

The following form of ordinance is proposed to amend Section 19, Article 13, of Ordinance No. 1682, (known as the General Zoning Ordinance of Miami) and subsequent ordinances all parts of which pertain to establishment of mapped streets with uniform street lines and building lines. .

Restrictions as to location of new buildings and structurally altered parts of existing buildings are covered in Section 2 of this proposed ordinance instead of being repeated with each street, as provided for in several existing ordinances.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND AMPLIFY ORDINANCE NO. 3178 (THE OFFICIAL CITY PLAN) AND SECTION 19, ARTICLE 13, ORDINANCE NO. 1682 (THE GENERAL ZONING ORDINANCE) AND TO INCLUDE AND AMEND ALL SUBSEQUENT ORDINANCES CONCERNING STREETS AND RELATING TO PLANNING AND ZONING OF THE CITY OF MIAMI, FLORIDA; PROVIDING FOR COMPREHENSIVE STREET PLANS AND COORDINATION OF SUCH PLANS WITH STREETS AND HIGHWAYS IN AREAS OUTSIDE OF THE CITY LIMITS OF MIAMI; PARTICULARLY ESTABLISHING MAPPED STREETS, STREET LINES AND BUILDING LINES AND YARD SPACES, ALL AS A PART OF A COMPREHENSIVE PLAN OF MIAMI.

WHEREAS, the City of Miami is authorized by Section 3 (4) of the City Charter to provide by ordinance regulations and restrictions governing the percentage and portion of lot that may be occupied; and

WHEREAS, in order to prevent the overcrowding of land and excessive use of public streets and to provide for public health and safety and general welfare and the lessening of congestion in the streets with adequate plans for needed street improvements to take care of anticipated needs for future development and growth, the City Planning Board of Miami has determined that reasonable restrictions and regulations governing the location of buildings shall be reestablished and added to;

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

Section 1. DEFINITIONS - For the purpose of this ordinance certain words and terms are herein defined. Words used in the present tense in-

clude the future, singular number includes plural and plural the singular; the word "structure" includes the word "building" and "building" the word "structure"; and the word "shall" is mandatory and not directory.

STREET shall mean and include any publicly used or dedicated or officially planned and mapped right-of-way, roadway, road, avenue, court, place, street, terrace, lane, drive, thoroughfare or highway.

MAPPED STREET shall mean any approved street shown on an official map and shall include areas required and planned to be acquired for street widening or projection or connection or for new streets and including all streets provided for in this ordinance all in accordance with the official street plan of Miami.

STREET LINE shall mean the edge of a dedicated or mapped street and in the case of a planned and mapped street width exceeding the actual and dedicated width, a line established by ordinance or indicated on an official map at a stated distance from the center line of a mapped street and intended to clearly establish and define the planned width for such street.

CENTER LINE OF STREET shall mean a line established by ordinance or in the case of lack of explicit location by ordinance, a line determined and established by the Director of the Department of Engineering of the City of Miami and confirmed by the City Planning Board, to be used to measure from to determine correct street lines.

BUILDING LINE shall mean a line established by ordinance beyond which no new construction shall be permitted.

SIDEWALK ARCADE shall mean an arcaded or covered walkway created by setting back the first or ground floor wall of a building in such way as to provide for a public sidewalk under a portion of such building outside of an area needed for roadway.

VISION CLEARANCE shall mean an open space on a corner property at a street intersection, to be kept clear of visual obstruction for the protection and safety of persons using the streets and approaching such intersection.

STRUCTURAL ALTERATION - Means any change in the supporting members of a building or other structure, such as bearing walls, bearing partitions, columns, beams or girders, or any substantial change in the roof, or any alteration that would affect the safety of a building or structure.

Any building, or structure, or part thereof, proposed to be structurally or extensively altered shall comply with all requirements as to building line, setback, vision clearance and yard space.

Section 2. REQUIREMENTS - Building and street lines - To provide for adequate light and air, health and safety and to secure relief from traffic congestion and to provide for the needs of traffic and transportation through assurance of economical required widening of important streets, and the planned projection and opening of new streets, no building or part thereof shall be erected and no existing building shall be structurally altered or substantially remodeled so that any part thereof would project beyond a street line and building line, as established by this ordinance.

No permanent building shall be permitted in any projected and officially mapped street area. However, in a case of undue hardship, the City Commission may after recommendation of the City Planning Board, grant an exception and permit the erection of a building or structure in such projected and mapped street area in such way and in such location as will least obstruct the eventual acquirement and use of such area for street purposes.

In residential zones the minimum front and side street yards for new

buildings shall apply from the mapped street lines.

VISION CLEARANCE AT STREET INTERSECTIONS

In all residentially zoned areas no fence other than an ornamental open fence and no wall or structure of any kind, or hedge, or bush, or foliage, shall be erected or be placed or be allowed to grow or be maintained at a height of over three and one-half ($3\frac{1}{2}$) feet above the established top of any curb grade on any public or privately owned land within an area having a direct base line intersecting two street lines at points twenty (20) feet from the intersection of such street lines or street lines produced.

In all business and industrial districts, no part of a building or structure or wall, or fence, or hedge, or other visual obstruction of any kind shall be erected, constructed or placed and maintained between a height of three and one-half ($3\frac{1}{2}$) feet and a height of ten (10) feet above the established top of the curb grade at any corner, in the portion of a block described as follows:

Beginning at the intersection of street lines, or street lines produced, thence run along one of the street lines a distance of ten (10) feet to a point; thence across the corner of the block to a point on the other street line or street line produced, said point being ten (10) feet from the above mentioned intersection; thence run ten (10) feet to the point of beginning. A supporting column not more than eighteen (18) inches in diameter at its greatest cross section dimension shall be permitted at the corner.

Section 3. STREET LINES AND BUILDING LINES AND STREET WIDTHS

Definitions in this ordinance and regulations governing locations of buildings and structures and parts thereof shall apply to all districts in Miami.

Street lines to provide for mapped streets and widths shall apply

particularly to the following streets in the City of Miami:

(1) BAYSHORE DRIVE, SOUTH, from West Fairview Street to Fair Isle Street, the street line on each side shall be thirty (30) feet from the center line of said drive, said center line being described as a line twenty (20) feet, northwesterly from and parallel to the southeasterly side of Miami Avenue (now known as South Bayshore Drive) as shown by the plat of Kloeber Bayfronts, Section 2, as recorded in Plat Book 4, at page 196, of the public records of Dade County Florida. (60 ft street). Note: Recommend establish mapped width 70 ft from Alarka to S. W. 27th Ave.

(2) BAYSHORE DRIVE, SOUTH, from Kirk Street to Grapeland Boulevard, the street line on each side shall be thirty (30) feet from the center line of said drive, said center line being described as a line thirty (30) feet southeasterly from and parallel to the northwesterly side of Rhodes Boulevard (now known as South Bayshore Drive), as shown by the Amended Plat of New Biscayne, as recorded in Plat Book "B", at page 16, of the public records of Dade County, Florida. (60 ft. street). Note: Recommend 70 ft. mapped street.

(3) BAYSHORE DRIVE, SOUTH, from Grapeland Boulevard (SW 27 Ave) to Mary Street, the street line on each side shall be thirty (30) feet from the center line of said drive, said center line being described as a line five (5) feet southeasterly from and parallel to the City monument line as shown by the Plat of Lamoreaux Resubdivision as recorded in Plat Book 36 at page 39 of the Public Records of Dade County, Florida, and as the northeasterly production of said line five (5) feet southeasterly from and parallel to said City monument. (60 ft. street)...Note: This part of Bayshore Drive has been proposed to be widened to 100 ft, as an extension from S. W. 27th Avenue and to extend to McFarlane Avenue. Most of widening would be taken from City park area on bay side of Bayshore Drive.

(4) BAYSHORE DRIVE, SOUTH, from Mary Street to McFarlane Road, the street line on each side shall be twenty-five (25) feet from the center line of said drive, said center line being described as the center line of Business Street (now known as South Bayshore Drive) as shown by the plat showing the property of Sophie H. Kloeber, as recorded in Plat Book 4, at page 142, of the public records of Dade County, Florida. (60 ft. street). Note: Proposed 100 ft.- See note after item #3.

(5) BIRD AVENUE, from Southwest Twenty-seventh Avenue to the west City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the south boundary line of Sections 16 and 17, Township 54 South, Range 41 East. (70 ft. street).

(6) BISCAYNE BOULEVARD, from the center line of N. E. 55th Terrace to the intersection of the prolongation of the center line of Dixie Boulevard (now Biscayne Boulevard) as shown on the plat of Bay Shore, filed in Plat Book 5, at page 116 of the Public Records of Dade County, Florida, with the east line of the West Half ($W\frac{1}{2}$) of Fractional Section 18, Township 53 South, Range 42, East (said intersection being just south of N. E. 60th Street), the street lines on each side shall be 45 feet from the center line of said boulevard, said center line of Biscayne Boulevard being described as the center line of Dixie Boulevard (now Biscayne Boulevard), as determined from the Plat of Bayshore Unit No. 2, filed in Plat Book 9 at page 98, of the Public Records of Dade County, Fla; the plat of Bayshore Unit No. 3, filed in Plat Book 12 at page 50 of the Public Records of Dade County, Florida; the Plat of Bayshore Unit No. 4, filed in Plat Book 16 at page 30 of the Public Records of Dade County, Florida; and the plat of the map of Bay Shore filed in Plat Book 5 at page 116 of the Public Records of Dade County, Florida. (90 ft. street).

