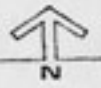
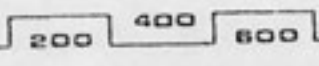


STUDY AREA

AREA
STUDY

BRICKELL-WAINWRIGHT PARK



RECOMMENDATION:

The zoning classification boundaries in the study area should be retained as they currently exist with exception of the R-5 (High Density Multiple) Zoning Classification on Lots 92 and 93, Block B, Flagler (Mary Brickell) Sub., which should be rezoned to the City's P-R (Public Park and Recreational Use) Zoning Classification.

BACKGROUND:

On March 26, 1973, the Planning and Zoning Board adopted Resolution No. 73-71, which provides:

RESOLUTION RECOMMENDING DEFERMENT AND RESCHEDULE AFTER RECEIPT OF PLANNING STUDY, THE PETITION FOR CHANGE OF ZONING CLASSIFICATION ON LOTS 8 THROUGH 13, AND 58 THROUGH 69, BLOCK 57, FLAGLER MARY BRICKELL (5-44) AT SOUTHWESTERLY INTERSECTION OF BRICKELL AVENUE AND SOUTH DIXIE HIGHWAY, FROM R-1 (ONE-FAMILY) TO R-CA (RESIDENTIAL-OFFICE).

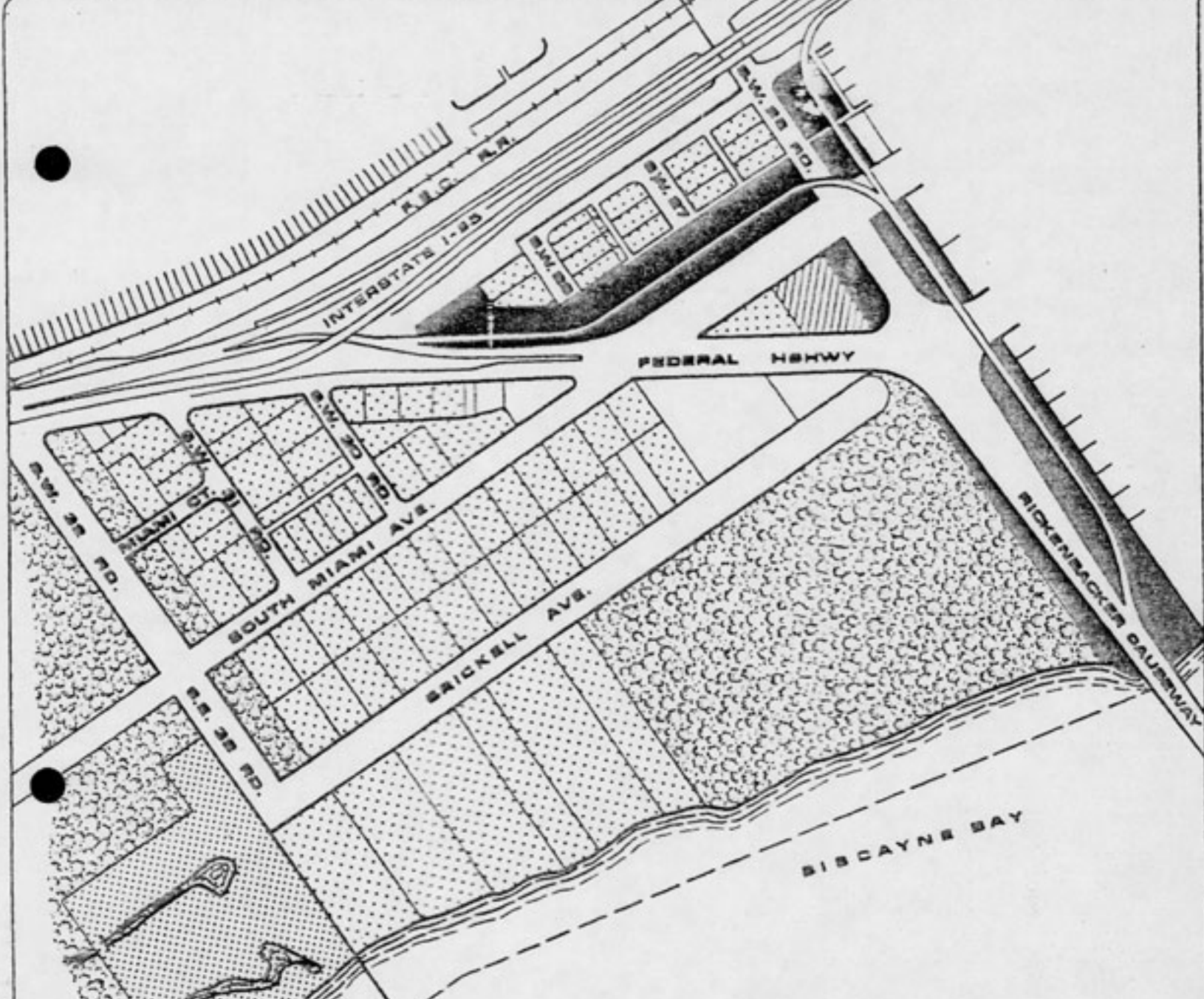
ANALYSIS:

