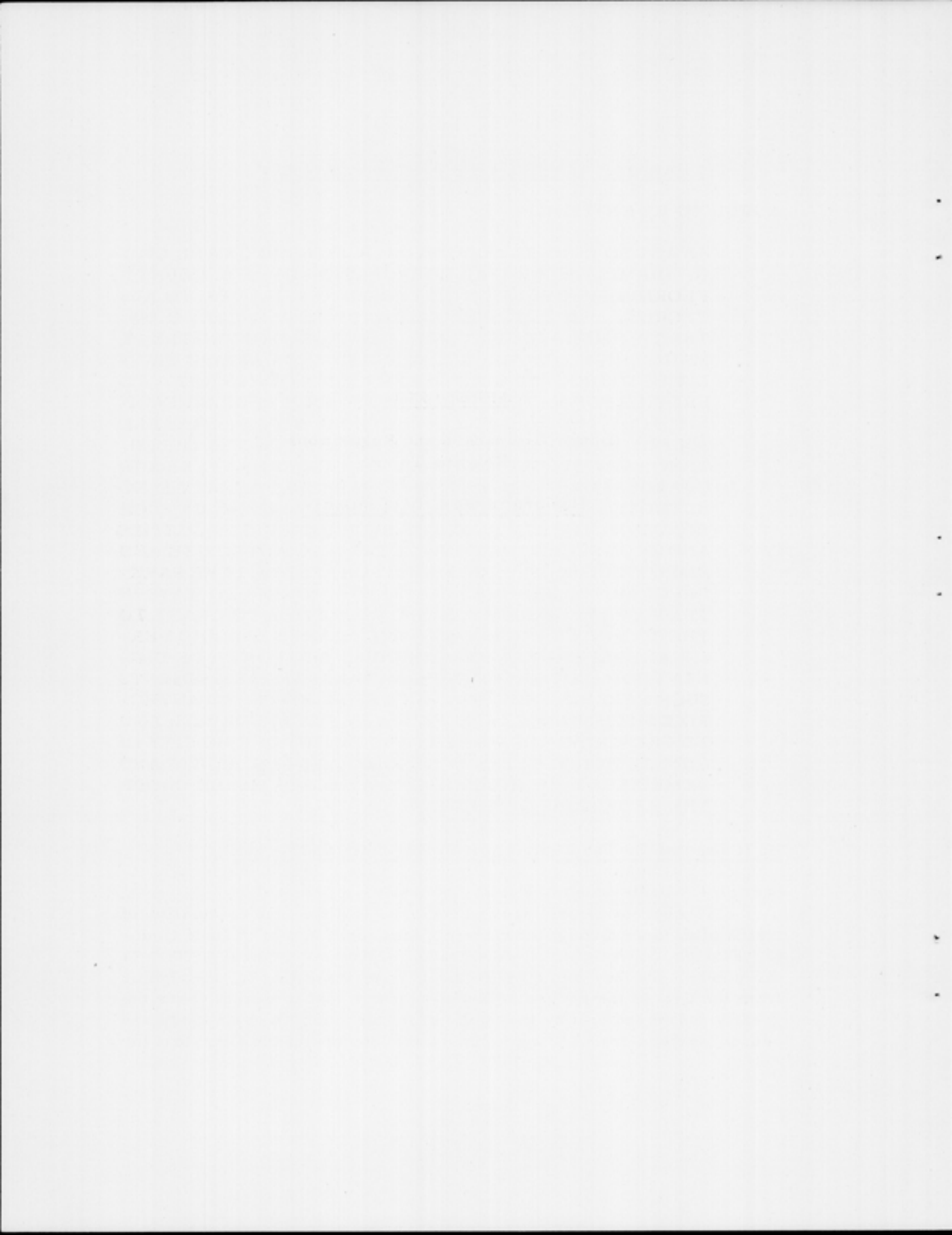


APPENDIX I

Laws, Ordinances and Regulations
Relating To

Parking in the City of Miami



Chapter 27725 (No. 1246) Special Acts of 1951

A BILL TO BE ENTITLED:

AN ACT TO CONFER ADDITIONAL POWERS UPON THE CITY OF MIAMI, A MUNICIPAL CORPORATION IN DADE COUNTY, FLORIDA, IN RELATION TO PARKING FACILITIES; TO AUTHORIZE AND EMPOWER SAID CITY TO ACQUIRE, CONSTRUCT, IMPROVE, EXTEND, ENLARGE, RECONSTRUCT, MAINTAIN, EQUIP, REPAIR AND OPERATE PARKING FACILITIES WITHIN THE CORPORATE LIMITS OF THE CITY; TO PROVIDE FOR PAYING THE COST OF SUCH PARKING FACILITIES BY THE ISSUANCE OF REVENUE BONDS, PAYABLE SOLELY FROM REVENUES; TO PROVIDE FOR THE IMPOSITION AND COLLECTION OF RATES, RENTALS, FEES AND CHARGES FOR THE USE OF SUCH PARKING FACILITIES; TO AUTHORIZE THE PLEDGING TO THE PAYMENT OF SUCH BONDS OF THE REVENUES OF SUCH PARKING FACILITIES AND OF ON STREET PARKING METERS; TO AUTHORIZE AND EMPOWER THE CITY TO PROHIBIT OR RESTRICT THE PARKING OF MOTOR VEHICLES IN STREETS AND PUBLIC WAYS IN THE VICINITY OF SUCH PARKING FACILITIES; TO GRANT TO THE CITY POWER TO ACQUIRE NECESSARY REAL AND PERSONAL PROPERTY AND TO EXERCISE THE POWER OF EMINENT DOMAIN; TO EXEMPT FROM TAXES AND ASSESSMENTS SUCH PARKING FACILITIES AND SUCH BONDS; TO AUTHORIZE THE ISSUANCE OF REVENUE REFUNDING BONDS; AND TO PRESCRIBE THE POWERS AND DUTIES OF THE CITY IN CONNECTION WITH THE FOREGOING AND THE RIGHTS AND REMEDIES OF THE HOLDERS OF ANY BONDS ISSUED UNDER THE PROVISIONS OF THIS ACT.

Be It Enacted By The Legislature Of The State Of Florida:

Section 1. Declaration of Public Necessity:

It is hereby determined and declared that the free circulation of traffic of all kinds through the streets of the City of Miami in Dade County, Florida, is necessary to the health, safety and general welfare of the public, whether residing in the City or travelling to, through or from the City in the course of lawful pursuits; that in recent years the greatly increased use by the public of motor vehicles of all kinds has caused serious traffic congestion in the streets of the City; that the

parking of motor vehicles in the streets has contributed to this congestion to such an extent as to constitute at the present time a public nuisance; that such parking prevents the free circulation of traffic in, through and from the City, impedes the rapid and effective fighting of fires and disposition of police forces, threatens irreparable loss in values of urban property which can no longer be readily reached by vehicular traffic, and endangers the health, safety and welfare of the general public; that the regulation of traffic on the streets by the installation of parking meters and the imposition of charges in connection with such on-street parking facilities has not relieved this congestion except to a limited extent; that this traffic congestion is not capable of being adequately abated except by provisions for sufficient off-street parking facilities; that adequate off-street parking facilities have not been provided and parking spaces now existing must be forthwith supplemented by off-street parking facilities provided by public undertaking; and that the enactment of the provisions of this Act is hereby declared to be a public necessity.

Section 2. Definitions:

As used in this Act, the following words and terms shall have the following meanings, unless the context shall indicate another or different meaning or intent;

(a) The word "City " shall mean the City of Miami, a municipal corporation in Dade County, State of Florida.

(b) The word "Commission" shall mean the Commission of the City of Miami or the board or body in which the general legislative powers of the City shall be vested.

(c) The words "Parking Facilities" shall mean and shall include lots, garages, parking terminals or other structures (either single or multi-level and either at, above or below the surface) for the off-street parking of motor vehicles, open to public use for a fee, including, but without limiting the generality of the foregoing, facilities for trucks and busses, facilities for servicing motor vehicles and for the sale of gasoline, oil and other accessories, waiting rooms, lockers, and if deemed necessary by the Commission for the financing of any Parking Facilities consisting of or including a garage, terminal or other structure, space to be leased for such uses as the Commission may deem advisable for the greatest utilization of the structure, and all facilities appurtenant thereto, including on-street parking meters if so provided by the Commission, and all property, rights, easements and interests relating

thereto which are deemed necessary for the construction or the operation thereof.

(d) The word "cost" as applied to Parking Facilities or to extensions or additions thereto shall include the cost of acquisition, construction or reconstruction, the cost of all labor, materials, machinery and equipment, the cost of all lands, property, rights, easements and interests acquired by the City for such Parking Facilities or the operation thereof, the cost of demolishing or removing any buildings or structures on lands so acquired, including the cost of acquiring any lands to which such buildings or structures may be moved, financing charges, interest prior to and during construction and, if deemed advisable by the Commission, for one year after completion of construction, cost of engineering and legal services, plans, specifications, surveys and estimates of cost and of revenues, administrative expense, and such other expense as may be necessary or incident to such acquisition, construction or reconstruction, the financing thereof and the placing of the Parking Facilities in operation.

Section 3. General Grant of Powers:

The Commission is hereby authorized and empowered:

(a) To acquire, construct, reconstruct, equip, improve, extend, enlarge, maintain, repair and operate Parking Facilities within the corporate limits of the City;

(b) to issue revenue bonds of the City as hereinafter provided to pay the cost of such acquisition, construction, reconstruction, equipment, improvement, extension or enlargement;

(c) to establish and revise from time to time and to collect rates, rentals, fees and other charges for the services and facilities furnished by such Parking Facilities, and to establish and revise from time to time regulations in respect of the use, operation and occupancy of such Parking Facilities or part thereof;

(d) to accept from any authorized agency of the Federal Government loans or grants for the planning, construction or acquisition of any Parking Facilities and to enter into agreements with such agency respecting any such loans or grants, and to receive and accept aid and contributions from any source of either money, property, labor or other things of value, to be held, used and applied only for the purposes for which such loans, grants or contributions may be made;

(e) subject to any provisions or restrictions which may be set forth in the ordinance authorizing bonds, to acquire in the name of the City, either by purchase or the exercise of the right of eminent domain, such lands and rights and interests therein, and to acquire such personal property, as it may deem necessary in connection with the construction, reconstruction, improvement, extension, enlargement or operation of any Parking Facilities;

(f) to lease all or any part of such Parking Facilities upon such terms and conditions and for such term of years as it may deem advisable to carry out the provisions of this Act;

(g) to make and enter into all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers under this Act, and to employ such engineers, attorneys, accountants, construction and financial experts, superintendents, managers and other employees and agents as it may deem necessary, and to fix their compensation; provided, however, that all such expenses shall be payable solely from funds made available under the provisions of this Act; and

(h) to do all acts and things necessary or convenient to carry out the powers expressly granted in this Act.