(6a) BISCAYNE BOULEVARD, from the intersection of the prolongation of the center line of Dixie Boulevard (now Biscayne Blvd), as shown on the Plat of Map of Bay Shore, filed in Plat Book 5, at page 116, of the Public Records of Dade County, Florida, with the East line of the West Half ($W\frac{1}{2}$) of Fractional Section 18, Township 53 South, Range 42 East, (said intersection being just south of N. E. 60th Street to the North City Limits; the street lines on each side shall be 45 feet from the center line of said boulevard, said center line being described as the West Half ($W\frac{1}{2}$) of Fractional Section 18, Township 53 South, Range 42 East and as the East boundary of the West Half ($W\frac{1}{2}$) of Section 7, Township 53 South, Range 42 East. (90 ft. street)

(7) BRICKELL AVENUE, from the Miami River to S. E. 8th Street, the street line on each side shall be sixty (60) feet from the center line of said Brickell Avenue. Note: Ordinance No. 3675, adopted January 5, 1949, changed the zoning classification of these areas along Brickell Avenue from R-3 to B-1, subject to conditions that "property owners seeking to use the above described property as provided in a B-1 zoning classification in Ordinance No. 1682, shall (1) dedicate to the public a strip 10 ft. in depth of said owners frontage on Brickell Ave for street widening purposes." No building line has been established for this area to apply to all buildings including apartment buildings, motels, rooming houses, hotels, etc.

Brickell Avenue from S. E. 8th Street to S. E. 32nd Road -

All of this part of Brickell Avenue has been dedicated to a width of 100 ft. and official street lines on each side are 50 feet from the center line of the avenue Ordinance No. 2352 establishes building lines in the residential zones along Brickell Avenue as follows: 30 feet from the street line on the east side and 40 feet from the street line on the west side.

(8) FEDERAL HIGHWAY, from Northeast Thirty-sixth to Thirty-ninth Street the street line on the East side shall be Seventy (70) feet eastward from and parallel to the Florida East Coast Railway Right-of-Way. (70 ft. street).

(9) FLAGLER STREET, WEST, from North Miami Avenue to Northwest First Avenue, the street line on the North side shall be Forty (40) feet from the center line of Flagler Street (formerly known as Twelfth Street).

(10) FLAGLER STREET, WEST, from Miami River to West Twelfth Avenue, the street line on each side shall be forty-five (45) feet from the center line of said street, said center line being described as the center line of Twelfth Street (now known as West Flagler Street), as shown by the A. L. Knowlton Map of Miami, as

recorded in Plat Book "B", page 41, and as shown by the plat of Mary Brickell's Riverview, recorded in Plat Book 5, at page 43, and as shown by the plat of Lawrence Estate Land Company's East Addition, as recorded in Plat Book 3, page 94, and as shown by the plat of Lawrence Estate Land Company's Subdivision as recorded in Plat Book 2, page 46, all as recorded in the public records of Dade County, Florida. (90 ft. street).

(11) FLAGLER STREET, WEST, from Twelfth Avenue to Seventeenth Avenue, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Twelfth Street (now known as West Flagler Street), as shown by the plat of Lawrence Estate Land Company's Subdivision, as recorded in Plat Book 2, page 46, of the public records of Dade County, Florida. (70 ft. street)

(12) FLAGLER STREET, WEST, from West 17th Avenue to West City Limits, the street line on each side shall be thirty-five (35) feet from the center line of said street excepting between Twenty-second (22) and Twenty-fourth (24) Avenue, where the street line shall be forty (40) feet from the center line of said street, - which shall apply to south side only. (70 ft. street).

(13) GRAND AVENUE, Mary street to West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet, said center line being described as the south boundary line of the North Half ($N\frac{1}{2}$) of Section 21 and the south boundary of the Northeast Quarter ($NE\frac{1}{4}$) of Section 20, Township 54, South, Range 41 East. (70 ft. street).

(14) HARDIE AVENUE, Ingraham Highway to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the south boundary line of the Northeast Quarter ($NE\frac{1}{4}$) of Section 29, Township 54 South, Range 41 East. (70 ft. street)

(15) INGRAHAM HIGHWAY, Douglas Street southwesterly to the south City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said highway, said center line being described as the center line of the old established thirty (30) foot county road. (70 ft. street)

(16) MAIN HIGHWAY, from the northwesterly production of the southwesterly line of Camp Biscayne to Douglas Street, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as a line parallel to and ten (10) feet southeasterly from the center line of the old established thirty (30) foot County Highway. (70 ft. street).

(17) MAIN HIGHWAY, from the northwesterly production of the northeasterly line of Camp Biscayne to the northwesterly production

of the southwesterly line of Camp Biscayne, the street line on each side shall be thirty-seven and five-tenths (37.5) feet from the center line of said highway, said center line being described as a line parallel to and thirty-seven and five tenths (37.5) feet northwesterly from the northwesterly line of Tracts 10 and 11 of Camp Biscayne as recorded in Plat Book 34 page 6, of the public records of Dade County, Florida. (75 ft. street).

(18) MAIN HIGHWAY, from Grand Avenue to Commodore Plaza, the street line on each side shall be thirty-seven and five-tenths (37.5) feet from the center line of said highway, said center line being described as a line two and five tenths (2.5) feet southeasterly from and parallel to the center line of High street (now known as Main Highway) as shown by the plat of C & I Peacock Subdivision amended as recorded in Plat Book "B", page 70 of the public records of Dade County, Florida, and as said line two and five-tenths (2.5) feet southeasterly from and parallel to the center line of High Street (now known as Main Highway) produced southwesterly. (75 ft. Street).

(19) MAIN HIGHWAY, southeasterly side, from the southeasterly production of the northeasterly line of Commodore Plaza to northwesterly production of the northeasterly line of Tract 10 of Camp Biscayne, the street line on each side shall be the following described line: beginning at the most northerly corner of Tract 10, Camp Biscayne, according to the plat thereof recorded in plat book 34, at page 6, of the public records of Dade County, Florida; thence northeasterly along a production of the northwesterly line of said tract 10, a distance of thirty and one-tenth (30.1) feet, more or less, to a point of curve; thence along the arc of a tangential curve to the right having a radius of six hundred and sixty-nine (669) feet and a central angle of $17^{\circ} 23' 30''$ a distance of two hundred three and seven hundredths (203.07) feet more or less, to a point of tangent on the southwesterly production of a line fifteen (15) feet southeasterly from and parallel to the northwesterly line of Lots 8 to 12, inclusive of C & I, Peacock's Subdivision Amended, as recorded in plat book "B" page 70 of the public records of Dade County, Florida; thence northeasterly along said southwesterly production of a line parallel to and fifteen (15) feet southeasterly from the northwesterly line of said Lots 8 to 12, inclusive to a point of intersection with the southeasterly production of the northeasterly line of Commodore Plaza.

(20) McFARLANE ROAD between Main Highway at Grand Avenue and Biscayne Bay, the street line on each side shall be forty-six and twenty-five one hundredths (46.25) ft. from the center line of said street. (92.5 foot street).

(21) MIAMI AVENUE, North Fifth Street to South Miami Avenue Road, the street line on each side shall be thirty (30) feet from the center line of said street, said center line being described as the center line of Avenue "D" (now known as Miami Avenue), as

shown on the A. L. Knowlton map of Miami as recorded in Plat Book "B", page 41, Public Records of Dade County, Florida. (60 ft street.)

(22) MIAMI AVENUE, NORTH, North Fifth Street to North Fourteenth Street, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Avenue D (now known as North Miami Avenue) as shown by the A. L. Knowlton Map of Miami, as recorded in Plat Book "B", page 41 and as a line twenty-five (25) feet east of and parallel to the east line of Blocks 17, 12 and 3, as shown by the plat of Baldwin and Oxar, Amended Subdivision, as recorded in Plat Book "B", page 87, all as recorded in the public records of Dade County, Florida. (70 ft. street).

(23) MIAMI AVENUE, NORTH, North Fourteenth Street to North Fifty-fourth Street, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the west boundary of the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 36 and as the west boundary of the East Quarter ($E\frac{1}{4}$) of Sections 25 and 24, all in Township 53 South, Range 41 East. (70 ft. street).