Boundaries: The boundaries for the study area were drawn taking into consideration the major physical elements occurring in the area: Interstate 95 to the northwest, the Rickenbacker Causeway Entrance and "Flyover" Expressway Connector (S. E. 26th Road) on the northeast, the Vizcaya Complex on the southwest, and Biscayne Bay on the southeast.







Land Use: Housing in the study area is characterized by attractive, well maintained, single family homes of high to medium value set on relatively large and well-landscaped grounds. The bayfront area has numerous residential estates, the Wainwright Park bayfront hammock, and the entranceway to the heavily used Rickenbacker Causeway. A two story office building is also located within this area in the vicinity of the Causeway entrance. Development of the office building was predicated upon a court-directed zoning classification change from R-1 (One Family Dwelling) to R-CA (Residential-Office) in March of 1968.

Population: Study of population characteristics, as derived from the 1970 Census, related that approximately 598 persons lived in the study area in 1970. A percentage breakdown of this population by age group lists sixteen (16) percent under 18 years of age, sixty-five (65) percent between 18 and 61 years of age, and nineteen (19) percent 62 years of age and older. Residents of the area are active in various civic associations located in the Greater Miami Area.

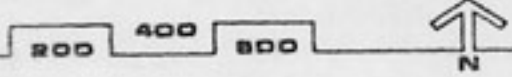
Traffic: The area is traversed by several main arteries such as South Dixie Highway (Federal Highway), South Miami Avenue, S. E. 26th Road, and Brickell Avenue from the Rickenbacker Causeway entrance northward. The fly-over



EXISTING LAND USE

-  SINGLE FAMILY
-  SINGLE FAMILY PLANNED DEVELOPMENT
-  OFFICE
-  PARK
-  VACANT
-  CAUSEWAY ENTRANCE AND FLY-OVER RIGHT-OF-WAY