Section 4. Issuance of Revenue Bonds:

The Commission is hereby authorized to provide by ordinance, at one time or from time to time, for the issuance of revenue bonds of the City for the purpose of paying the cost of any one or more Parking Facilities. The bonds of each issue shall be dated, shall mature at such time or times not exceeding thirty years from their date or dates, and shall bear interest at such rate or rates not exceeding five per centum per annum, as may be determined by the Commission, and may be made redeemable before maturity, at the option of the City, at such price or prices and under such terms and conditions as may be fixed by the Commission prior to the issuance of the bonds.

* * * * *

Revenue bonds issued under the provisions of this Act shall not be deemed to constitute a debt of the City or a pledge of the faith and credit of the City, but such bonds shall be payable solely from the funds herein provided therefor, and a statement to that effect shall be recited on the face of the bonds.

Section 5. Revenues:

The Commission shall, in the ordinance providing for the issu-

ance of revenue bonds under the provisions of this Act, fix the initial schedule of rates, rentals, fees and other charges for the use of, and for the services and facilities furnished or to be furnished by, the Parking Facilities. After any Parking Facilities shall have been in operation the Commission may revise such schedule of rates, rentals, fees and charges from time to time. Such rates, rentals, fees and charges shall not be subject to supervision or regulation by any other commission, board, bureau or agency of the City or of the State, and the City shall charge and collect the rates, rentals, fees and charges so fixed and revised. Such rates, rentals, fees and charges shall be so fixed and revised as to provide funds sufficient at all times (a) to pay the cost of maintaining, repairing and operating the Parking Facilities, including reserves for such purpose and for replacements and depreciation, and (b) to pay the principal of and the interest on the revenue bonds as the same become due and reserves therefor.

* * * * *

Section 6. Parking Meters:

The Commission is hereby authorized to install parking meters, or cause the same to be installed, at or near the curbs of the streets within the City and to adopt such regulations and impose such charges in connection with any parking meters heretofore or hereafter installed as it may deem advisable. The Commission is further authorized to combine into a single project for financing purposes and for the more adequate regulation of traffic and relief of congestion such parking meters or any portion thereof with any Parking Facilities financed by revenue bonds issued under the provisions of this Act and to pledge to the payment of such revenue bonds all or any part of the revenues derived from such parking meters.

Section 7. Pledge of Revenues:

The ordinance authorizing the issuance of revenue bonds under the provisions of this Act shall pledge the revenues to be received from the Parking Facilities financed by such bonds, but shall not convey or mortgage any Parking Facilities or any part thereof, and may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as may be reasonable and proper and not in violation of law, including covenants setting forth the duties of the City and of the Commission in relation to the acquisition, construction, reconstruction, improvement, maintenance, repair, operation and insurance of the Parking Facilities, and provisions for the custody, safeguarding and application of all moneys, and for the employment of consulting engineers

in connection with such acquisition, construction, reconstruction or operation. Such ordinance may set forth the rights and remedies of the bondholders, and may restrict the individual right of action by bondholders as is customary in trust agreements or trust indentures securing bonds or debentures of corporations. Such ordinance may contain such other provisions in addition to the foregoing as the Commission may deem reasonable and proper for the security of the bondholders. Except as in this Act otherwise provided, the Commission may provide for the payment of the proceeds of the sale of the bonds and the revenues of the Parking Facilities to such officer, board or depository as it may designate for the custody thereof, and for the method of disbursement thereof, with such safeguards and restrictions as it may determine. All expenses incurred in carrying out the provisions of such ordinance may be treated as a part of the cost of operation.

All pledges of revenues under the provisions of this Act, whether derived from Parking Facilities or parking meters, shall be valid and binding from the time when such pledge is made; all such revenues so pledged and thereafter received by the City shall immediately be subject to the lien of such pledges without any physical delivery thereof or further act, and the lien of such pledges shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the City, irrespective of whether such parties have notice thereof.

* * * * *

Section 9. Remedies:

Any holder of bonds issued under the provisions of this Act or of any of the coupons appertaining thereto, except to the extent the rights herein given may be restricted by the authorizing ordinance, may, either at law or in equity, by suit, action, mandamus or other proceeding, protect and enforce any and all rights under the laws of the State or granted hereunder or under such ordinance, and may enforce and compel the performance of all duties required by this Act or by such ordinance to be performed by the City, the Commission, or any officer of the City, including the fixing, charging and collecting of rates, rentals, fees and charges for the services and facilities furnished by the Parking Facilities.

Section 10. Miscellaneous:

The ordinance authorizing the issuance of bonds under the provisions of this Act may contain such regulations with respect to the use

and operation of any Parking Facilities as may be deemed reasonable and proper and such provisions regulating one-way traffic and limiting or prohibiting the parking of motor vehicles on the streets of the City as may be deemed for the best interest of the City, and such regulations and provisions shall be deemed to constitute a part of the contract between the City and the holders of bonds issued under the provisions of this Act and, except as may be otherwise provided in such ordinance, shall be irrevocable while any of such bonds shall be outstanding and unpaid.

* * * * *

Section 13. Exemption of Property from Taxation:

As adequate off-street Parking Facilities are essential to the health, safety and general welfare of the public, and as the exercise of the powers conferred by this Act to effect such purposes constitute the performance of essential municipal functions, and as Parking Facilities constructed under the provisions of this Act constitute public property and are used for municipal purposes, the City shall not be required to pay any taxes or assessments upon any such parking Facilities or any part thereof, or upon the income therefrom, and any bonds issued under the provisions of this Act, their transfer and the income therefrom (including any profit made on the sale thereof) shall at all times be free from taxation within the State.

Section 14. Alternative Method:

This Act shall be deemed to provide an additional and alternative method for the doing of the things authorized hereby and shall be regarded as supplemental and additional to powers conferred by other laws, and shall not be regarded as in derogation of or as repealing any powers now existing under any other law, either general, special or local; provided, however, that the issuance of revenue bonds or revenue refunding bonds under the provisions of this Act need not comply with the requirements of any other law applicable to the issuance of bonds. All Acts and proceedings heretofore taken by the Commission which are authorized under the provisions of this Act are hereby ratified and confirmed.

Section 15. Liberal Construction:

The provisions of this Act, being necessary for the welfare of the City and its inhabitants, shall be liberally construed to effect the purposes thereof.

Section 16. Provisions of Act Severable:

The Provisions of this Act are severable, and if any of its provisions shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not effect or impair any of the remaining provisions.

Section 17. Inconsistent Laws Inapplicable:

All other general or special laws, or parts thereof, inconsistent herewith are hereby declared to be inapplicable to the provisions of this Act.

Section 18. Effective Date:

This Act shall take effect immediately upon its becoming a law.

CITY OF MIAMI, FLORIDA

Ordinance No. 5090

(Extracts)

Ordinance No. 5090 - (Extracts)

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF SPECIAL OBLIGATION BONDS OF THE CITY OF MIAMI FOR PAYING THE COST OF CONSTRUCTING, ACQUIRING, EXTENDING OR ENLARGING CAPITAL IMPROVEMENTS WITHIN AND FOR SAID CITY; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT OF THE CITY OR A PLEDGE OF ITS FAITH AND CREDIT BUT SHALL BE PAYABLE SOLELY FROM THE FRANCHISE REVENUES PAYABLE TO THE CITY IN EACH YEAR BY THE FLORIDA POWER & LIGHT COMPANY UNDER THE PROVISIONS OF THE ELECTRIC FRANCHISE GRANTED TO SAID COMPANY BY ORDINANCE NO. 4974; PROVIDING THAT SUCH FRANCHISE REVENUES SHALL BE APPLIED TO THE EXTENT NECESSARY TO THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH BONDS AND THE BALANCE TO THE PAYMENT OF THE COST OF OTHER CAPITAL IMPROVEMENTS; PROVIDING FOR THE ISSUANCE OF REFUNDING BONDS; PROVIDING FOR THE DEPOSIT OF ALL SUCH REVENUES WITH A TRUSTEE; AND SETTING FORTH THE RIGHTS AND REMEDIES OF THE HOLDERS OF SUCH BONDS; AND DECLARING THIS ORDINANCE TO BE AN EMERGENCY MEASURE.

WHEREAS, on February 3, 1954, the Commission of the City of Miami, Florida, duly adopted Ordinance No. 4974 granting to the Florida Power & Light Company (hereinafter sometimes called the "Company"), a corporation organized and doing business under the laws of the State of Florida and having its principal office in the City of Miami, its successors and assigns, an electric franchise for a period of thirty (30) years from the date of the acceptance thereof by the Company, under the provisions of which the Company will pay to the City on each July 1 during the grant an amount (hereinafter sometimes called the "franchise revenues") which when added to the amount of all taxes, licenses, and other impositions (except amounts for assessments for special benefits, such as sidewalks, street paving and similar improvements) levied or imposed by the City upon said Company's electric property, business or operations and those of its electric subsidiaries for the preceding calendar year, will equal six per centum (6%) of the Company's gross revenues from the sale of electrical energy to residential and commercial customers within the corporate limits of the City for the twelve (12) fiscal months preceding the applicable anniversary date; and

WHEREAS, said Ordinance was approved by a majority of the qualified voters of the City of Miami voting at a special election held for that purpose on March 30, 1954; and

WHEREAS, said Ordinance was accepted by the Florida Power & Light Company on March 31, 1954 (hereinabove called the "anniversary date"); and

WHEREAS, such franchise revenues amounted to Five Hundred Seventy Nine Thousand Three Hundred Thirty Seven and 88/100 Dollars (\$579,337.88) in the first year of the franchise, and it is estimated that they will increase from year to year in proportion to the growth of the City; and

WHEREAS, such franchise revenues constitute a new and additional source of income accruing to the City; and

WHEREAS, in order to promote the health and welfare of the inhabitants of the City it will be necessary for the City to undertake the construction or acquisition of many capital improvements in the ensuing years; and

WHEREAS, the Commission of the City desires to finance the cost of as many of such capital improvements as is possible from such franchise revenues so as to relieve the taxpayers of the City from the burden of future taxation to pay such cost;

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

ARTICLE I

DEFINITIONS

Section 101:

In addition to words and terms elsewhere defined in this Ordinance, the following words and terms as used in this Ordinance shall have the following meanings, unless some other meaning is plainly intended:

The term "Capital Improvement" shall mean any improvement, facility or structure, including any necessary land and equipment, for which the City may raise or appropriate money, except for maintenance and repairs.