(24) MIAMI AVENUE, NORTH, North Fifty-fourth Street to the North City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as follows: beginning at the point where the center line of northeast Fifty-fourth Street intersects the center line of North Miami Avenue, all as shown by the plat of Commercial Center as recorded in Plat Book 16, page 50, of the public records of Dade County, Florida; thence north to the point where the center line of Biscayne Avenue (now known as North Fifty-ninth Street) intersects the northerly production of the center line of Avenue D (now known as North Miami Avenue) all as shown by the plat of Biscayne Avenue Tract as recorded in plat book 3, page 195 of the public records of Dade County, Florida; thence west along the center line of said Biscayne Avenue (now known as North Fifty-ninth Street) to an intersection with the southerly production of the center line of Avenue D (now known as North Miami Avenue) as shown by the plat of Rockmoor Villa Tract as recorded in plat book 4, page 182, of the public records of Dade County, Florida; thence north to the point where the north line of the Southeast Quarter ($SE\frac{1}{4}$) of Section 13, Township 53 South, Range 41 East is intersected by the northerly production of Avenue D (now known as North Miami Avenue) as shown by the plat of Rockmoor Place as recorded in Plat Book 4, page 180, of the public records of Dade County, Florida; thence east along the said north line of the Southeast Quarter ($SE\frac{1}{4}$) of Section 13 to a point of intersection with the southerly production of a line parallel to and twenty-five (25) feet west of the east line of North Miami Avenue as shown by the plat of Inglewood Gardens; thence northerly to a point where the center line of President Court (now known as North Miami Avenue) intersects the north line of 52nd Street (now known as Northeast

Sixty-fourth Street) all as shown by the Amended plat of Liberty Park, as recorded in plat book 6, page 86 of the public records of Dade County, Florida; thence north along the center line of said President Court (now known as North Miami Avenue) to a point of intersection with the south line of 54th Street (now known as Northeast Sixty-seventh Street) as shown by said Amended Plat of Liberty Park; thence northwesterly to the point of intersection of the southerly production of the center line of North Miami Avenue with the westerly production of the north line of N. E. 67th Street, all as shown by the plat of Pramar Subdivision, as recorded in Plat Book 8, page 110 of the public records of Dade County, Florida; thence north to the point where the northerly production of North Miami Avenue, as shown by the plat of Dupont Addition as recorded in plat Book 13, page 56 of the public records of Dade County, Florida, intersects the north line of Section 13, Township 53 South, Range 41 East; thence east along the north line of said Section 13 to a point of intersection with the southerly production of the east boundary of Hillside Terrace as recorded in plat book 7, page 14, of the public records of Dade County, Florida; thence north to the northeast corner of Block 1, of said Hillside Terrace; thence northwesterly to the point where the east boundary of Phoenix Park as recorded in plat book 6, page 80, of the public records of Dade County, Florida, intersects the easterly production of the south boundary of Block 2 of said Phoenix Park; thence north along said east boundary of Block 2, of said Phoenix Park; thence north along said east boundary of Phoenix Park to the north line of the Southeast Quarter (SE $\frac{1}{4}$) of Section 12, Township 53, South, Range 41 East; thence north along the east line of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 12, Township 53, South, Range 41 East to the northerly City Limits of the City of Miami, Florida. (70 ft. street).

(25) NORTH RIVER DRIVE, NORTHWEST, the street line on each side shall be thirty (30) feet from the center line of said street, as shown on map of Miami, Dade County, Florida, prepared by A. L. Knowlton and recorded in plat book "B", at page 41 of the records of Dade County, Florida; which said center line between West Flagler Street and N. W. 4th Street is five (5) feet northeasterly from and parallel to the monument line as now established on N. W. North River Drive, and which center line from N. W. 4th Street to N. W. 5th Street is five (5) feet southwesterly from and parallel to the monument line as now established on N. W. River Drive, and which monument line is described as follows:

Beginning at the intersection of the westerly production of the south side of Block One Hundred Twelve North (112N) as shown on said Knowlton Map with the aforesaid monument line; thence run Northwesterly a distance of Three Hundred forty-eight and eighty-three one-hundredths (348.83) feet to a monument; thence with a deflection angle to the

left of eight degrees (8°) fifty-two minutes (52') twenty-three seconds (23") run Northwesterly a distance of three hundred forty seven and ninety two one hundredths (347.92) feet to a monument; thence with a deflection angle to the left of seven degrees (7°) forty-six minutes (46') fifteen seconds (15") run Northwesterly a distance of four hundred twenty-five and sixty-five one hundredths (425.65) feet to a monument; thence with a deflection angle to the right of nine degrees (9°) fifty-six minutes (56') forty-five seconds (45") run Northwesterly a distance of one hundred eighteen and seventy-eight one hundredths (118.78) feet to a monument; thence with a deflection angle to the right of six degrees (6°) forty-eight minutes (48') fifty-two and five tenths seconds (52.5") run Northwesterly a distance of three hundred eighty-seven and twenty-seven one hundredths (387.27) feet to a monument; thence with a deflection angle to the left of forty-eight degrees (48°) fifty minutes (50') thirty seconds (30") run Northwesterly a distance of seven hundred eighty six and seventy one one hundredths (786.71) feet to a monument; thence with a deflection angle to the right of twenty-eight degrees (28°) sixteen minutes (16') fifteen seconds (15") run Northwesterly a distance of two hundred seventy-five and fifty-seven one hundredths (275.57) to a monument on the monument line as established on N. W. 5th Street. (60 ft. street)

The street lines as set out above shall be subject to the following exception, to-wit:

At the southwesterly intersection of NW North River Drive and NW 4th Street, the new street lines through Lot "B" as shown on Rand's Subdivision of Block 71 N and Block 72 N, according to the plat thereof as recorded in Plat Book 2 at page 99, of the Public Records of Dade County, Florida, shall be joined by a tangential curve having a radius of one hundred (100) feet.

(26) NORTH RIVER DRIVE, NORTHWEST, South side, Nineteenth to Twenty-second Avenue, the building line on south side shall be twenty-five (25) feet from the street line of said street.

(27) NORTH RIVER DRIVE, NORTHWEST, Twenty-second to Twenty-fourth Avenues, the street line on both sides shall be thirty-five (35) feet from the center line, such center line to be determined by the Department of Engineering in accordance with street plan for widening of this portion of Northwest North River Drive, as shown on map of area as approved by the City Commission under Ordinance No. 3085. (70 ft. street)

(28) POINCIANA AVENUE, Main Highway to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the south boundary line of the Southwest Quarter ($SW\frac{1}{4}$) of Section 21 and the south boundary line of the Southwest Quarter ($SE\frac{1}{4}$) of Section 20, Township 54 South, Range 51 East. (70 ft. street).

(29) SOUTH DIXIE HIGHWAY, SOUTHEASTERLY SIDE, from Bird Avenue to the west line of Carter's Addition to Coconut Grove, the street line on the southwest side shall be described as follows:

Beginning at a point on the north line of Lot 21, Block 3, Carter's Addition to Coconut Grove, as recorded in Plat Book 2, at page 101, of the public records of Dade County, Florida, said point being seventy-five and twenty-six hundredths (75.26) feet, more or less, east of the northwest corner of said Lot 21; Thence southwesterly to a point on the west line of Lot 27 of said Block 3, said point being five and sixty-six hundredths (5.66) feet, more or less, south of the northwest corner of said Lot 27; Thence southwesterly to a point on the east line of Lot 14, Block 4, of said Carter's Addition to Coconut Grove, said point being eleven and six hundredths (11.06) feet, more or less, south of the northeast corner of said Lot 14; Thence southwesterly parallel to and ten (10) feet southeasterly from the northwesterly line of said Block 4 and along this line produced to a point onehundred six and three hundredths (106.03) feet southwesterly from its intersection with the east line of Lot 33, Block 6, of said Carter's Addition to Coconut Grove; Thence with a deflection angle of $17^{\circ} 45'$ to the left continue southwesterly a distance of thirty and three tenths (30.3) feet more or less, to a point of intersection with the west line of said Block 6.

(30) SOUTH DIXIE HIGHWAY, from Southwest Thirty-first Road to Bird Avenue, the street line on each side shall be fifty (50) feet from the Southeasterly line of the Florida East Coast Railroad right-of-way. Note: According to the City Plan, this highway would be widened to at least 100 feet by taking all or part of the paralleling F. E. C. right-of-way.

(31) SOUTH RIVER DRIVE, SOUTHWEST, West Flagler Street to the center line of Southwest Second Street, the street line on each side shall be thirty-five (35) feet, said center line being described as the center line of South River Street (now known as Southwest South River Drive), as show by the A. L. Knowlton Plat of Miami as recorded in Plat Book "B" at page 41, of the public records of Dade County, Florida. (70 ft. street)

(32) VIRGINIA STREET, between Oak and Grand Avenue, the street lines on both sides shall be a distance of twenty-seven and one-half ($27\frac{1}{2}$) feet from the center line of said Virginia Street. Ordinance No. 2606. (55 ft. street)

(33) 1st AVE. NE - from Northeast Fourteenth Street to Northeast Seventeenth Street, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Palm Avenue (now known as Northeast First Avenue), as shown by the Robbins, Graham and Chillingworth's Plat of North Miami, as recorded in Plat Book "A", at page 49½ of the public records of Dade County, Florida. (70 ft. street).

(34) 1st AVE. NE & SE - from Northeast 14th Street to Southeast Third Street, the street line on each side shall be thirty-five (35) feet from the center line, said center line being described as follows:

Beginning at the intersection of the center line of Tenth Street (now known as Northeast Second Street, with the center line of Avenue C (now known as Northeast First Avenue) all as shown by the A. L. Knowlton Plat of Miami, as recorded in Plat Book "B", at page 41 of the Public Records of Dade County, Florida; Thence north along the center line of said Avenue C (now known as Northeast First Avenue) and along a projection of this line to an intersection with the center line of Dann Street (now known as Northeast Eleventh Terrace) as shown by the Plat of J. A. Dann's Subdivision as recorded in Plat Book 1 at page 36 of the public records of Dade County, Florida; Thence northerly to the point where the center line of Palm Street (now known as Northeast Twelfth Street), as shown by Mary Brickell's Subdivision as recorded in Plat Book "B" at page 9 of the public records of Dade County, Florida, intersects the southerly projection of Avenue C North (now known as Northeast First Avenue), as shown by the plat of Baldwin and Oxar Subdivision as recorded in plat book 6, page 43 of the public records of Dade County, Florida; Thence north to the point where the northerly projection of the center line of Avenue C North (now known as Northeast First Avenue) intersects the south line of the Northeast Quarter (NE¼) of Section 36, Township 53 South, Range 41 East; as shown on the A. L. Knowlton Map of Miami, as recorded in Plat Book "B", page 41, public records of Dade County, Florida. (70 ft. street). Suggest provision be made for arcading.

