL TERMS DEFINED, RELATED LIMITATIONS, SUBSECTION 2005.1 LOT DEFINED, PROHIBITION AGAINST DIVISIONS CREATING SUBSTANDARD LOTS, BY DELETING THE EXISTING DEFINITION AND INSERTING IN LIEU THEREOF A LOT DEFINITION IDENTICAL WITH CHAPTER 54.5-1 SUBDIVISION REGULATIONS OF THE CITY CODE, AND REFERENCING THAT CHAPTER, BY AMENDING THE SCHEDULE OF DISTRICT REGULATIONS, PAGE 1 OF 6, USES AND STRUCTURES, ACCESSORY USES AND STRUCTURES, RS-1, RS-2 ONE FAMILY DETACHED RESIDENTIAL UNDER PERMISSIBLE ONLY BY SPECIAL PERMIT, PARAGRAPH 2, BY DELETING (A) WHICH HAD REQUIRED A CLASS C SPECIAL PERMIT FOR ACTIVE RECREATION FACILITIES EVEN IF NOT LOCATED ADJACENT TO STREETS OR EVEN IF LESS THAN 20 PERCENT OF GROSS LOT AREA, BY RENUMBERING PARENTHESIS, AND BY SUBSTITUTING A CLASS C SPECIAL PERMIT RATHER THAN A SPECIAL EXCEPTION FOR ACTIVE RECREATION FACILITIES ADJACENT TO STREETS AND GREATER THAN 20 PERCENT OF NET, NOT GROSS LOT AREA, AND BY AMENDING THE SCHEDULE OF DISTRICT REGULATIONS PAGE 3 OF 6, USES AND STRUCTURES, ACCESSORY USES AND STRUCTURES, FOR BOTH RO-3, RO-4 RESIDENTIAL OFFICE AND O-1 OFFICE INSTITUTIONAL UNDER USES PERMITTED GENERALLY OR PERMISSIBLE BY SPECIAL PERMIT, PARAGRAPH 1 TO CHANGE AN ERRONEOUS REFERENCE FROM "SECTION 20203.7" TO "SECTION 2003.7", CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE.

ORDINANCE NO. 10505

AN ORDINANCE AMENDING ORDINANCE NO. 9500, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, BY AMENDING PAGE 1 OF THE OFFICIAL SCHEDULE OF DISTRICT REGULATIONS IN "PRINCIPAL USES AND STRUCTURES, RG-1 GENERAL RESIDENTIAL (ONE AND TWO-FAMILY)", SPECIFICALLY BY RESTATING PARAGRAPH 3 UNDER THE HEADING "PERMITTED GENERALLY" TO LIMIT THE NUMBER OF DWELLING UNITS TO TWO; BY ADDING NEW PARAGRAPH 2 UNDER THE HEADING ENTITLED "PERMISSIBLE ONLY BY SPECIAL PERMIT" TO PROVIDE FOR A SPECIAL EXCEPTION FOR THREE OR MORE DWELLING UNITS; AND BY AMENDING "MINIMUM LOT REQUIREMENTS, RG-1, GENERAL RESIDENTIAL (ONE AND TWO-FAMILY)", BY DELETING THE EXCEPTION WHICH PROVIDES THAT SEMIDETACHED STRUCTURES MAY BE ON MINIMUM LOT WIDTHS OF 25 FEET FOR EACH UNIT; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE.

Said ordinances may be inspected by the public at the Office of the City Clerk, 3500 Pan American Drive, Miami, Florida, Monday through Friday, excluding holidays, between the hours of 8:00 a.m. and 5:00 p.m.

(5057)



MATTY HIRAI
CITY CLERK
MIAMI, FLORIDA

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