AREA STUDY | BRICKELL-WAINWRIGHT PARK



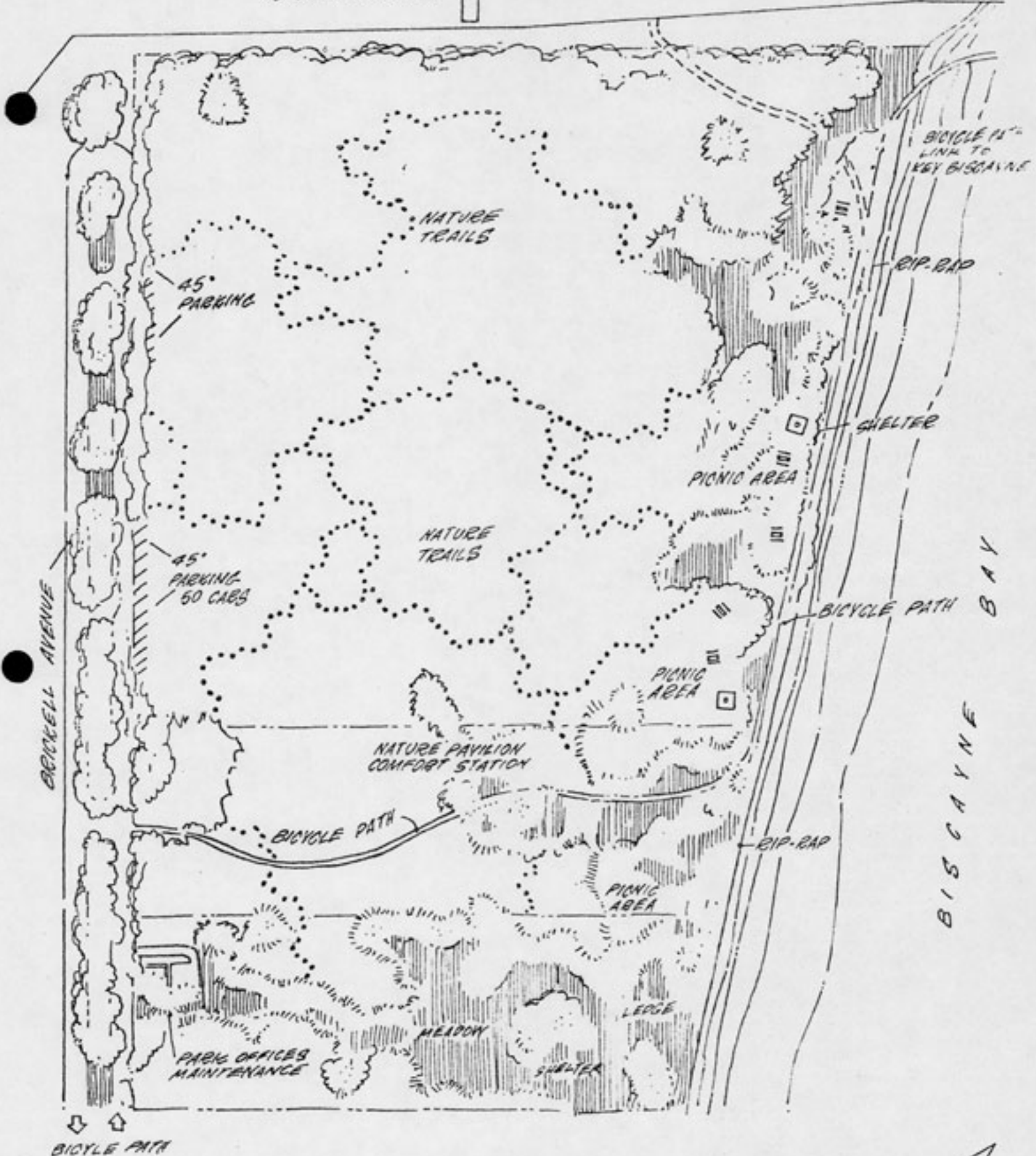
connector between the Rickenbacker Causeway and Interstate 95 and South Dixie Highway aerially traverses the area over the ground network of streets, avenues and highways. The composite street system results in several major signalized intersections, some of which involve streets meeting at acute angles.

A recent traffic volume count taken by the Dade County Department of Traffic and Transportation at one of these intersections, S. E. 26th Road and Brickell Avenue, showed a total of 30,000 vehicles per average weekday. This intersection lies at the northeastern apex of the subject property that has requested zoning change. Considering the complexity of this particular intersection and the volumes and speeds of the traffic stream, the Department of Traffic and Transportation has recommended that all traffic to and from the subject property be by way of S. E. 32nd Road and Brickell Avenue. This routing would restrict the approach to the subject property from the southwest via S. E. 32nd Road and that portion of Brickell Avenue up to the cul-de-sac. Dade County has plans for taking approximately twelve (12) feet on the north side of the subject property in the near future for the addition of a turning lane into the Rickenbacker Causeway entrance.

Utilities: Storm drainage facilities are adequate for the area and are field checked on a regular basis. The area is not currently served by a sanitary sewer system, however, the area is scheduled for sanitary sewers by 1976.

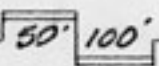
Public and Semi-Public: Located within the edge of the area is the City of Miami's Wainwright Park. The park property consists of approximately twenty (20) acres, with the majority of land in its original hammock state. Acquisition of seventeen (17) acres of the Wainwright Park property was obtained by the City with Federal assistance under the Open Space Program (OSA 13), for 2.7 acres in 1967, and the Federal Land and Water Conservation Fund Act (09-0004) for 14.3 acres in 1968. The remaining 2.8 acres, located in the center of the land already acquired is now in City ownership with final purchase price to be established by the Circuit Court in the fall of this year. This property is also being purchased with assistance of the Federal Land and Water Conservation Fund Act and a schematic plan for the park's development, made for purposes of filing the Federal application, is shown on Page 5. Under the Parks for People Program a Neighborhood Task Force will assist in the planning and development of facilities and programs for the park. In addition to Wainwright Park, the study area adjoins the cultural and recreational complex of the Vizcaya Mansion, the Museum of Science, and the Historical Museum of South Florida.