(35) 1st AVE. N. W., West side, from Northwest Eleventh Terrace to Northwest Fourteenth Street, the street line shall be twenty-five (25) feet westward from the west line of Northwest First Avenue along Blocks 5, 10 and 19, of Alice Baldwin, Jenny M. & Charles E. Oxar Subdivision (according to Amended Plat thereof recorded in Plat Book "B", page 87, of the public records of Dade County, Florida). (50 ft. street)

Note: This avenue is dedicated to a width of 50 feet southward from N. W. 11th Terrace and 60 feet northward from N. W. 14th Street.

(36) 1st PLACE NW - (Note: To be considered as a part of NW 2nd Avenue) - from the center line of NW 11th Terrace to the center line of NW 14th Street, the street lines on each side shall be 32.5 feet from the center line of NW 1st Place, said center line of said NW 1st Place being described as follows:

Beginning at a point where the easterly production of the south line of Block 21, according to the plat of Amended Plat of Baldwin & Oxar Subdivision, recorded in Plat Book "B" at page 87, of the Public Records of Dade County, Florida, intersects a line parallel to and twenty (20) feet east of the east line of said Block 21; thence run north along a line parallel to and twenty (20) feet east of the east line of Blocks 21, 8 and 7 to a point where said line intersects the center line of Northwest Fourteenth Street, said center line being the south line of the Northeast Quarter ($NE\frac{1}{4}$) of Section 36, Township 53 South, Range 41 East. (65 ft. street).

(37) 1st PLACE NW - (Note: To be considered as a part of NW 2nd Avenue) - from the center line of N. W. 14th Street to the center line of N. W. 20th Street, the street lines on each side shall be 32.5 feet from the center line of N. W. 1st Place, said center line of said N. W. 1st Place being described as follows:

Beginning at a point where the center line of Northwest Fourteenth Street, said center line being the south line of the Northeast Quarter ($NE\frac{1}{4}$) of Section 36, Township 53 South, Range 41 East, intersects the southerly production of the center line of Princeton Avenue (now Northwest First Place) according to the Plat of Johnson and Waddell's Addition, recorded in Plat Book "B" at page 53 of the Public Records of Dade County, Florida; thence run north along said center line of Princeton Avenue (now Northwest First Place) to a point of intersection with the center line of Johnson Street (now Northwest Twentieth Street), according to the aforementioned plat of Johnson and Waddell's Addition. (65 ft. street).

(38) 1st PLACE NW - from the center line of N. W. 20th Street to the centerline of N. W. 23rd Street, the street lines on each side shall be 25 feet from the center line of N. W. 1st Place, said center line of said N. W. 1st Place being described as follows:

Beginning at a point where the center line of Northwest Twentieth Street intersects the center line of Northwest First Place, thence run north along the center line of said Northwest Twenty-third Street, all as shown on the plat of Resubdivision of Blocks 2, 5, 8, 12 and 14 and parts of Blocks 4, 7 and 10 of Johnson and Waddell's Addition, recorded in Plat Book 6, at page 68 of the Public Records of Dade County, Florida. (65 ft. street).

(39) 1st STREET, NE, North side, from Miami Avenue to Northeast First Avenue, the street line on the North side shall be thirty (30) feet from the center line of said street, said center line being described as the center line of Eleventh Street (now known as Northeast First Street) as shown on A. L. Knowlton Map of Miami, as recorded in plat book "B", page 41, public records of Dade County, Florida. (55 ft. street)

(40) 1st STREET, NW, from Miami Avenue to Northwest North River Drive, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Eleventh Street (now known as Northwest First Street) as shown on the A. L. Knowlton Map of Miami, as recorded in Plat Book "B", page 41 public records of Dade County, Florida. (70 ft. street).

(41) 1st STREET, SOUTH, from Biscayne Boulevard to Southwest North River Drive, the street line on each side shall be thirty-seven and five tenths (37.5) feet from the center line of said street, said center line being described as the center line of Thirteenth Street (now known as South First Street), as shown by A. L. Knowlton's Plat of Miami recorded in Plat Book "B", page 41 and as shown by the Plat of Julia D. Tuttle Subdivision of Miami, recorded in Plat Book "A", page 54 and said center line being described as the center line of Southwest First Street as shown by the plat of Le Blond and Orr Subdivision, recorded in Plat Book 9, page 1 and as the center line of Southwest First Street as shown by said plat of Le Blond and Orr Subdivision produced to the Florida East Coast Railway, all as recorded in the public records of Dade County, Florida.

Along that part of South First Street between Southeast Second Avenue and Southwest First Avenue, on the north side, buildings may be altered, reconstructed or constructed with the stories above the first floor out to the dedicated street line, provided, that no supporting column shall be nearer than 12" to the curb line; and provided a sidewalk shall be constructed by the owner of the building according to City regulations, not less than $12\frac{1}{2}$ feet in width and dedicated to the perpetual use of the public; and provided that the height of the arcade over sidewalk shall not be less than 10 feet; and provided that no projection of any kind, including signs, shall be permitted on such arcaded buildings which would project beyond the curb line. (75 ft. street).

(42) 1st STREET SW, from Southwest Fifth Avenue to Southwest Seventeenth Avenue, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Thirteenth Street (now known as Southwest First Street) as shown by the A. L. Knowlton map of Miami recorded in Plat Book "B", page 41 and as shown by the plat of Mary Brickell's

Riverview recorded in plat book 5, page 43, and as shown by the plat of Lawrence Estate Land Company's East Addition recorded in Plat Book 3, page 94, and as shown by the plat of Lawrence Estate Land Company's Subdivision, recorded in plat book 2, page 46, all as recorded in public records of Dade County, Florida. (70 ft. street).

(43) 1st STREET, SW, from Southwest Nineteenth Avenue to Southwest Twenty-second Avenue, the street line on each side shall be forty-two and five tenths (42.5) feet, said center line being described as the center line of Lexington Street (now described as Southwest First Street), as shown by the plat of Idlewild Park, recorded in Plat Book 2, page 87, of the public records of Dade County, Florida, and as the westerly production of said center line of Lexington Street through Block 46, of said Idlewild Park. (95 ft. street).

(44) 2nd AVENUE, E, from Southeast Second Street to North City Limits, the street line on each side shall be thirty-five (35) feet, said center line being described as follows:

Beginning at the point where the north line of Fourteenth Street (now known as Southeast Second Street) intersects the center line of Avenue "B" (now known as East Second Avenue) all as shown on the A. L. Knowlton Plat of Miami as recorded in Plat Book "B", at page 41 of the public records of Dade County, Florida; thence north along the said center line of Avenue "B" (now known as East Second Avenue) as shown by the said A. L. Knowlton plat of Miami and along this line produced to an intersection with the center line of Palm Street (now known as Northeast Twelfth Street) as shown by the plat of Mary Brickell's Subdivision as recorded in Plat Book "B" at page 9 of the public records of Dade County, Florida; thence north along the projection of the last above described course a distance of one hundred four and forty-five hundredths (104.45) feet, more or less, to a point; thence with a deflection angle of $4^{\circ} 26' 45''$ to the right run northerly a distance of four hundred ninety-one and seventy-one hundredths (491.71) feet, more or less, to a point; thence with a deflection angle of $3^{\circ} 45' 15''$ to the left run north a distance of two hundred forty-two and sixteen hundredths (242.16) feet, more or less, to a point on the south line of the Northeast Quarter ($N\frac{1}{4}$) of Section 36, Township 53 South, Range 41 East, said point being ten (10) feet west of the southeast corner of the northeast quarter ($NE\frac{1}{4}$) of said Section 36; thence north parallel to and ten (10) feet west of the east line of said Section 36 to a point on the westerly production of the south line of Prado Street (now known as Northeast Eighteenth Street), as shown by the Third Amended Plat of Miramar as recorded in Plat Book 5, at page 4, of the public records of Dade County, Florida; thence northerly to a point on the east line of said Section 36, said point

being where the easterly production of the north line of Niles Street (now known as Northeast Nineteenth Street) as shown by the plat of San Jose as recorded in Plat Book 3, page 158 of the public records of Dade County, Florida, intersects said east line of Section 35; thence north along the east line of said Section 36 and continuing north along the east line of Section 25, Township 53 South, Range 41 East, to a point of intersection with the westerly production of the north line of Beverly Drive (now known as Northeast Thirty-fourth Street) as shown by the amended plat of Beverly as recorded in Plat Book 3, at page 24, of the public records of Dade County, Florida; thence north along a continuation of the last above described course a distance of one hundred twenty-six and fifty-four hundredths (126.54) feet, more or less to a point; thence with a deflection angle of 130° 35' 00" to the right continue northerly a distance of six hundred twelve and fifteen hundredths (612.15) feet, more or less, to a point of intersection with the south line of Fractional Section 19, Township 53 South, Range 42 East; thence west along said south line of Fractional Section 19, a distance of one hundred forty-three and forty-six hundredths (143.46) feet, more or less, to the southwest corner of said fractional Section 19; thence north along the east line of Section 24, 13 and 12 of Township 53 South, Range 41 East to the southeast corner of the northeast quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 12. (70 ft. street)

The center line between 75th Street and north City Limits shall be determined by the Department of Engineering.