The word "City" shall mean The City of Miami, a municipal corporation in Dade County, Florida.

The words "City Commission" or the word "Commission" shall mean the Commission of the City of Miami or the board or body in which the general legislative powers of the City shall be vested.

The word "Company" shall mean the Florida Power & Light Company, a corporation organized and doing business under the laws of the State of Florida and having its principal office in the City of Miami, or its successors and assigns, or any corporation with or into which said Company may be merged or consolidated, or to which the assets and business of said Company or its electric property, business or operations in the City of Miami may be sold or to which said electric franchise may be assigned.

The term "Fiscal year" shall mean the period commencing on the first day of July and ending on the last day of June in the following year.

The term "Franchise revenues" shall mean the sums payable to the City on July 1 in each year by the Company under the provisions of Ordinance No. 4974, granting an electric franchise to the Company, as recited in the preambles of this Ordinance.

The word "Trustee" shall mean the bank or trust company appointed and acting as Trustee under the provisions of this Ordinance, and shall be held and construed to mean the Trustee for the time being, whether original or successor.

Section 102:

Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. The words "bond", "coupon", "owner" and "holder" shall include the plural as well as the singular number unless the context shall otherwise indicate. The word "bond" or "bonds" shall mean any bond or bonds or all of the bonds, as the case may be, issued under the provisions of this Ordinance. The word "holder" or "bondholder" when used herein with respect to bonds issued hereunder shall mean, unless the context otherwise indicates, the holder or registered owner, as the case may be, of bonds at the time issued and outstanding hereunder.

ARTICLE II

FORM, EXECUTION, AUTHENTICATION, DELIVERY AND
REGISTRATION OF BONDS

Section 201:

Special obligation bonds of the City may be issued under and secured by this Ordinance, subject to the conditions, hereinafter provided in Section 208 of this Article, at any time or times for the purpose of paying all or a part of the cost of constructing, acquiring, extending or enlarging Capital Improvements within and for the City, including the reimbursement of any funds of the City for advances theretofore made for such purpose. Special obligation bonds of the City may also be issued under and secured by this Ordinance, subject to the conditions hereinafter provided in Section 209 of this Article, for the purpose of refunding any bonds issued by the City under the provisions of this Ordinance. The principal of and the interest on all such bonds shall be payable solely from the special fund hereinafter created and designated "Miami Capital Improvement Bonds Interest and Sinking Fund" (hereinafter sometimes called the "Sinking Fund"), and all of the covenants, agreements and provisions of this Ordinance shall be for the benefit and security of all and singular the present and future holders of the bonds and interest coupons so issued or to be issued, without preference, priority or distinction as to lien or otherwise, except as otherwise hereinafter provided, of any one bond over any other bond by reason of priority in the issue, sale or negotiation thereof, or otherwise.

Section 202:

The bonds of each Series hereinafter defined issued under the provisions of this Ordinance shall be in the denomination of One Thousand Dollars (\$1,000) each, numbered consecutively from 1 upwards, shall bear interest from their date until their payment at a rate or rates not exceeding five per centum (5%) per annum, such interest to the respective maturities of the bonds being payable semi-annually on the first days of March and September in each year, shall be dated, shall be stated to mature, and shall be subject to redemption prior to their respective maturities, all as may be provided by the resolutions adopted by the City Commission in connection with the issuance of such bonds.

* * * * *

Section 208:

The bonds issued under the provisions of this Section for each

Capital Improvement shall be authorized by a separate resolution, which shall describe in brief and general terms the Capital Improvement to be constructed, acquired, extended or enlarged and shall state the amount of the bonds to be issued for such purpose. The bonds authorized by any such resolution may be issued as a single series, or the bonds authorized by any two or more such resolutions may be consolidated and issued as a single series (each such series being herein called a "Series"). The bonds of each Series shall be designated by an identifying series letter, shall be stated to mature in annual instalments on September 1, the first of which shall be made payable not less than one (1) and more than two (2) years after the delivery of the bonds and the last of which shall be made payable not later than September 1, 1981, and such annual instalments shall be so fixed that the total amount of the principal of and the interest on the bonds of such Series and all bonds, if any, theretofore issued under the provisions of this Ordinance and then outstanding, which shall be payable in each fiscal year beginning with the first fiscal year in which the bonds of such Series shall mature, shall be as nearly equal as the City Commission may deem to be practicable.

* * * * *

Section 209:

Special obligation refunding bonds of the City may be issued under and secured by this Ordinance, subject to the conditions hereinafter provided in this Section, at any time or times, for the purpose of providing funds for refunding at their maturity the bonds of any Series which mature within three (3) months thereafter. Before any bonds shall be issued under the provisions of this paragraph the City Commission shall adopt a resolution authorizing the issuance of such bonds, fixing the amount and the details thereof, and describing the bonds to be refunded. Such special obligation refunding bonds shall be deemed to constitute a part of the bonds of the same series as the bonds refunded and shall be stated to mature on September 1 in such year or years, not earlier than one year after the latest stated maturity of the bonds of such Series then outstanding and not later than September 1, 1983, and shall be made redeemable prior to the bonds of such series not so refunded, all as may be provided by the resolution authorizing the issuance of such bonds.

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ARTICLE III

REDEMPTION OF BONDS

Section 301:

The bonds of each Series issued under the provisions of this Ordinance shall be subject to redemption, either in whole or in part and at such times and prices, as may be provided by resolution prior to the issuance of such bonds; provided, however, that any redemption in part may be made only on an interest payment date and in the inverse order of maturities and any premium to be paid on the redemption of any such bonds shall not exceed five per centum (5%) of the principal amount of the bonds to be redeemed.

A redemption of any bonds issued under the provisions of this Ordinance and then outstanding less than the whole thereof shall be (i) a redemption of all the bonds of a Series from the proceeds of special obligation refunding bonds issued under the provisions of Section 209 of this Ordinance or from any moneys otherwise made available for the purpose, or (ii) a redemption subject to the provisions of paragraph (c) of Section 405 of this Ordinance.

If less than all of the bonds of any one maturity of a Series shall be called for redemption, the particular bonds to be redeemed shall be selected by lot by the Trustee in such manner as the Trustee in its discretion may determine.

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ARTICLE IV

REVENUES AND FUNDS

Section 401:

A special fund is hereby created and designated "Miami Capital Improvement Bonds Interest and Sinking Fund" (herein sometimes called the "Sinking Fund"). There are hereby created in the Sinking Fund three separate accounts designated "Bond Service Account", "Reserve Account" and "Redemption Account", respectively. Another special fund is hereby created and designated "Capital Improvement Fund".

Section 402:

All sums payable to the City in each fiscal year as franchise

revenues under the provisions of Ordinance No. 4974 shall be deposited as received with the Trustee to the credit of the following Accounts or Fund in the following order:

(a) to the credit of the Bond Service Account, such amount thereof (or the entire sum so deposited if less than the required amount) as may be required to make the amount then to the credit of the Bond Service Account equal to the total of the principal of and the interest on all bonds which will become payable within the next ensuing twelve (12) months:

(b) to the credit of the Reserve Account such amount, if any, of any balance remaining after making the deposit under clause (a) above (or the entire balance if less than the required amount) as may be required to make the amount then to the credit of the Reserve Account equal to the maximum aggregate amount of the principal and interest payable in any succeeding fiscal year on account of all bonds issued under the provisions of this Ordinance and then outstanding; provided, however, that there shall be deposited to the credit of the Reserve Account from the franchise revenues payable on July 1, 1954 the sum of Three Hundred Fifty Thousand Dollars (\$350,000); and

(c) The balance, if any, remaining after making the deposits under clauses (a) and (b) above shall be deposited to the credit of the Capital Improvement Fund; provided, however, that if the amount of the franchise revenues paid to the City by the Company in any fiscal year shall not exceed 140% but shall exceed 130% of the maximum aggregate amount of the principal and interest payable in the same or any succeeding fiscal year on account of all bonds theretofore issued under the provisions of this Ordinance and then outstanding, 25% of such balance shall be deposited to the credit of the Redemption Account; if such amount of the franchise revenues shall not exceed 130% but shall exceed 120% of such maximum amount of principal and interest, 50% of such balance shall be deposited to the credit of the Redemption Account; and if such amount of the franchise revenues shall not exceed 120% of such maximum amount of principal and interest, all of such balance shall be deposited to the credit of the Redemption Account.

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ARTICLE VI

REMEDIES

Section 601:

No coupon which in any way before, at, or after maturity shall have been transferred or pledged separate and apart from the bond to which it appertains shall, unless accompanied by such bond, be entitled in case of default hereunder, to any benefit of or from this Ordinance, except after the prior payment in full of the principal of all bonds and of all coupons not so transferred or pledged. In case the time for the payment of any coupon or the interest on any bond registered as to principal and interest shall be extended, whether or not such extension be by or with the consent of the City, such coupon or such interest so extended shall not be entitled, in case of default hereunder to the benefit or security of this Ordinance except subject to the prior payment in full of the principal of all bonds then outstanding and of all coupons and interest the time for the payment of which shall not have been extended.