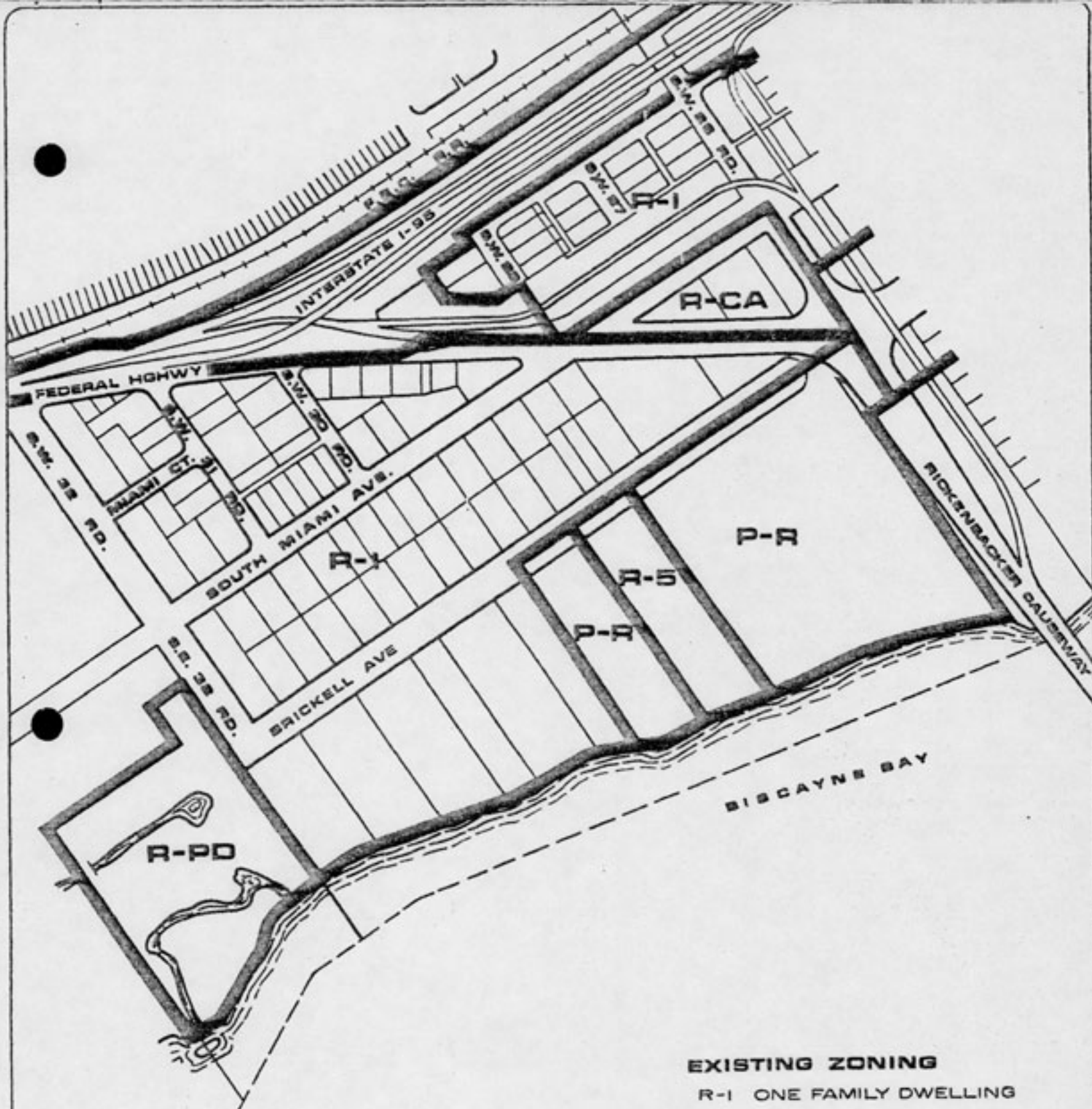
Zoning: Zoning classification patterns in the area have remained largely unchanged since 1946. There were, however, five (5) zoning changes made in the area, two (2) of which involved court orders from the Circuit Court of the Eleventh Judicial Circuit (note *). A summary of these zoning changes is as follows:



WAINWRIGHT PARK

SCHEMATIC DEVELOPMENT PLAN
USED FOR FEDERAL APPLICATION



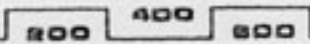


EXISTING ZONING

- R-1 ONE FAMILY DWELLING
- R-PD LOW DENSITY PUD
- R-5 HIGH DENSITY DWELLING
- R-CA RESIDENTIAL - OFFICE
- P-R PUBLIC PARK-RECREATION

AREA
STUDY

BRICKELL-WAINWRIGHT PARK



Wainwright Park Property --

- * (1) R-1 (One Family Dwelling) to R-5 (High Density Multiple)
Circuit Court Case No. 58C-5916, City Commission Ordinance No. 6956 (Dec. 8, 1961), Lots 85-93, Block B, Flagler (Mary Brickell) Sub.
- (2) R-5 (High Density Multiple) to P-R (Public Park and Recreational Use)
City Commission Ordinance No. 7692 (Sept. 5, 1968), Lots 85-91, Block B, Flagler (Mary Brickell) Sub.
- (3) R-1 (One Family Dwelling) to P-R (Public Park and Recreational Use)
City Commission Ordinance No. 7692 (Sept. 5, 1968), Lots 94 and 95, Block B, Flagler (Mary Brickell) Sub.

Deering-Danielson Property --

- (4) R-1 (One Family Dwelling) to R-PD (Low Density Planned Development)
City Commission Ordinance No. 7257 (Nov. 1, 1964), Part of Tract 4 of Tract 1-Y, Vizcaya (James Deering Estate).