(45) 2nd AVENUE, NW, from the center line of West Flagler Street to the center line of N. W. 11th Terrace, the street lines on both sides shall be 32.5 feet from the center line of said avenue, said center line of said avenue being described as follows:

(Ordinance No. 4103)

Beginning at a point where the center line of Twelfth Street (now West Flagler Street) intersection a line parallel to and twenty-five (25) feet east of the east line of Block 113N; thence run North along a line parallel to and twenty-five (25) feet East of Blocks 113N, 108N, 95N, 88N, 75N, 66N, 55N, 46N, 35N, 26N, 15N and 6N, all according to the Plat of A. L. Knowlton's Map of Miami, recorded in Plat Book "B", at page 41, of the public records of Dade County, Florida, to a point where said line intersects a line 12.5 feet North of and parallel to the North line of the aforementioned Block 6N, of the A. L. Knowlton's Map of Miami. (65 ft. street). Note: the street plan for N. W. 2nd Avenue includes as a continuation and connection N. W. 1st Place from N. W. 11th Terrace to N. W. 20th Street.

(46) 2nd AVENUE, NW, from Northwest Twentieth Street to Northwest Twenty-ninth Street, the street line on each side shall be thirty-two and five tenths (32.5) feet, said center line being described as a line two and five tenths (2.5) feet west of and parallel to the west boundary of the East Half ($E\frac{1}{2}$) of Section 25, Township 53, South, Range 51 East. (65 ft. street).

(47) 2nd AVENUE, NW, from Northwest Twenty-ninth Street to Northwest Thirty-sixth Street, the street line on each side shall be thirty (30) feet from the center line of said street, said center line being described as the west boundary of the East Half ($E\frac{1}{2}$) of Section 25, Township 53 South, Range 41, East. (60 ft. street).

(48) 2nd AVENUE, NW, from Northwest Thirty-sixth Street to Northwest Seventy-ninth Street, the street line on each side shall be thirty-five (35) feet, said center line being described as the west boundary of the East Half ($E\frac{1}{2}$) of Sections 24, 13 and 12, Township 53 South, Range 41 East. (70 ft. street)

(49) 2nd AVENUE, SW, from the Miami River to West Flagler Street, the street line on each side shall be thirty-two and five tenths (32.5) feet, said center line being described as a line two and five tenths (2.5) feet east of and parallel to the center line of Avenue "G" (now known as Southwest Second Avenue) as shown by the A. L. Knowlton Plat of a portion of the City of Miami, Florida, as recorded in Plat Book "A" at page 54, of the public records of Dade County, Florida. (65 ft. street)

(50) 2nd AVENUE, SW, from Southwest Miami River to Fifteenth Road, the street line on each side shall be thirty-five (35) feet, said center line being described as the center line of Avenue "G" (now known as Southwest Second Avenue) as shown by the A. L. Knowlton Map of Miami, as recorded in Plat Book "B" at page 41 of the public records of Dade County, Florida, and by said center line produced north. (70 ft. street)

(51) 2nd STREET, NW, from Miami Avenue to Northwest First Avenue, the street line on each side shall be thirty-five (35) feet, said center line of Tenth Street (now known as Northwest Second Street) as shown on the A. L. Knowlton Map of Miami, as recorded in Plat Book "B", page 41, Public Records of Dade County, Florida. (70 ft. street).

(52) 2nd STREET, NW, from Northwest Eighth Avenue to Northwest Seventeenth Avenue, the street line on each side shall be thirty-five (35) feet, said center line being described as the center line of Tenth Street (now known as Northwest Second Street) as shown by the plat of Mary Brickell's Riverview recorded in Plat Book 5, page 43, and as shown by the plat of Lawrence Estate Land Company's East Addition recorded in Plat Book 3, page 94, and as

shown by the plat of Lawrence Estate Land Company's Subdivision recorded in Plat Book 2, page 46, all as recorded in the public records of Dade County, Florida. (70 ft. street).

(53) 2nd STREET, SE & SW, from Southeast Second Avenue to southwest First Avenue, the street lines on both sides shall be twenty-five (25) feet from the center line of said street. Note: It is proposed that this street eventually connect the south end of Biscayne Boulevard with proposed Pan American Concourse to be developed with the acquirement of the existing F. E. C. Railroad Right-of-Way. It has also been proposed to use Royal Palm spur as a part of the street plan for split widening of Second Street. The railroad right-of-way would be widened to fifty feet and developed into a street for all east bound traffic. (50 ft. street).

(54) 2nd STREET SW, from Southwest Second Avenue east to the FEC Railroad; the street line on each side shall be thirty-five (35) feet, said center line being described as the center line of Southwest Second Street, as shown by the plat of Le Blond and Orr Subdivision, Second Section, as recorded in Plat Book 12, page 3, of the public records of Dade County, Florida, and by said center line of Southwest Second Street produced west to Southwest Second Avenue and produced east to the Florida East Coast Railroad. (70 ft. street).

(55) 2nd STREET, SW, between Southwest Fourth Avenue and Eighth Avenue, the street line on each side shall be thirty-two and five tenths (32.5) feet, said center line being described as:

The center line of Fourteenth Street (now known as Southwest Second Street) between Avenue "I" (now known as Southwest Fourth Avenue) and Avenue "M" (now known as Southwest Eighth Avenue) as shown on the map of Miami, Dade County, Florida, prepared by A. L. Knowlton and recorded in Plat Book "B", at page 41 of the public records of Dade County, Florida. (65 ft street)

(56) 3rd AVENUE NE, from East Flagler Street to Northeast Second Street, the street line on each side shall be thirty (30) feet from the center line of said street, said center line being described as the center line of Avenue "A" (now known as Northeast Third Avenue) as shown on the A. L. Knowlton Map of Miami, as recorded in Plat Book "B", page 41, public records of Dade County, Florida. (60 ft. street)

(57) 3rd STREET, NE & NW, from Biscayne Boulevard to N. W. North River Drive, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Ninth Street (now known as N 3rd Street) as shown on the A. L. Knowlton Map of Miami. (70 ft. street). Note: This street is not established for more than 50 ft. but property owners have requested greater width.

(58) 3rd STREET, NW, from Northwest Seventeenth Avenue to Northwest Twenty-second Avenue, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as follows:

Beginning at a point on the east line of Section 3, Township 5 $\frac{1}{4}$ South, Range 41 East, said point of beginning being twenty-five (25) feet south of the easterly production of the south line of block twelve (12) Rogers Addition, as recorded in Plat Book 5, page 49, of the public records of Dade County, Florida; Thence west to a point twenty-five (25) feet south of the southwest corner of said Block Twelve (12); thence northwesterly to a point where the eastline of Block Eleven (11) of said Rogers Addition produced south intersects the south line of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 3; thence west to the southwest corner of said North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 3. (70 ft. street).

(59) 3rd STREET, NW, from Northwest Thirty-second Avenue to Northwest Thirty-Fourth Avenue, the street lines on both sides shall be fifty (50) feet from the center line. (100 ft street).
(Ordinance No. 3433)

(60) 3rd STREET, NW, from Northwest Forty-seventh Avenue to Northwest forty-eighth Avenue, no building or structure or any part thereof, on either side, may be erected, reconstructed or structurally altered at a lesser distance from the center line of said street than twenty (20) feet, to provide for a uniform street width of forty (40) feet, said center line being located five (5) feet south of and parallel with the south boundary of Lots 368 to 379, inclusive, of Flagler Grove Estates Extension, as recorded in Plat Book 8, page 98, of the Public Records of Dade County, Florida.

(61) 3rd STREET SW, from Southwest Seventeenth Avenue to Southwest Twenty-second Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of Union Street (now known as Southwest Third Street), as shown by the plat of Idlewild Park, recorded in Plat Book 2, page 87, of the Public Records of Dade County, Florida, and as said center line of Union Street produced west to Southwest Twenty-second Avenue.
(50 ft. street)

Note: This width would also be provided for under other provisions of the ordinance which provide that all streets with certain exceptions have been established for minimum widths of fifty (50) feet.

(62) 4th STREET, NW, from Northwest Eighth Avenue to Northwest Twelfth Avenue, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Eighth Street (now known as Northwest Fourth Street) as shown by the plat of Mary Brickell's Riverview recorded in Plat Book 5, page 43, and as

shown by the plat of Lawrence Estate Land Company's East Addn. recorded in Plat Book 3, page 94, and as shown by the plat of Lawrence Estate Land Company's Subdivision recorded in the public records of Dade County, Florida. (70 ft. street).

(63) 5th STREET, N, from Biscayne Boulevard to Northwest Seventh Avenue, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Seventh Street (now known as North Fifth Street), as shown by the A. L. Knowlton Map of Miami, Dade County, Florida, as recorded in Plat Book "B", page 41, of the public records of Dade County, Florida.

(64) 5th STREET, SE, from South Miami Avenue to Brickell Avenue, the street line on each side shall be twenty-five (25) feet from the center line, said center line shall be the present North boundary line of the existing street which is dedicated to a width of twenty-five (25) feet. (50 ft. street).

(65) 7th AVENUE, NW, from Northwest Fifth Street to North City Limits the street lines on wach side shall be as follows:

Northwest Fifth Street to Northwest Thirty-sixth Street the street line on each side shall be thirty-five (35) feet from the center line; (70 ft. street).

Northwest Thirty-sixth street to Northwest Seventy-ninth Street the street line on each side shall be forty (40) feet from the center line; (80 ft. street).