Section 602:

Each of the following events is hereby declared an "event of default", that is to say: If

(a) payment of the principal and premium, if any, of any of the bonds shall not be made when the same shall become due and payable, either at maturity or by proceedings for redemption or otherwise; or

(b) payment of any instalment of interest shall not be made within thirty (30) days after the same shall become due and payable; or

(c) any proceeding shall be instituted, with the consent or acquiescence of the City, for the purpose of effecting a composition between the City and its creditors or for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statute now or hereafter enacted, if the claims of such creditors are under any circumstances payable from the franchise revenues.

Section 603:

Upon the happening and continuance of any event of default specified in Section 602 of this Article, then and in every such case the Trustee may, and upon the written request of the holders of not less

than twenty per centum (20%) in principal amount of the bonds then outstanding shall, by a notice in writing to the City, declare the principal of all of the bonds then outstanding (if not then due and payable) to be due and payable immediately, and upon such declaration the same shall become and be immediately due and payable, anything contained in the bonds or in this Ordinance to the contrary notwithstanding; provided, however, that if at any time after the principal of the bonds shall have been so declared to be due and payable, moneys shall have accumulated in the Sinking Fund sufficient to pay the principal of all matured bonds and all arrears of interest, if any, upon all bonds then outstanding (except the principal of any bonds not then due by their terms and the interest accrued on such bonds since the last interest payment date), and the charges, compensation, expenses, disbursements, advances and liabilities of the Trustee shall have been paid or a sum sufficient to pay the same shall have been deposited with the Trustee, then and in every such case the Trustee may, and upon the written request of the holders of not less than twenty per centum (20%) in principal amount of the bonds not then due by their terms and then outstanding shall, by written notice to the City, rescind and annul such declaration and its consequences but no such rescission or annulment shall extend to or affect any subsequent default or impair any right consequent thereon.

* * * * *

Section 606:

No one or more holders of the bonds issued hereunder shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security of this Ordinance, or to enforce any right hereunder except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the benefit of all holders of such outstanding bonds and coupons, and any individual rights of action or other right given to one or more of such holders by law are restricted by this Ordinance to the rights and remedies herein provided.

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ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 801:

All covenants, stipulations, obligations and agreements of the City contained in this Ordinance shall be deemed to be covenants, stipulations, obligations and agreements of the City and of the City Com-

mission and of each department and agency of the City to the full extent authorized or permitted by law, and all such covenants, stipulations, obligations and agreements shall bind or inure to the benefit of the successor or successors thereof from time to time and any officer, board, body or commission to whom or to which any power or duty affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law.

Except as otherwise provided in this Ordinance, all rights, powers and privileges conferred and duties and liabilities imposed upon the City or upon the City Commission by the provisions of this Ordinance shall be exercised or performed by the City Commission, or by such other officers, board, body or commission as may be required by law to exercise such powers or to perform such duties.

No covenant, stipulation, obligation or agreement herein contained shall be deemed to be a covenant, stipulation, obligation or agreement of any member, agent or employee of the City Commission in his individual capacity, and neither the members of the City Commission nor any officials executing the bonds shall be liable personally on the bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 802:

Any bank or trust company with or into which either Paying Agent may be merged or consolidated, or to which the assets and business of such Paying Agent may be sold, shall be deemed the successor of such Paying Agent for the purposes of this Ordinance. If the position of either Paying Agent shall become vacant for any reason, the City Commission shall, within thirty (30) days thereafter, appoint a bank or trust company located in the State of Florida or in the Borough of Manhattan, City and State of New York, as the case may be, as Paying Agent to fill such vacancy; provided, however, that if the City Commission shall fail to appoint such Paying Agent within said period, the Trustee shall make such appointment.

Section 803:

There is an urgent public need for the immediate construction of many Capital Improvements within and for the City. This Ordinance is therefore declared to be an emergency measure for the preservation of public peace, health, safety and property and shall go into effect upon its passage.

PASSED AND ADOPTED this 22nd day of July, 1954.

ABE ARONOVITZ
Mayor

The following resolution was introduced by Mr. Senerchia, who moved its adoption:

RESOLUTION NO. 26636

A RESOLUTION AUTHORIZING THE ISSUANCE UNDER THE PROVISIONS OF ORDINANCE NO. 5090, ADOPTED ON JULY 22, 1954, OF \$1,000,000 SPECIAL OBLIGATION CAPITAL IMPROVEMENT BONDS OF THE CITY OF MIAMI

BE IT RESOLVED by the Commission of the City of Miami.

Section 1.

The Commission of the City of Miami (hereinafter sometimes called the "City Commission") has found and determined and does hereby declare that:

(a) On July 22, 1954 the City Commission duly adopted Ordinance No. 5090, providing for the issuance of Special Obligation Bonds of the City of Miami for paying the cost of constructing, acquiring, extending or enlarging Capital Improvements within and for said City (hereinafter sometimes called the "Ordinance"), and the Ordinance is now in full force and effect.

(b) It is necessary to proceed at this time with the acquisition of land and the construction thereon of improvements for off-street parking, and the purchase of necessary equipment therefor, the same constituting a Capital Improvement as defined in the Ordinance.

Section 2.

The construction or acquisition of the Capital Improvement described in Section 1 above is hereby ordered and, for the purpose of paying the cost of said Capital Improvement, there shall be issued, under the provisions of Section 208 of the Ordinance, special obligation bonds of the City in the aggregate principal amount of One Million Dollars (\$1,000,000).

Section 3:

This Resolution shall be in full force and effect immediately upon its passage.

Upon being seconded by Mr. Hearn, the resolution was passed and adopted by the following vote - AYES: Messrs. Christmas, Hearn, Senerchia and Quigg. NOES: None.

* * * * *

The following resolution was introduced by Mr. Hearn, who moved its adoption:

RESOLUTION NO. 26638

A RESOLUTION PROVIDING FOR THE ISSUANCE AS A SINGLE SERIES OF SPECIAL OBLIGATION CAPITAL IMPROVEMENT BONDS OF THE CITY OF MIAMI HERETOFORE AUTHORIZED BY RESOLUTIONS OF THE CITY COMMISSION

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI

Section 1:

The Commission of the City of Miami (hereinafter sometimes called the "City Commission") has found and determined and does hereby declare that:

(a) On July 22, 1954 the City Commission duly adopted Ordinance No. 5090, entitled:

"AN ORDINANCE PROVIDING FOR THE ISSUANCE OF SPECIAL OBLIGATION BONDS OF THE CITY OF MIAMI FOR PAYING THE COST OF CONSTRUCTING, ACQUIRING, EXTENDING OR ENLARGING CAPITAL IMPROVEMENTS WITHIN AND FOR SAID CITY; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT OF THE CITY OR A PLEDGE OF ITS FAITH AND CREDIT BUT SHALL BE PAYABLE SOLELY FROM THE FRANCHISE REVENUES PAYABLE TO THE CITY IN EACH YEAR BY THE FLORIDA POWER & LIGHT COMPANY UNDER THE PROVISIONS OF THE ELECTRIC FRANCHISE GRANTED TO SAID COMPANY BY ORDINANCE NO. 4974; PROVIDING THAT SUCH FRANCHISE REVENUES SHALL BE APPLIED TO THE EXTENT NECESSARY TO THE PAYMENT OF THE PRINCIPAL OF AND THE INTEREST ON SUCH BONDS AND THE BALANCE TO THE PAYMENT OF THE COST OF OTHER CA-

PITAL IMPROVEMENTS; PROVIDING FOR THE ISSUANCE OF REFUNDING BONDS; PROVIDING FOR THE DEPOSIT OF ALL SUCH REVENUES WITH A TRUSTEE; AND SETTING FORTH THE RIGHTS AND REMEDIES OF THE HOLDERS OF SUCH BONDS"

(hereinafter sometimes called the "Ordinance"), and the ordinance is now in full force and effect.

(b) On August 4, 1954 the City Commission duly adopted the following resolutions authorizing the issuance of Special Obligation Capital Improvement Bonds of the City of Miami in the following amounts for paying all or a part of the cost of the following Capital Improvements, respectively:

* * * * *

Resolution No. 26636, authorizing \$1,000,000 bonds for the acquisition of land and the construction thereon of improvements for off-street parking and the purchase of necessary equipment therefor.

* * * * *

(c) It is for the best interests of the City that the bonds authorized by said resolutions be consolidated and issued as a single series.

Section 2.

The bonds authorized by the resolutions mentioned in Section 1 above shall be issued as a single Series, designated "Special Obligation Capital Improvement Bonds (Series A)". Said bonds shall consist of 6,000 bonds in the denomination of \$1,000 each, numbered consecutively from 1 upwards, shall be dated as of the 1st day of September, 1954, shall bear interest from their date until their payment at a rate or rates not exceeding five per centum (5%) per annum, but not requiring more than \$375,000 for the payment of principal and interest in any year, such interest to the respective maturities of the bonds being payable semi-annually on the first days of March and September in each year, and shall be stated to mature (in numerical order, lowest numbers first) on the first day of September in the following years and in the following amounts, respectively:

<u>Year of Maturity</u>	<u>Principal Amount</u>	<u>Year of Maturity</u>	<u>Principal Amount</u>
1956	135,000	1969	225,000
1957	140,000	1970	235,000
1958	145,000	1971	245,000
1959	150,000	1972	255,000
1960	160,000	1973	265,000
1961	165,000	1974	275,000
1962	170,000	1975	290,000
1963	180,000	1976	300,000
1964	185,000	1977	310,000
1965	195,000	1978	325,000
1966	200,000	1979	340,000
1967	210,000	1980	340,000
1968	220,000	1981	340,000

Said bonds shall be executed in the form and manner provided by the Ordinance and shall be delivered to the Trustee under the Ordinance for authentication and delivery to the purchasers thereof in accordance with the provisions of Section 208 of the Ordinance and subject to the conditions set forth in said Section 208. The proceeds (excluding accrued interest but including any premium) of said bonds shall be deposited with the Trustee to the credit of a special construction fund designated "Series A Capital Improvement Construction Fund" and applied by the City to the payment of the cost of the Capital Improvements referred to in Section 1 above; provided, however, that if the cost of any of said Capital Improvements shall be less than the amount provided therefor as above set forth such excess may be applied to the payment of the cost of any of the remaining Capital Improvements or may be deposited to the credit of the Capital Improvement Fund at the option of the City; and provided, further, that in the event that prior to the issuance of said bonds the City Commission shall determine not to proceed with the financing of any one or more of the Capital Improvements authorized by the resolution referred to in Section 1 above, the City Commission shall by resolution reduce the total amount of the bonds of said Series accordingly and reduce the amount of the bonds of said Series maturing in each year in proportion, as nearly as the City Commission may deem to be practicable, to the reduction in the total amount of said bonds.