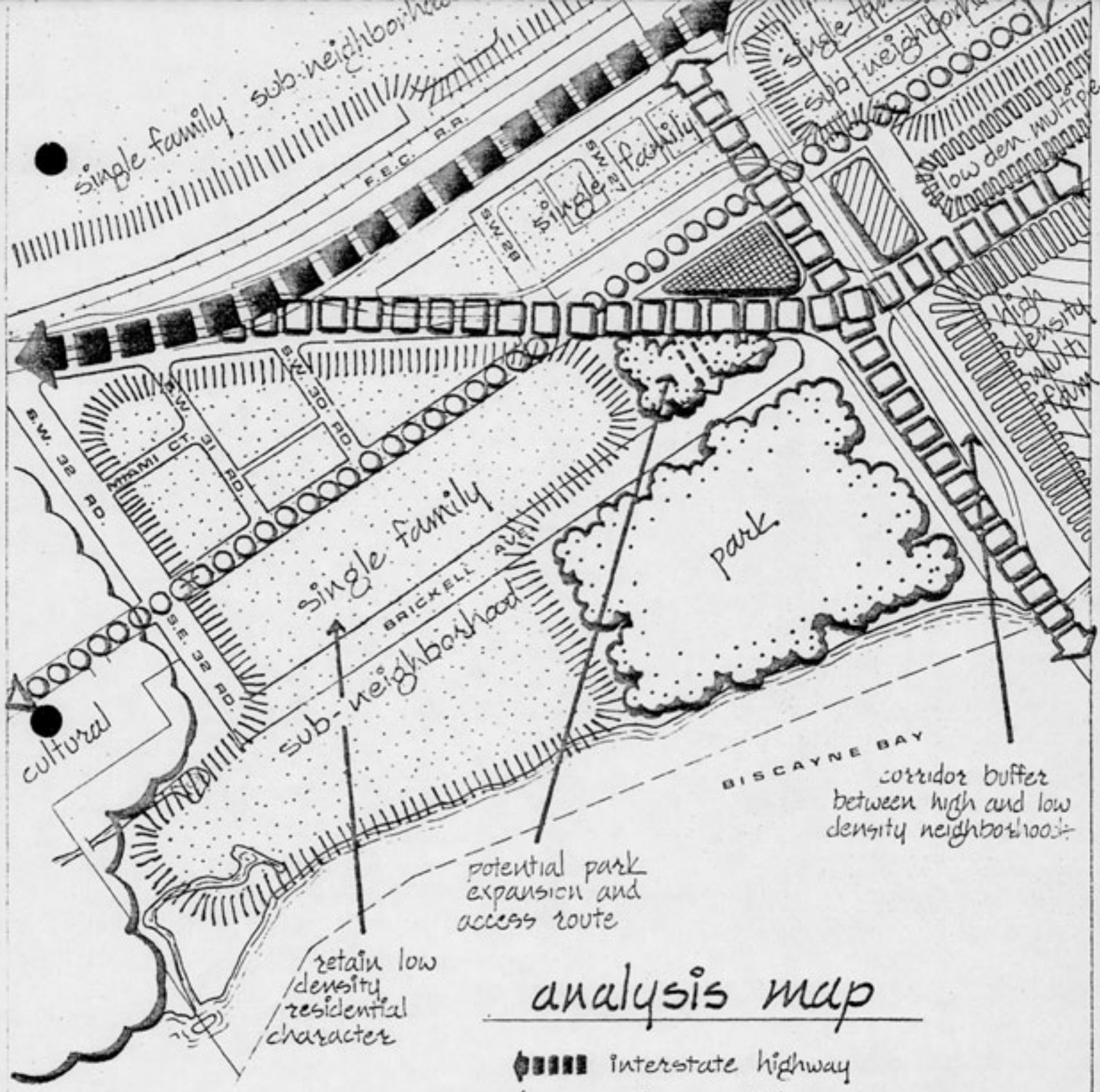
Dubbin-Ross Property --

- * (5) R-1 (One Family Dwelling) to R-CA (Residence-Office)
Circuit Court Case No. 66C-7766, City Commission Ordinance No. 7646 (March 28, 1968), Lots 1-10, 72 and part of Lots 67-71, Block 57, Flagler (Mary Brickell) Sub.

CONCLUSIONS:

Maintain the present zoning pattern and classifications of the study area, with exception of the R-5 (High Density Multiple) zoned property now owned by the City for addition to Wainwright Park, because:

- there have been no substantial changes in the character of the area. This is illustrated by the zoning patterns and the predominant land use in the study area which have existed, with the exception of the court ordered zoning changes, as single family residential, since June of 1946.
- the present low-density residential zoning classification in the study area is well established within the framework of major arterial streets, avenues, and highways, such as the S. E. 26th Road - Rickenbacker Causeway entrance, which acts as an edge and provides a substantial amount of open space which acts as a buffer between the R-3, R-3A and R-5A zoned districts to the northeast and the subject area.

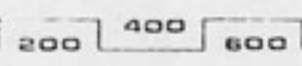


analysis map

- ▬▬▬▬ interstate highway
- ◁○○○○ major arterial
- ↓○○○○ arterial
- ▨▨▨▨ office
- ▧▧▧▧ motel