Northwest Seventy-ninth Street to the North City Limits the street line on each side shall be fifty (50) feet from the center line; (100 ft. street)

said center line being described as follows:

Beginning at a point twenty-five (25) feet west of the southwest corner of Block 70N, according to the A. L. Knowlton Map of Miami, as recorded in Plat Book "B" at page 41 of the Public Records of Dade County, Florida; Thence north along a line parallel to and twenty-five (25) feet west of the west line of Blocks 70N, 51N, 50N, 31N, 30N and 11N, according to said A. L. Knowlton Map of Miami to a point of intersection with the westerly production of the north line of said Block 11N; Thence east along said westerly production of the north line of Block 11N to a point two and five-tenths (2.5) feet east of the east boundary of Section 35, Township 53 South, Range 41 East; Thence north parallel to and two and five tenths (2.5) feet east of said east boundary of Section 35; Thence west to the northeast corner of said Section 35; Thence north along the east boundary of Sections 26, 23, 14 and 11 of Township 53 South, Range 41 East to the north City Limits of the City of Miami.

(66) 7th STREET, NW, from the Miami River to the west City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the south boundary of Sections 35, 34 and 33, of Township 53 South, Range 41 East.
For Building Lines * (70 ft. street)

(67) 8th AVENUE, SW, from Southwest Eighth to Southwest Eleventh Street, the street line on the West side shall be thirty-seven and five tenths (37.5) feet from the center line of said street and on the East side shall be twenty-two and five tenths (22.5) feet from the center line of said street, said center line shall be determined by the Department of Engineering. (65 ft street).

Note: It is suggested that the uniform width of seventy (70) feet be established for Southwest Eighth Avenue to conform with the planned width North of Eighth Street to Fourth Street.

(68) 8th AVENUE W, from Southwest Eighth Street to Northwest Fourth Street, the street line of each side shall be thirty-five (35) feet from the center line of said street, said center line being described as a line parallel to and twenty-five (25) feet west of the east line of Avenue M (now known as West Eighth Avenue) as shown by the A. L. Knowlton Map of Miami as recorded in Plat Book "B" at page 41 of the public records of Dade County, Florida. (70 ft. street).

(69) 8th STREET N, from Biscayne Boulevard to Northwest First Avenue, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Fourth Street (now known as North Eighth Street) as shown by the A. L. Knowlton Map of Miami as recorded in Plat Book "B" page 41, of the public records of Dade County, Florida. (70 ft. street).

(70) 8th STREET, S, from Southeast Miami Avenue Road to West City Limits of the City of Miami, Florida, excepting any portions of said street not lying within the corporate limits of the City of Miami, the street line on each side shall be thirty-five (35) feet from the center line excepting the South side of Southwest Eighth Street between Seventeenth and Nineteenth Avenues where the street line shall be forty (40) feet from the center line and excepting the North side between Southwest Twenty-third and Southwest Twenty-seventh Avenues where the street line shall be forty (40) feet from the center line of said street, said center line being described as the center line of Twentieth Street (now known as South Eighth Street) as shown by the plat of Olive and Patterson Subdivision, recorded in Plat Book "B", page 77 and as shown by the A. L. Knowlton Map of Miami recorded in Plat Book "B", page 41, and as shown by the plat of Horner's Addition recorded in Plat Book "B", page 160, and being described as the south boundary line of the plat of Mary Brickell's Riverview recorded in Plat Book 3, page 94, and as the south boundary line of the plat of Lawrence Land Company's Subdivision recorded in Plat Book 2,

page 46, all as recorded in the public records of Dade County, Florida, and being described as the south boundary of the West Half ($W\frac{1}{2}$) of Section 2, and the south boundary of Sections 3, 4, 5 and 6, in Township 54 South, Range 41 East. (70 ft. street).

(71) 10th AVENUE, NE, from the stream called "Little River" to the north City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the east boundary of Section 7, Township 53 South, Range 42, East. (70 ft. street)

(72) 11th STREET, NW, from Seventh Avenue to Tenth Avenue: The street line on the North side between 7th Avenue and Eighth Street Road shall be thirty-five (35) feet from the street center line;

The street line on the South side between 7th Avenue and Eight Street Road shall be thirty (30) feet from the street center line;

The street line on each side between Northwest Eighth Street Road and Northwest Tenth Avenue shall be thirty (30) feet from the street center line;

said center line shall be determined by the Department of Engineering.

Note: It is suggested that a greater street width should be established for Northwest Eleventh Street in accordance with plans to straighten this street as a part of Northwest North River Drive westward from Northwest Fourteenth Avenue.

(73) 12th AVENUE, NW, from Northwest Seventh Street to Miami River, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the West line of the Southeast Quarter ($SE\frac{1}{4}$) of Section 35, Township 53 South, Range 41 East. (70 ft. street).

(74) 12th AVENUE, NW, from Northwest Eleventh Street to the center line of Northwest Twentieth Street, the street line on each side shall be forty (40) feet from the center line of said street, said center line being described as the east boundary of the West Half ($W\frac{1}{2}$) of Section 35, Township 53 South, Range 41 East. (80 ft. street)

(75) 12th AVENUE, NW, from the center line of Northwest Twentieth Street to the center line of Northwest Sixty-second Street, the center line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the east boundary of the West Half ($W\frac{1}{2}$) of Sections 26, 23 and 14, Township 53 South, Range 41 East. (70 ft. street).

(76) 12th AVENUE, SW, from Southwest Thirteenth Street to Southwest First Street, the street line on each side shall be forty and five tenths (40.5) feet from the center line of said street, said center line being described as the west boundary of Government Lot 1, in Section 11, Township 54 South, Range 41 East and as the west boundary of Government Lot 2, in Section 2, Township 54 South, Range 41 East. (81 ft. street).

(77) 12th AVENUE, W, from Southwest First Street to Northwest Seventh Street, the street line on each side shall be thirty-seven and five tenths (37.5) feet, said center line being described as the west boundary of Government Lots 1 and 2, in Section 2, Township 54 South, Range 41 East. (75 ft. street.)

(78) 13th STREET, N, from Biscayne Bay to Northwest Tenth Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line of said street being described as follows:

Beginning at a point on the United States Pierhead and Bulkhead line as located along the westerly shore of Biscayne Bay, said point being twenty (20) feet south of the easterly production of the south line of Lot P-4 (of the plat of the Causeway Fill as recorded in Plat Book 5) of the plat of the Causeway Fill as recorded in Plat Book 5 at page 120 of the public records of Dade County, Florida; Thence west twenty (20) feet south of and parallel to the north line of Northeast Thirteenth Street to a point twenty (20) feet south of the southwest corner of Block 14, Baldwin & Oxar's Subdivision Amended, as recorded in Plat Book "B" at page 87 of the public records of Dade County, Florida; Thence northwesterly to a point twenty (20) feet south of the southeast corner of Block 2, of said plat of Baldwin and Oxar's Subdivision, Amended; Thence west to a point twenty (20) feet south of the southwest corner of Block 4, of said plat of Baldwin and Oxar's Subdivision Amended; Thence west to a point twenty (20) feet south of the north line of southwest corner of Block 5, of the plat of Sosts Subdivision as recorded in Plat Book "B" at page 27, of the public records of Dade County, Florida; Thence northwesterly to a point twenty (20) feet south of the southeast corner of Block 6, of the plat of Highland Park as recorded in Plat Book 2, at page 13, of the Public Records of Dade County, Florida; Thence west to a point twenty (20) feet south of the southwest corner of Block 18, of said plat of Highland Park. (50 ft. street).

(79) 13th STREET, SW, from South Miami Avenue to Southwest Fifteenth Road, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Twenty-fifth Street (now known as Southwest Thirteenth Street) as shown by the A. L. Knowlton Map of Miami, recorded in Plat Book "B" page 41, of the public records of Dade County, Florida. (70 ft. street).

Note: It is proposed that Thirteenth Street be cut through from Miami Avenue to Brickell Avenue at a width of seventy (70) feet.

(80) 14th STREET, N, from Biscayne Boulevard to Twelfth Avenue the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line to be determined by the Department of Engineering. (70 ft. street).

(81) 14th STREET, NW, from the center line of Northwest Twenty-second Avenue to the West City Limits, the street lines on both sides shall be thirty-five (35) feet from the center line of the street, said center line of said street being described as follows: The South boundary of the NW $\frac{1}{4}$ of Section 34; the South boundary of the N $\frac{1}{2}$ of the E $\frac{1}{4}$ of Section 33; a line 10 feet North of and parallel with the South boundary of the N $\frac{1}{2}$ of the West $\frac{3}{4}$ of Section 33; a line 10 feet North of and parallel with the South boundary of the NE $\frac{1}{4}$ of Section 32; and the South boundary of the NW $\frac{1}{4}$ of Section 32 and the extension thereof to the West corporate limits of the City of Miami; all lying in Township 53 South, Range 41 East, County of Dade, State of Florida. Ordinance No. 4240) (70 ft. street).

(82) 15th TERRACE, NE, from the center line of Biscayne Boulevard to the center line of Northeast Bayshore Drive, the street lines on each side shall be eighteen (18) feet from the center line of Northeast Fifteenth Terrace, said center line being described as follows: the center line of Bird Avenue (now Northeast Fifteenth Terrace) according to the amended map of Nelson Villa Subdivision, recorded in Plat Book 4, page 81 of the public records of Dade County, Florida.