Section 3:

The officers of the City and the officers and agents of the Trustee are hereby authorized and directed to do all acts and things which may be required of them in order to carry into effect the provisions of this Resolution.

Section 4:

The City Attorney is hereby authorized and directed to take proper proceedings for the validation of the bonds authorized by this Resolution.

Section 5:

This Resolution shall be in full force and effect immediately upon its passage.

Upon being seconded by Mr. Senerchia, the resolution was passed and adopted by the following vote - AYES: Messrs. Christmas, Hearn, Senerchia and Quigg. NOES: None.



APPENDIX II

Letter of

ADRIAN McCUNE COMPANY
Real Estate Consultants and Appraisers
with

Summary of Appraisals

For Certain Parcels of Land as Noted Below:

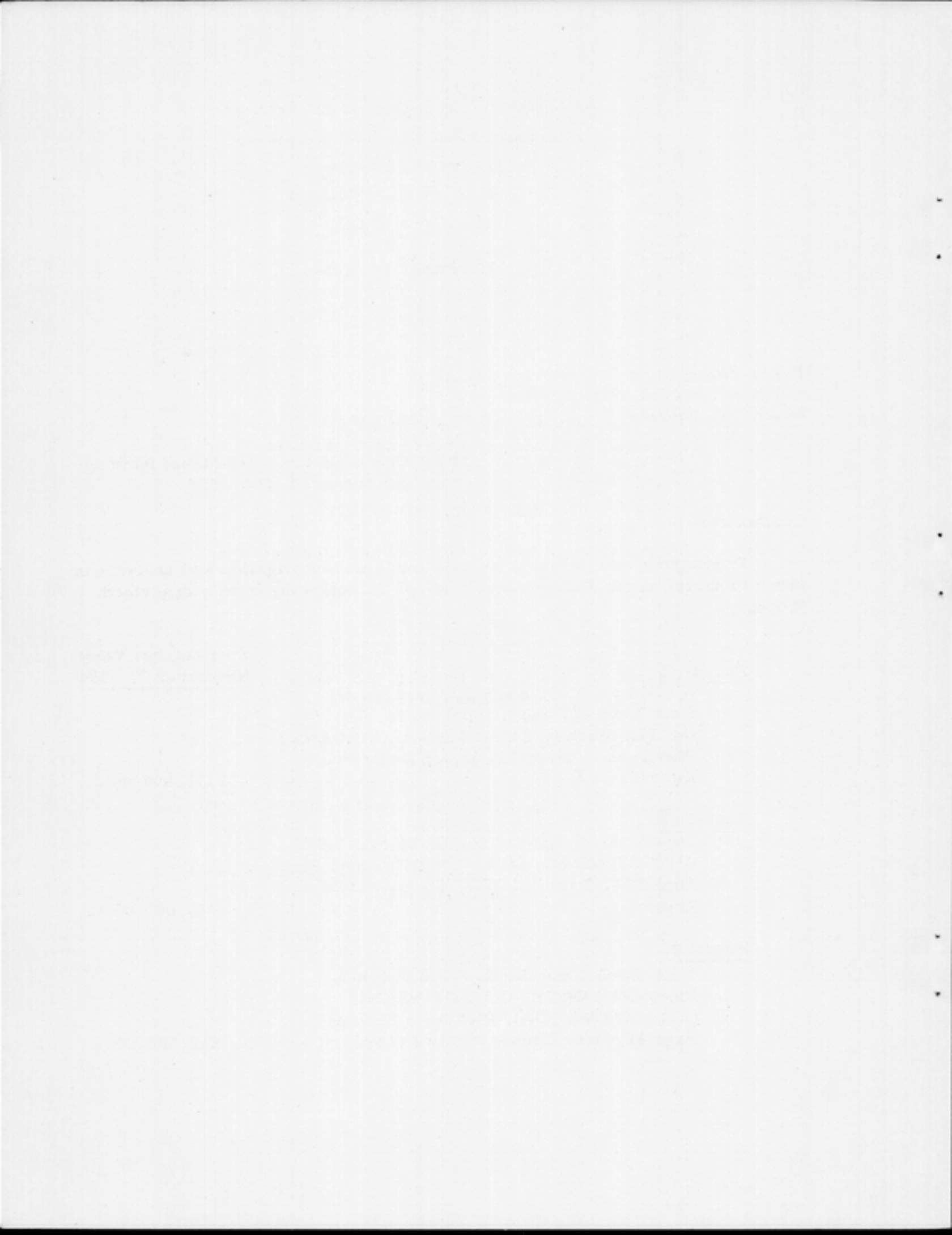
Parcel No. 1 - Lot B, in the Little River District
See Chapter XVIII

Parcel No. 2 - Site B, in the Central Business District
See Chapter IX

Parcel No. 3 - Site A, in the Central Business District
See Chapter IX

Parcel No. 4 - Site C, in the Central Business District
See Chapter IX

Parcel No. 5 - North Central Business District
See Chapter X



Adrian McCune Company
Real Estate Consultants and Appraisers
First Federal Building
100 N. E. First Avenue
Miami 32, Florida

ADRIAN McCUNE, MAI
MARION C. McCUNE, MAI

MEMBER
MIAMI BOARD OF REALTORS

November 17, 1954

Rader Engineering Company
111 N. E. Second Avenue
Miami 32, Florida

RE: City of Miami - Off Street Parking
Survey - Job. No. 1557

Gentlemen:

Pursuant to your request we have made an investigation and analysis in order to arrive at the Fair Market Value of the following legally described property.

<u>Parcel #1</u>	<u>Fair Market Value</u> <u>November 3, 1954</u>
All of Lots 4, 5, 6 and the East 35' of Lots 7 and 20, and All of Lots 21, 22 and 23, Block 6, ROYAL PALM GARDENS Plat Book 7, Page 71, Dade County Public Records - - - - -	\$170,000.00
<u>Parcel #2</u>	
Lots 3, 4, 21 and 22, Block 106 NORTH, CITY OF MIAMI, (A.L. KNOWLTON), Plat Book "B", Page 41, Dade County Public Records - - - - -	410,000.00
<u>Parcel #3</u>	
Lots 1 and 2 and the East 1/2 of Lot 3, Block 125 NORTH, CITY OF MIAMI, (A.L. KNOWLTON), Plat Book "B", at Page 41, Dade County Public Records - - - -	512,500.00

November 17, 1954

Fair Market Value
November 3, 1954

Parcel #4

Lots 13 and 14, Block 103 NORTH,
CITY OF MIAMI, (A. L. KNOWLTON),
Plat Book "B", Page 41, Dade County
Public Records - - - - - \$275,000.00

Parcel #5

Lots 1, 2, 3 and 4 and the North 35' of
Lots 5 and 6, Block 19, ROBBINS-
GRAHAM-CHILLINGWORTH SUB,
Plat Book "A", Page 49-1/2, Dade
County Public Records - - - - - 55,000.00

Complete details with regard to the above captioned property are to
be found in our complete Appraisal Report #13205, which we are delivering to you.

Respectfully submitted:

Adrian McCune
ADRIAN McCUNE, M.A.I.

Marion C. McCune
MARION C. McCUNE, M.A.I.

AMcC:gf

APPENDIX III

Letter of
COVERDALE & COLPITTS

With Respect
to

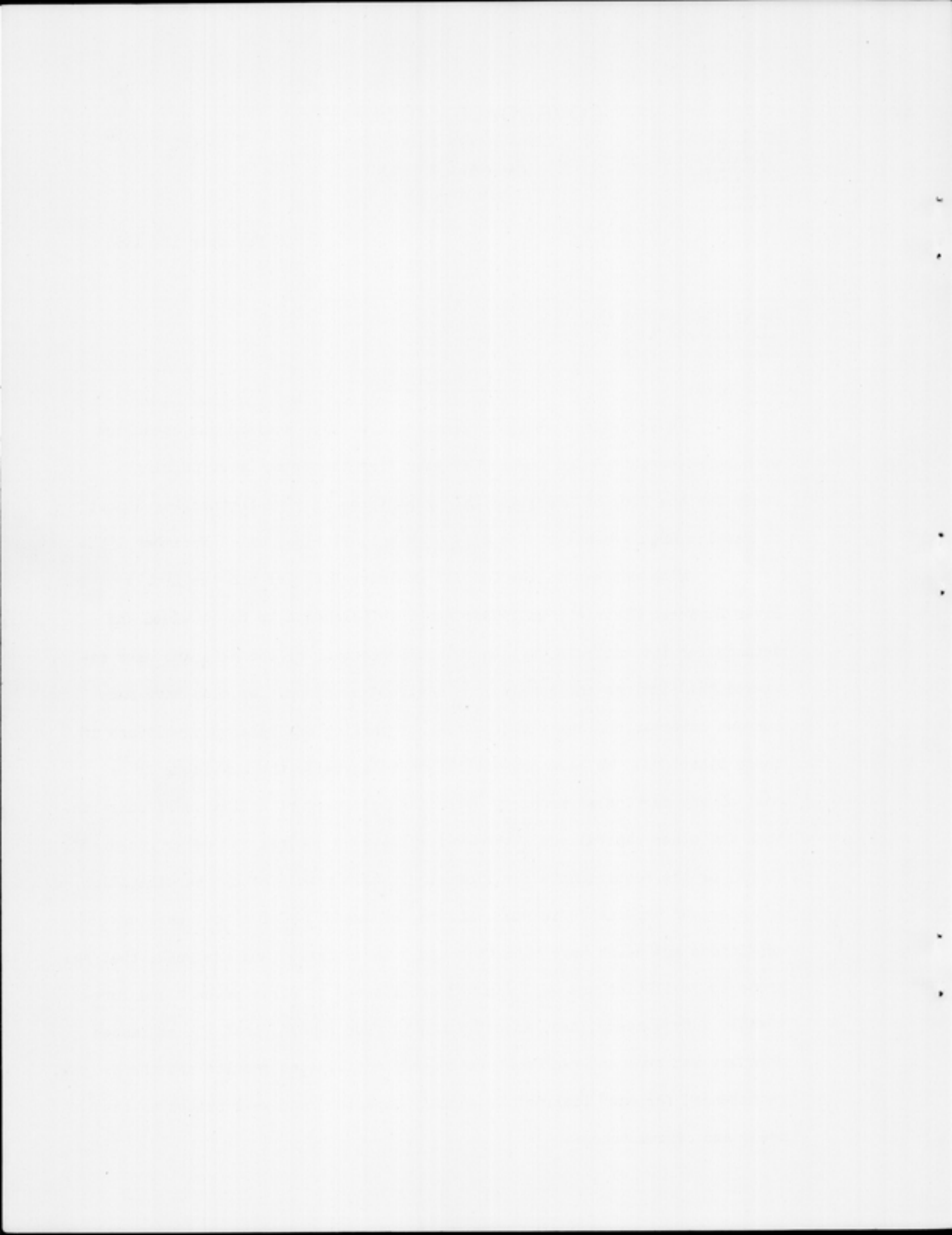
Participation and Conclusions
in

REPORT ON PARKING REQUIREMENTS

Of The

CITY OF MIAMI

(Follows in Two Pages)