AREA STUDY

BRICKELL-WAINWRIGHT PARK



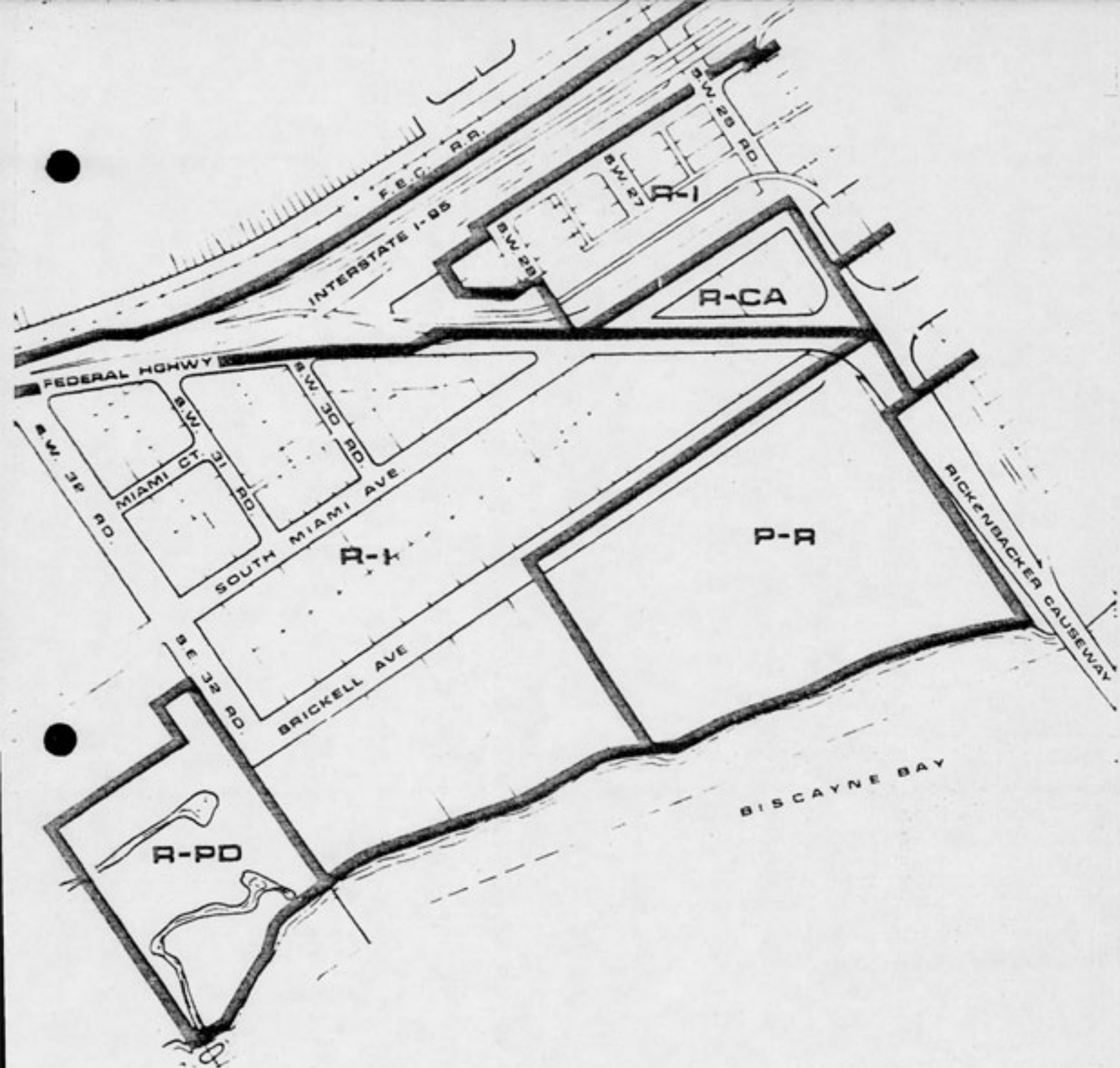
- it is not in the public interest and welfare to have traffic generated by office use and higher density residential use passing through an area of very fine quality, low-density residential development. Land use along this portion of Brickell Avenue is quiet, single-family residential, and should be zoned to preserve the neighborhood's fine qualities. This is particularly true in light of Dade County Department of Traffic and Transportation's recommendation that the approach to and from the property, if zoned as petitioned, should be from the southwest via S. E. 32nd Road and Brickell Avenue.
- the study area should remain in single-family residential use. The continuing quality of residential development taking place in the area has not diminished.

Change the zoning classification on the newly acquired park property, Lots 92 and 93, Block B, Flagler (Mary Brickell) Sub., from R-5 (High Density Multiple) to P-R (Public Park and Recreational Use) because:

- the change would be in keeping with the City's park and recreational objectives.
- the property was acquired with Federal assistance specifically for public park and recreational purpose.
- the change of zoning to P-R is consistent with zoning as applied to existing Wainwright Park properties. The park properties were changed from R-1 and R-5 zoning classifications to a P-R Classification in September of 1968.

Investigate the possibility of the City acquiring all or part of the subject property that has requested zoning change, for park and recreational purposes in expansion of Wainwright Park because:

- the expansion of park and open space lands adjoining the bayshore has been and will continue to be the City's number one priority.
- the subject property possesses many of the same natural hammock features as Wainwright Park and could therefore be easily assimilated into the main park property, physically, visually and aesthetically.
- the property could greatly assist in properly identifying the location of Wainwright Park to the people of the community without endangering any of the natural qualities of the main park site itself.



PROPOSED ZONING

- R-1 ONE FAMILY DWELLING
- R-PD LOW DENSITY PUD
- R-CA RESIDENTIAL - OFFICE
- P-R PUBLIC PARK-RECREATION

- in the utilization of the property for park purposes, morning and evening peak hour trips to and from the property would be substantially less than those which would occur as a result of another type of land use such as office or multiple-family residential. Park use tends to distribute vehicular trips throughout the span of a day rather than concentrate them at any particular hour, and the heaviest use would be on the weekends when its traffic would not interfere with daily peak hour traffic along U. S. 1.

- the acquisition of property in the Brickell Wainwright Park-Vizcaya area for park and open space purposes is in conformance with the Metropolitan Dade County General Land Use Master Plan, the Dade County Open Space Master Plan, and the Cultural Facilities and Activities Plan for Metropolitan Dade County which will be released in July 1973.