(83) 17th AVENUE, NW, from Northwest North River Drive to the North City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the West boundary of Sections 35, 26 and 23 and the West boundary of the Southwest quarter (SW $\frac{1}{4}$) of Section 14, all in Township 53, Range 41 East. (70 ft. street)

(84) 17th AVENUE, W, from South Bayshore Drive to Northwest Seventh Street, the street line on each side shall be thirty-five (35) feet, said center line being described as the east boundary of Sections 15, 10 and 3, all in Township 54 South, Range 41 East. (70 ft street)

(85) 17th STREET, NE, from North Miami Avenue to Northeast Second Avenue, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the centerline of Morse Street (now known as Northeast Seventeenth Street) as shown by the plat of North Miami as recorded in Plat Book "A", page 49 $\frac{1}{2}$ of the public records of Dade County, Florida. (70 ft. street)

(86) 19th AVENUE NW, from Northwest First Street to Northwest Third Street, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line shall be located twenty-five (25) feet east of and parallel to the

West property line thereof, the same being the East boundary line of Blocks 1, 2 and 3, as shown on the Amended Plat of Norris Park recorded in Plat Book 4, page 126, Public Records of Dade County, Florida.
(50 ft. street).

(87) 20th STREET, NW, from North Miami Avenue to Northwest Second Avenue, the street line on each side shall be thirty-five (35) feet, said center line being described as the center line of Johnson Street (now known as Northwest Twentieth Street) as shown by the plat of Johnson and Waddell's Addition as recorded in Plat Book "B", page 53, of the Public Records of Dade County, Florida.
(70 ft. street). See Item (89) Note.

(88) 20th STREET, NE, from Northeast Second Avenue to North Miami Avenue, the street line on each side shall be twenty-five (25) feet, said center line being described as the North boundary of the Northeast Quarter ($NE\frac{1}{4}$) of Section 36, Township 53 South, Range 41 East.
(50 ft. street). See Item (89) Note.

(89) 20th STREET, NW, from Northwest Second Avenue to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the north boundary of the Northwest Quarter ($NW\frac{1}{4}$) of Section 36 and the north boundary of Sections 35 and 34, all in Township 53 South, Range 41 East.
(70 ft. street)

Note: Proposals have been made to establish a mapped width of one hundred (100) feet for Northwest Twentieth Street.

See Twentieth Street plan on file in office of Director of Planning.

(90) 22nd AVENUE, NW, from the center line of Flagler Street to North City Limits, the street lines on each side shall be forty (40) feet from the center line of Northwest Twenty-second Avenue.
(To provide for 80 ft. street)

Note: A bridge over the Miami River has been planned for Twenty-second Avenue.

(91) 22nd AVENUE, SW, from the center line of Flagler Street to the center line of South Dixie Highway (Federal Highway) the street lines on each side shall be forty (40) feet from the center line of Southwest Twenty-second Avenue.
(80 ft. street)

(92) 22nd AVENUE, SW, from the center line of South Dixie Highway (Federal Highway) to Kirk Street, the street lines on each side shall be thirty-five (35) feet from the center line of such avenue, said center line being described as: The West boundary of the East Half ($E\frac{1}{2}$) of Sections 15, 10 and 3 in Township 54 South, Range 41 East, and as the West boundary of the East Half ($E\frac{1}{2}$) of Sections 34, 27 and 22 in Township 53 South, Range 41 East.
(70 ft. street).

(93) 22nd STREET, NW, from Northwest Second Avenue to Northwest Fifth Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of Pine Avenue (now known as Northwest Twenty-second Street) as shown by the plat of J. A. Dann's Second Addition as recorded in Plat Book 3, page 25, of the public records of Dade County, Florida.

(50 ft. street).

(94) 22nd STREET, SW, from Southwest Twelfth Avenue to the west City Limits of the City of Miami, Florida, the street line on each side shall be fifty (50) feet from the center line of said street said center line being described as the north boundary line of the plat of East Shenandoah recorded in Plat Book 14, page 55, and as the north boundary line of the plat of Woodside, recorded in Plat Book 5, page 28, all as recorded in the public records of Dade County, Florida, and as being the south boundary line of Sections 10 and 9, Township 54 South, Range 41 East.

(100 ft. street).

(95) 23rd STREET, NW, from Northwest Second Avenue to Northwest Fifth Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of Spaulding Avenue (now known as Northwest Twenty-third Street) as shown by the corrected map of Spaulding Subdivision, as recorded in Plat Book 3, page 161, of the public records of Dade County, Florida.

(50 ft. street)

(96) 24th Avenue, SW, from Southwest Sixth Street to Southwest Eighth Street, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the West property line of F. G. Comer Tract along Southwest Twenty-fourth Avenue between Southwest Sixth and Southwest Eighth Streets in the City of Miami, Florida.

(50 ft. street)

(97) 24th STREET, NW, from North Miami Avenue to Northwest Second Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of Marks Street (now known as Northwest Twenty-fourth Street), as shown by the plat of Mark's Subdivision, recorded in Plat Book 1, page 28, of the public records of Dade County, Florida.

(50 ft. street).

(98) 24th STREET, NW, from Northwest Second Avenue to Northwest Fifth Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of Richmond Avenue (now known as Northwest Twenty-fourth Street) as shown by the corrected map of Spaulding Subdivision, recorded in Plat Book 3, page 161, of the public records of Dade County, Florida.

(50 ft. street)

(99) 25th STREET, NW, from North Miami Avenue to Northwest Second Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of Morse Street (now known as Northwest Twenty-fifth Street) as shown by the plat of Pierce Subdivision recorded in Plat Book "B", page 69, of the Public Records of Dade County, Florida.

(50 ft. street).

(100) 25th STREET, NW, from Northwest Second Avenue to Northwest Fifth Avenue, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of Woodlawn Street (now known as Northwest Twenty-fifth Street), as shown by the plat of Woodlawn Tract, recorded in Plat Book 1, page 148, of the Public Records of Dade County, Florida.

(50 ft. street)

(101) 27th AVENUE, NW & SW (Grapeland Boulevard) from South Bayshore Drive to the North City Limits of the City of Miami, Florida, the street line on each side shall be fifty (50) feet from the center line of said street, said center line is otherwise described as the west boundary of Sections 15, 10 and 3, all in Township 54 South, Range 41 East and as the west boundary of Sections 34, 27 and 22, in Township 53 South, Range 41, East.

(100 ft. street)

(102) 28th STREET, NW, from North Miami Avenue to the west City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the south boundary of the North Half ($N\frac{1}{2}$) of Sections 25, 26 and 27, all in Township 53, South, Range 41 East.

(70 ft. street).

(103) 30th AVENUE, SW, from Southwest Sixteenth Street to Southwest Seventeenth Street, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as a line located five (5) feet West of and parallel with the East boundary of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 9, Township 54, South, Range 41 East.

(50 ft. street).

(104) 32nd AVENUE, SW, (McDonald Street), from Southwest Eighth Street to Grand Avenue, Coconut Grove, the street line on each side shall be thirty-five (35) feet from the center line of said street, excepting the West side between Southwest Eighth Street and Sixteenth Street, which shall be twenty-five (25) feet from the aforesaid center line, said center line being described as the west boundary of the Northeast Quarter ($NE\frac{1}{4}$) of Section 21 and the west boundary of the East Half ($E\frac{1}{2}$) of Sections 16 and 9, in Township 54 South, Range 41 East.

(70 ft. street).

Note: Thirty-second Avenue extends northward from Southwest Fifth Street with offsets at Southwest Fifth Street & Flagler Street, to Northwest Twentieth Street.

(105) 36th STREET, N, from Federal Highway to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the north boundary of Fractional Section 30, in Township 53 South, Range 42 East and as the North boundary of Sections 25, 26, 27, 28 and 29, in Township 53, South, Range 41 East. (70 ft. street).

(106) 36th STREET, NE, from Federal Highway east to Biscayne Bay the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the North boundary of Fractional Section 30, Township 53 South, Range 42, East. (70 ft. street).

(107) 37th AVENUE, W, (Douglas Street), from the South City Limits of the City of Miami, Florida, to North City Limits, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the west boundary of Fractional Section 28 and as the West boundary of Sections 21, 16, 9 and 4, all in Township 54 South, Range 41 East and as determined by the Department of Engineering. (70 ft. street).

(108) 42nd AVENUE, NW, Flagler Street to North City Limits, the street line on each side shall be fifty (50) feet from the center line of said street, said center line to be determined by the Department of Engineering. (100 ft. street).

(109) 42nd AVENUE, SW, (LeJeune Road), Flagler Street to the South City Limits at Eighth Street, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the west boundary of the East Half ($E\frac{1}{2}$) of Sections 29, 20, 17, 8 and 5, in Township 54 South, Range 41 East. (70 ft. street).

(110) 46th STREET, N, from Northeast Second Avenue to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the center line of Sweetbrier Boulevard (now known as Northeast and Northwest Forty-sixth Street), as shown by the plat of Shadowlawn recorded in Plat Book 6, at page 47 and as shown by the plat of Shadowlawn Extension, recorded in Plat Book 5, page 105, all in the public records of Dade County, Florida, and said center line being described as the south boundary of the Northwest Quarter ($NW\frac{1}{4}$) of Section 24 and as the south boundary of the North Half ($N\frac{1}{2}$) of Section 23 and as the south boundary of the North Half ($N\frac{1}{2}$) of the East Quarter ($E\frac{1}{4}$) of Section 22, all in Township 53 South, Range 41 East. (70 ft. street).

(111) 54th STREET, N, from Biscayne Boulevard to the West City Limits of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the north boundary of Fractional Section 19, in Township 53 South, Range 42, East, and as the north boundary of Sections 24 and 23, and 22, in Township 53 South, Range 41 East.

(70 ft. street)

(112) 57th AVENUE, W, from the South City Limits of Miami, Florida, to the North City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the West boundary of Section 6, Township 54 South, Range 41 East.