COVERDALE & COLPITTS

CONSULTING ENGINEERS

120 WALL STREET

NEW YORK 5, N. Y.

GEO. W. BURPEE
GEO. H. BURGESS
JOHN E. SLATER
A. P. FARNSWORTH
MILES C. KENNEDY
GEO. V. T. BURGESS
W. A. GORDON
S. P. BROWN
R. F. PASSANO

W. H. COVERDALE (1904-1949)
W. W. COLPITTS (1913-1950)

November 18, 1954

Rader Engineering Co.
111 N.E. 2nd Avenue
Miami 32, Florida

Dear Sirs:

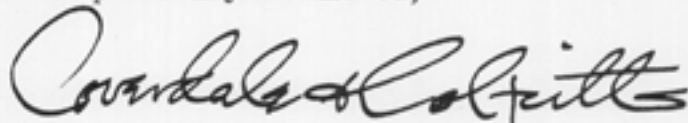
In accordance with our agreement, we have advised and consulted with representatives and members of your firm throughout your parking study for the City of Miami and the preparation of your Engineering Report on Parking Requirements of the City of Miami, Florida, dated November 1954.

With respect to the Central Business District and the Little River Business District, we prescribed the field data to be obtained and methods for its analysis, we supervised processing of the data and have reviewed the findings and conclusions derived therefrom. We also have made our own observations and investigation of parking and related conditions in these Districts. We have not undertaken to appraise the availability or cost of any particular property sites, the adequacy of estimates of construction and other capital cost, the availability of capital and meter revenue funds, or the requirements for financing. As a result of our participation and also our experience in such matters, we are of opinion that parking conditions and needs have been thoroughly investigated and analyzed, that the proposed facilities are well planned and located to serve present and foreseeable future needs, and, as set forth in your Report, that the estimated revenues and expenses represent reasonably anticipated results and the program recommended for each District is soundly conceived and well suited to the needs and circumstances.

With respect to the thirteen other districts, or Sections, treated in your Report, we advised in the collection of field data, inspected parking conditions in each Section, and have reviewed the data and conclusions derived therefrom. We are of opinion that the conclusions with respect to these Sections as presented in your Report are sound and appropriate to the circumstances.

We wish to express our appreciation for the courtesy and assistance extended to us in our participation in this undertaking for the City of Miami.

Respectfully submitted,

A handwritten signature in cursive script, reading "Coverdale & Colpitts". The signature is written in dark ink and is positioned above the printed name of the firm.

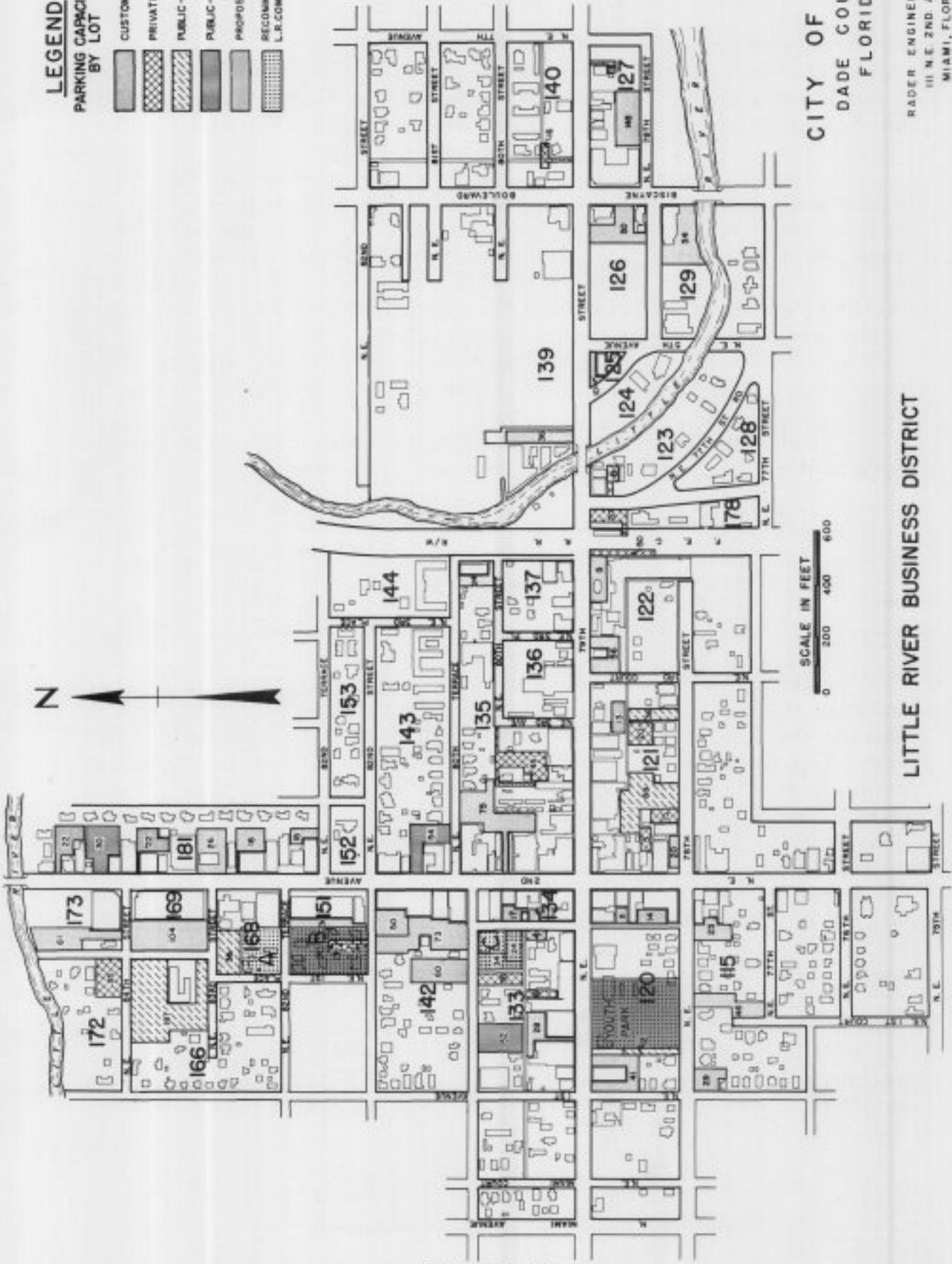
Consulting Engineers



LEGEND

PARKING CAPACITY BY LOT

- CUSTOMER
- PRIVATE
- PUBLIC - FREE
- PUBLIC - PAID
- PROPOSED
- RECOMMENDED BY L.R. COMMERCE ASS'N.



**CITY OF MIAMI
DADE COUNTY
FLORIDA**

RADER ENGINEERING CO.
111 N.E. 2ND AVE.
MIAMI, FLORIDA

LITTLE RIVER BUSINESS DISTRICT

PLATE 18

Grading, Paving, Drainage, Walks, etc.	\$	80.00
Lighting		7.35
Layout and Painting		1.00
Meters		57.50
	\$	<u>145.85</u>
Engineering and Contingencies, 20%		29.15
Total per Space	\$	<u>175.00</u>

The cost of developing the various lots recommended by the Commerce Association is estimated as follows:

Lot A

Construction 82 Spaces @ \$175.00	\$	14,350.
Land 135' x 180' = 24,300 sq. ft. @ \$3.17		77,031.
Total		<u>\$ 91,381.</u>
Use	\$	92,000.00

Lot B

Construction 200 Spaces @ \$175.00	\$	35,000.
Land 180' x 300' = 54,000 sq. ft. (Appraised)		170,000.
Total		<u>\$205,000.</u>
Use	\$	205,000.00

Lot C

Construction 116 Spaces @ \$175.00	\$	20,300.
Land 180' x 180' = 32,400 sq. ft. @ \$3.17		102,708.
Total		<u>\$123,008.</u>
Use	\$	123,000.00

Youth Center Site

Construction 300 Spaces @ \$175.00	\$	52,500.
Land (Presently owned by City)		-- ---
Total		<u>\$ 52,500.</u>
Use	\$	53,000.00
Total Cost of Providing 697 Spaces	\$	<u>473,000.00</u>

To the above construction cost must be added interest during construction for a period estimated at six months, legal fees in connection with acquiring the property, financing costs and any bond discounts. We estimate these costs will amount to \$77,000, thus giving a total cost for these facilities of \$550,000.