(70 ft. street)

(113) 58th TERRACE, NE, from Northeast Second Avenue to Northeast Third Avenue, the street line on the north side shall be twenty (20) feet north of the south line of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 18, Township 53 South, Range 42, East.

(114) 61st STREET, NE, from the Florida East Coast Railway to Biscayne Bay, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line being described as the center line of the street marked "Lemon City" (now known as Southeast Sixty-first Street) as shown by E. L. White's plat of Lemon City as recorded in Plat Book "B", at page 32, of the Public Records of Dade, Florida. Note: Suggest 70 ft. N. E. 2nd Ave to Blvd. See Item (116)

(70 ft. street).

(115) 62nd AVENUE, W, from the South City Limits of the City of Miami, Florida, to the North City Limits of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the West boundary of the East Half ($E\frac{1}{2}$) of Section 1, Township 54 South, Range 40 East.

(70 ft. street).

(116) 62nd STREET, N, from Northeast Second Avenue to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the north side of the South Half ($S\frac{1}{2}$) of Section 13, Township 53 South, Range 41 East and the north line of the Southeast Quarter ($SE\frac{1}{4}$) of Section 14, Township 53 South, Range 41, East.

(70 ft. street).

(117) 64th TERRACE, NE, from Biscayne Boulevard to Northeast Seventh Avenue, the street line on each side shall be sixteen and five tenths (16.5) feet from the center line of said street, said center line to be determined by the Department of Engineering.

(33 ft. street)

(118) 67th AVENUE, W, from the South City Limits of the City of Miami, Florida, to the North City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet, said center line being described as the west boundary of Section 1, Township 54 South, Range 40 East.
(70 ft. street)

(119) 71st STREET, N, from Biscayne Boulevard to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the north boundary of Fractional Section 18, in Township 53 South, Range 41 East.
(70 ft. street).

(120) 75th STREET, NE & NW, from Biscayne Boulevard to West City Limits has been designated as a part of a State highway. Should be mapped for a width of at least seventy (70) feet.

(121) 77th STREET, NE, from Northeast Second Avenue to Northeast Third Place, the street line on each side shall be twenty-five (25) feet from the center line of said street, said center line is herewith determined to be located ten (10) feet south of and parallel to the south boundary of the following subdivisions: Little River Gardens, as recorded in Plat Book 4, page 188; Plat of Blocks 3 and 3-A, of Little River Gardens, Plat Book 6, Page 44; and amended plat of Little River Gardens, Plat Book 39, Page 97; all according to the Public Records of Dade County, Florida.
(50 ft. street).

(122) 79th STREET, N, from Biscayne Bay to the West City Limits of the City of Miami, Florida, the street line on each side shall be thirty-five (35) feet from the center line of said street, said center line being described as the North line of the Southwest Quarter ($SW\frac{1}{4}$) of Section 8, Township 53 South, Range 42 East, the north line of the South Half ($S\frac{1}{2}$) of Section 7, Township 53 South, Range 42 East, the north line of the South Half ($S\frac{1}{2}$) of Section 12, Township 53 South, Range 41 East and the north line of the Southeast Quarter ($SE\frac{1}{4}$) of Section 11, Township 53 South, Range 41 East.
(70 ft. street).

Section 4. BUILDING LINES BACK FROM STREET LINES

STREETS FORMERLY IN COUNTY - Along streets of Miami, as hereinafter enumerated, building lines in Business and Industrial Districts shall not be less than fifteen (15) feet from street lines where alley of at least twenty (20) feet in width is dedicated on rear of lots; otherwise the front building line shall not be less than twenty (20) feet

from the street line.

Where business or commercial structures exist in a block fronting on the same street, the existing front building line may be maintained provided it is not less than fifteen (15) feet from the street line

1. Northwest Seventh Street west from Forty-seventh Avenue to City Limits.
2. Northwest Forty-seventh Avenue north from Northwest Seventh Street to Tamiami Canal.

Note: The foregoing regulations were adopted by the City Commission at the request of the County Zoning Director and in continuance of County regulations in effect when the foregoing streets were incorporated into the City of Miami in 1945.

It is suggested that these provisions should be changed to conform to the building lines established for other areas along commercial streets.

SPECIAL THOROUGHFARES - Building lines back from street lines

have been established for certain streets in Miami as follows:

1. BRICKELL AVENUE from Southeast Eighth Street to Southeast Thirty-second Road, thirty (30) feet from the street line on the East side and forty (40) feet from the street line on the West side.
2. 22nd STREET, NW, from Northwest Seventeenth Avenue to Northwest Twenty-second Avenue, twenty-five (25) feet from the street line on the North side.
3. 23rd STREET, NW, from Northwest Seventh Avenue to Northwest Twenty-seventh Avenue, thirty (30) feet from the street line on both sides.
4. 71st STREET, NE & NW from Northeast Second Avenue to Northwest Second Avenue, twenty-five (25) feet from the street line on North side. Note: This item not official.

RESIDENTIAL DISTRICTS - Building lines in all Residential Districts shall be twenty (20) feet from street lines. Provided, however, that where lots comprising forty (40) per cent or more of the frontage on the

same side of the street within two hundred (200) feet on each side in the same block (excluding reversed corner lots),are improved with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such front yards shall establish the front yard depth for the entire frontage.

In cases where the lot to be built upon is situated between two lots, both of which have been built upon and either of which has a front yard less than twenty (20) feet in depth, the required minimum depth of front yard for the lot to be built upon shall be equal to the distance between the front lot line and straight line running between the centers of the front walls of the existing buildings on the two lots above described. Note: Foregoing "residential setbacks" not official or complete.

Section 5. Where any street in the City of Miami is not included and designated under the Zoning Ordinance for establishment of a planned width with street and building lines to provide for adequate open space and future economical widening, the street line shall be twenty-five (25) feet from the center line of any such street, such center line to be determined by the Department of Engineering of the City of Miami, and the Director of Planning.

Section 6. Exceptions from minimum width of fifty (50) feet shall apply to the following streets:

1. Marler Avenue, Douglas to Hibiscus Streets, to remain twenty-five (25) feet and to be considered as an alley.
2. 40th AVENUE, SW, Eighth to Seventh Street, forty (40) feet. Widen from twenty-five (25) feet to forty (40) feet, requiring the east fifteen (15) feet of Lot 1, Brevort Place (9-178).
3. 40th AVENUE, SW, Seventh to Sixth Streets, dedicated twenty-five (25) feet, to remain twenty-five (25) feet wide and considered as an alley.

4. 18th COURT, NW, from 7th Street to South River Drive, dedicated nine (9) feet wide, to be eighteen (18) feet wide, to be widened equally on each side and renamed Northwest 18th Avenue Alley.
5. FLAGLER TERRACE, SW, from 13th to 17th Avenue, forty (40) feet wide.
6. FLAGLER TERRACE, SW, from 12th to 13th Avenue, forty-five (45) feet wide.
7. 14th TERRACE, NE, from 2nd Avenue to Bayshore Drive, dedicated twenty-five (25) feet, to be thirty-five (35) feet wide.
8. 15th TERRACE, NE, from Biscayne Boulevard to Northeast Bayshore Drive, to be thirty-six (36) feet wide. Ord 4106.
9. MIAMI PLACE, NE, 36th Street to North end, forty (40) feet wide.
10. 11th TERRACE, N, Northwest 1st Avenue to Northeast Miami Court, forty (40) feet wide.
11. 3rd STREET, NW, from 32nd to 34th Avenue, one hundred (10) feet wide.
12. 11th TERRACE, NW, from 8th to 7th Avenues, forty (40) feet wide.
13. 54th AVENUE, SW, dedicated twenty-five (25) feet wide between 8th and 4th Streets, to remain twenty-five (25) feet wide and to be considered as an alley.
14. 30th TERRACE, NE, 4th Avenue to the Bay, dedicated twenty-five (25) feet wide, to be thirty-five (35) feet in width, providing for a five (5) foot wide sidewalk on each side of the street.
15. 23rd TERRACE, NE, from 4th Avenue to Biscayne Bay, dedicated twenty (20) feet, to remain at this width and to be renamed Northeast 23rd Street Alley.
16. ROYAL ROAD in Royal Gardens, between Dixie Highway and Biscayne Bay, dedicated thirty (30) feet wide, to be forty (40) feet wide.
17. 1st COURT, SE, between 3rd and 4th Streets, dedicated sixteen (16) and eighteen (18) feet, to be established at eighteen (18) feet, but to be renamed Southeast 1st Avenue Alley.

18. 2nd AVENUE, NE, from 75th Street to the North City Limits at Little River to be seventy (70) feet wide. This will require a two (2) foot widening on each side from the present zoned width of sixty-six (66) feet.
19. 34th AVENUE, SW, from Southwest 12th Street to Southwest 16th Street, to be forty (40) feet wide, the center line being twenty (20) feet from the existing property lines.

In all cases where the Center Line of a street is not officially established or clearly defined, such center line and street lines shall be determined by the Department of Engineering and confirmed by the Director of Planning and Secretary of the City Planning Board.

Section 7. All ordinances, or parts of ordinances, in conflict with, or inconsistent with the provisions of this ordinance are hereby repealed.

Section 8. Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this ordinance shall be punished by a fine not exceeding \$500.00 or imprisonment at hard labor on the streets or other works of the City of Miami for a term not exceeding sixty (60) days, or both. Each day that a violation is permitted to exist shall constitute a separate offense.

PASSED AND ADOPTED this ___ day of _____, A. D. 195_.

M A Y O R

ATTEST:

CITY CLERK