LEGEND

PARKING CAPACITY BY LOT

-  CUSTOMER
-  PRIVATE
-  PUBLIC-FREE
-  PUBLIC-PAY
-  PROPOSED



SCALE IN FEET
0 200 400 600

NORTH CENTRAL BUSINESS DISTRICT

PLATE 15

CITY OF MIAMI
DADE COUNTY
FLORIDA

RADER ENGINEERING CO
111 N.E. 2ND AVE
MIAMI, FLORIDA




liquidating basis because of the limited revenues that can be expected from students and we suggest that it be constructed as a metered lot restricted to student use, in which the charge for parking would be maintained within their means. We believe that a rate of 5 cents for 2 hours on meters, with maximum time established to meet school schedules, would be extensively used by the students and that the revenue from such a lot should more than cover the cost of operation and upkeep and permit a small annual accumulation of funds which could be used for the extension of these facilities in the future if found necessary.

Since the facility cannot be provided on a self-liquidating basis and inasmuch as it would be provided for the use of Technical High School, we believe that the City should approach the Dade County Board of Public Instruction and endeavor to enlist its financial participation in the project. Accordingly, we recommend that \$50,000 be allocated by the City, for this project, from the \$1,000,000 set aside for parking purposes, and that the \$43,000 balance required be solicited from the Board of Public Instruction.



BAY FRONT PARK BISCAYNE BAY

LEGEND

-  1/4 BLOCK GORE AREA
-  ADJACENT RING AREA
-  PROPOSED PARKING FACILITIES

SCALE IN FEET
0 200 400 600

CITY OF MIAMI
DADE COUNTY
FLORIDA

RADER ENGINEERING CO.
111 NE 2ND AVE
MIAMI, FLORIDA



PLATE 10

certain facilities which do not serve the general public such as lots reserved exclusively for rooming houses or hotels, small private lots, parking facilities for official cars such as police, etc., there are a total of 7,520 off-street spaces of which 5,380 are used primarily by long-time parkers and 2,140 are available for short-time parking.

Capacities of these areas and estimated peak occupancies on a Monday in February 1954, based on aerial photographs and our own field observations, are summarized in Table XII, following.

Peak occupancies in these three areas were also estimated from aerial photographs of February 8, 1951 and October 21, 1954 and was found to follow a similar pattern.

From these findings it is apparent that any proposed parking facilities to be added in the near future must be located in or adjacent to the above mentioned 14 block core area to properly serve the desired destinations.

Based on the assumption that 85% occupancy within the study area represents the peak practical utilization of existing facilities, we estimate that a shortage of approximately 1,000 parking spaces existed during the winter peak of 1954.

Estimated Increase in Parking Demand:

Based on our estimated 3% increase per year and daily and monthly variations in the parking demand, it will be necessary to expand the present parking facilities to provide an additional 2,000 spaces to serve the Central Business District during the winter months, other than December in 1960, and to increase them by another 2,000 spaces for the same period in 1965. Expansion of the facilities to these extents would not care for the December peaks but the additional space provided would be more than needed for the summer demand during these same years.

In forecasting these shortages we have assumed a gradual growth in the area without any drastic change in existing conditions. Any material additions or reductions in the amount of parking space provided by private interests in the intervening years would naturally affect these projected figures.

Selection of Sites:

In view of the present shortage of parking facilities and the sub-

2. Similar information was assembled concerning variations in business volume from day to day throughout a normal week as an indication of the fluctuation in parking demand and in the revenues which may be derived from any facilities.

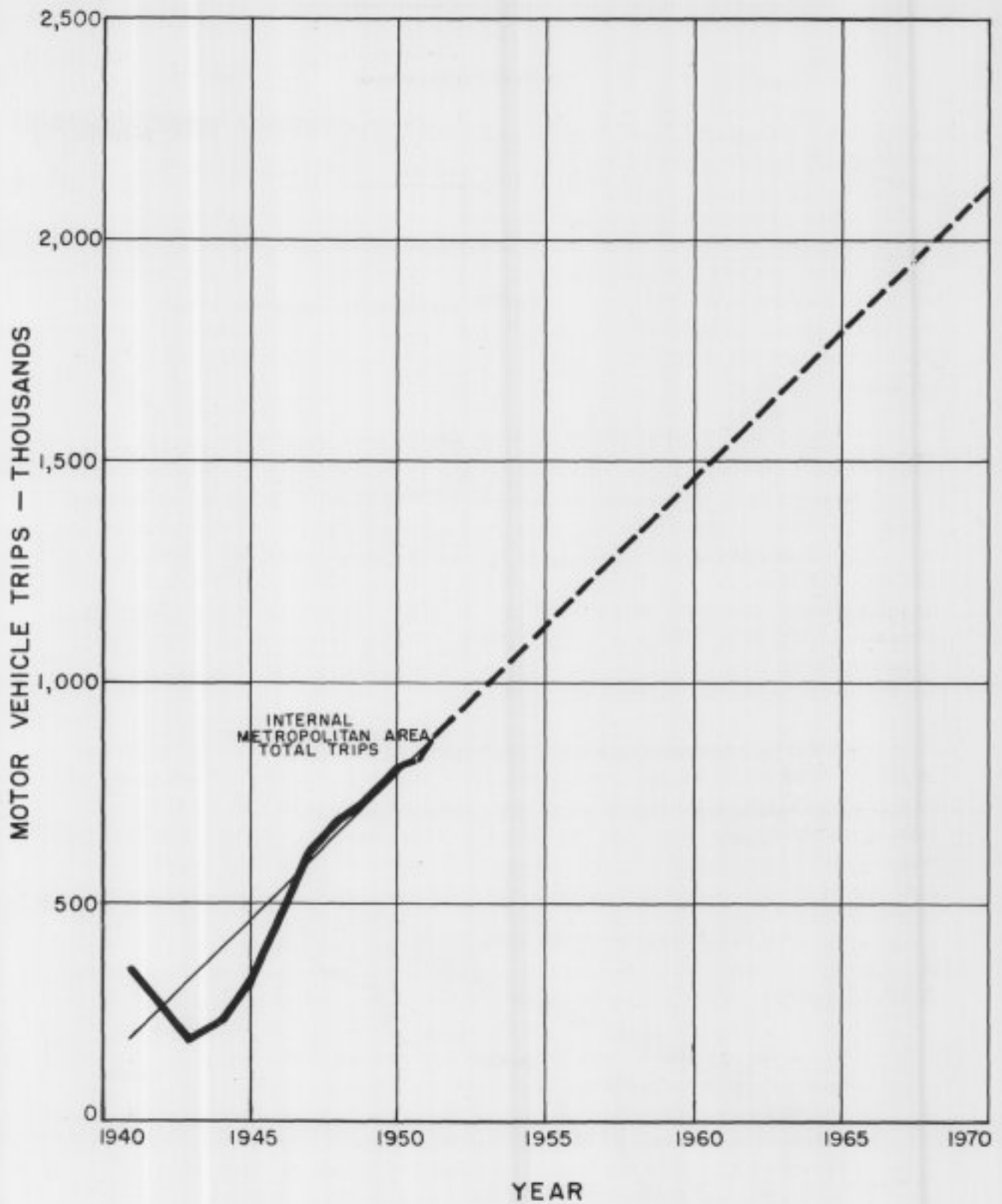
3. Information was assembled concerning the hourly pattern of utilization of parking facilities for determining the extent of the demand and the pattern of use.

4. Information was assembled concerning annual growth trends in traffic, business volume, employment, transit passenger load, gasoline consumption, automobile registration, population and tourist volumes, for projecting current parking demands into the foreseeable future, to determine what additional spaces will be required.

5. The State Road Department Metropolitan Miami Traffic and Parking Survey made in 1950 and 1951 provided a vast quantity of information. Reports of other studies made in the central business district or in regional business and shopping areas by departments of the City of Miami, the Little River Commerce Association and the Traffic and Parking Improvement Committee of Miami, as far back as 1946, also provided information.

With the information obtained by our detailed survey of the city and the other factors and information noted above we have determined the present potential demand for parking spaces and have projected this demand forward to 1965. From this data we have also reached certain conclusions regarding the desirable distance between parking space and the destination of parkers and the additional distance which parkers are willing to walk to avoid the payment of extra parking charges, which factors have been taken into consideration in our detailed studies of the various areas. It is apparent from our survey that both the parker and the business man experience parking shortages long before additional facilities can be provided on a self-paying basis.

Our survey of the city revealed 15 sections where concentrations of parking indicated that more detailed studies should be made. The results of these detailed studies and our recommendations for improvements are covered in subsequent chapters of the report. Plate No. 6 outlines the areas of these detailed surveys.

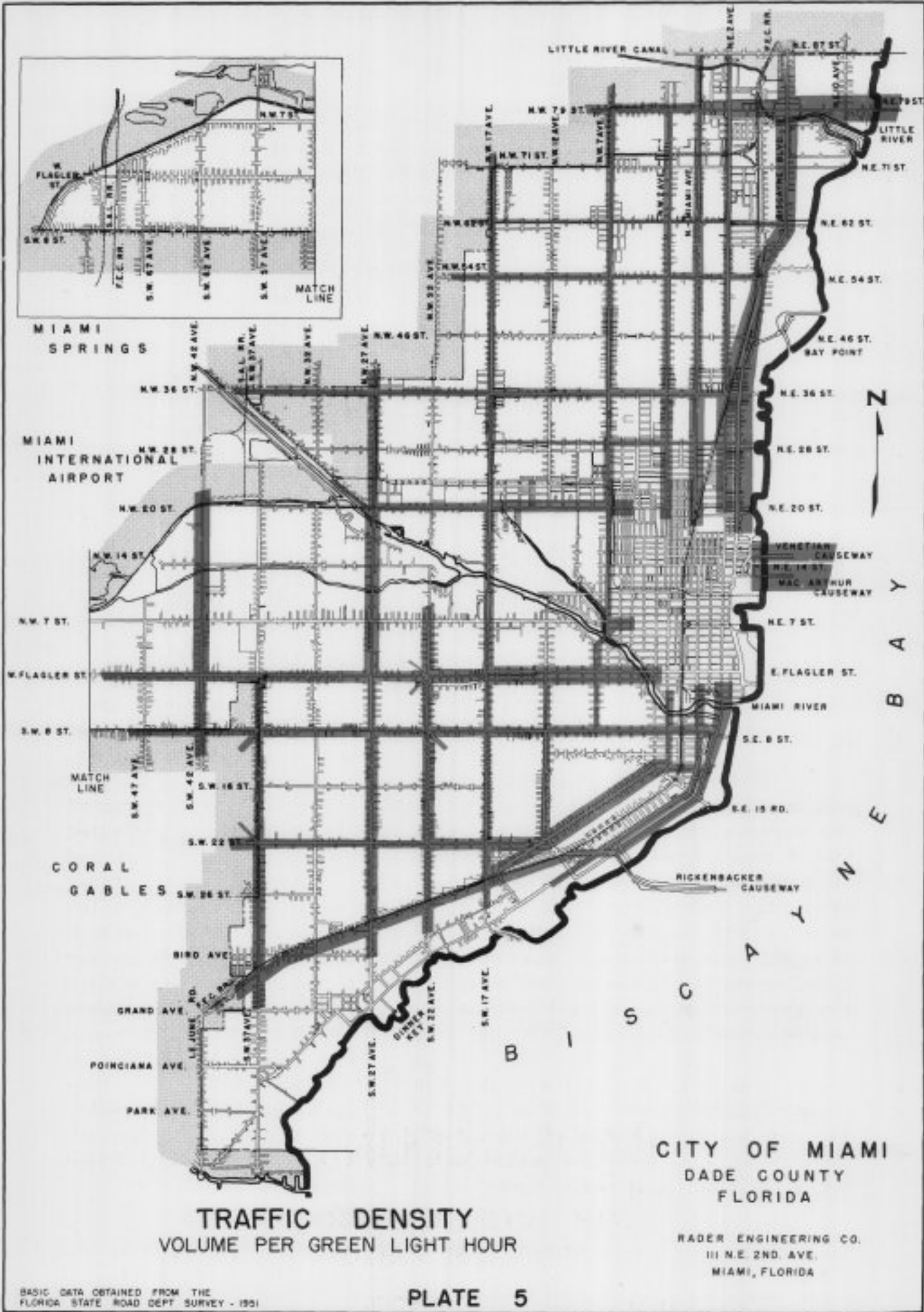


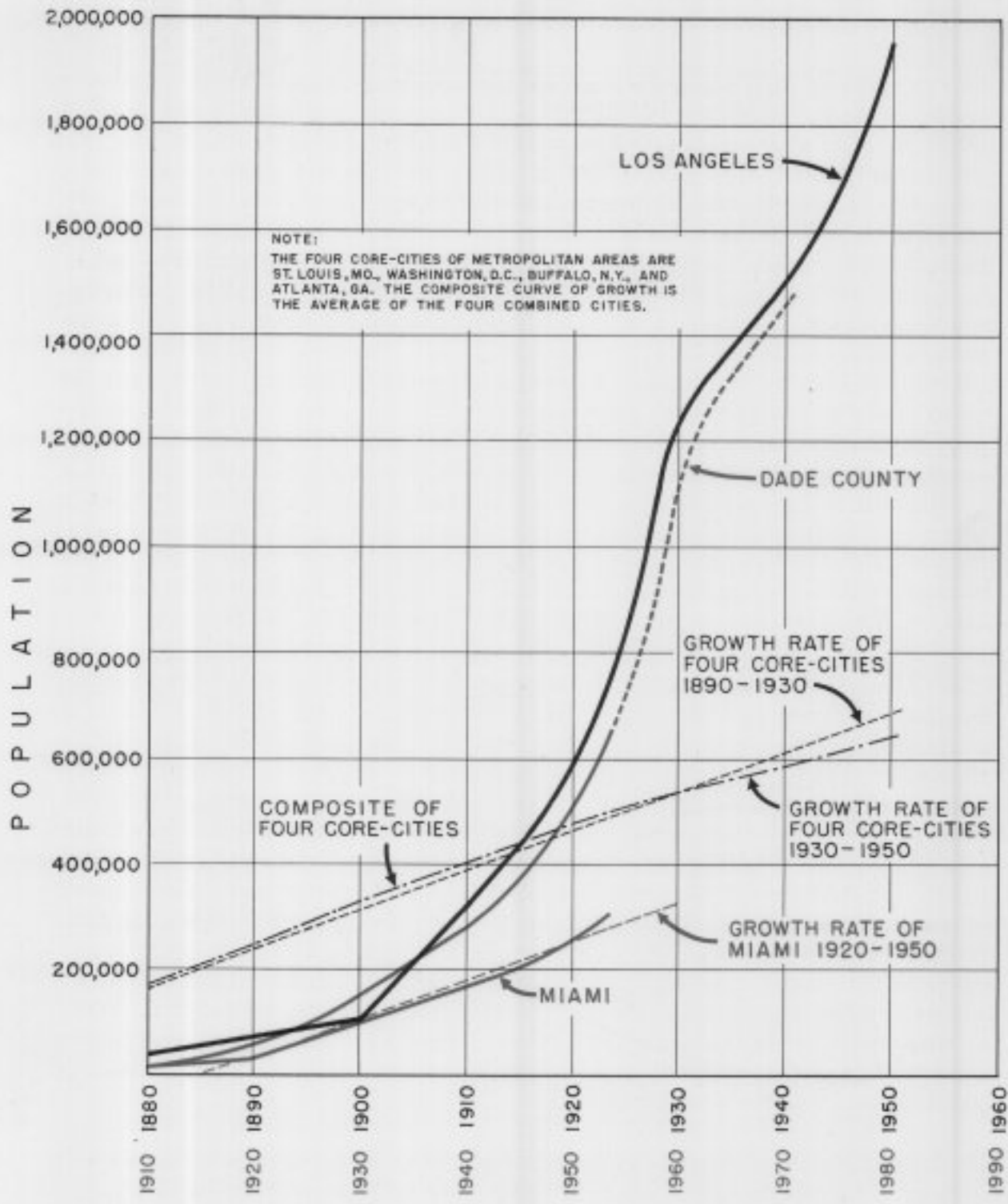
DADE COUNTY

TRIP VOLUME INDEX 1941 - 1951 - 1970

DATA OBTAINED FROM THE FLORIDA STATE ROAD DEPARTMENT

PLATE 4



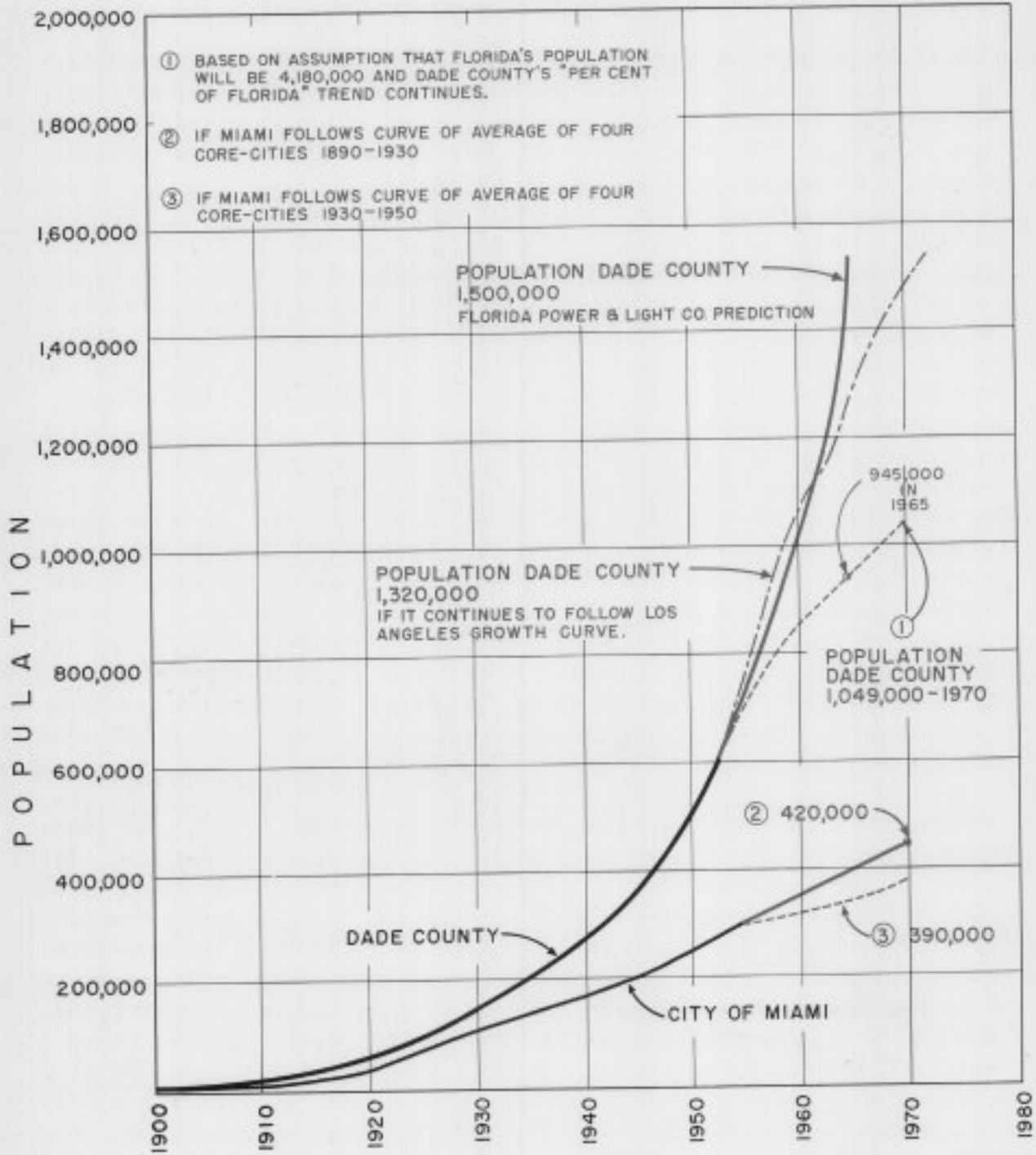


POPULATION GROWTH OF MIAMI AND DADE COUNTY COMPARED TO GROWTH OF OTHER SELECTED CITIES AND METROPOLITAN AREAS

CITY OF MIAMI
DADE COUNTY
FLORIDA

RADER ENGINEERING CO.
111 N.E. 2ND. AVE.
MIAMI, FLORIDA

PLATE-I



PREDICTED FUTURE POPULATION GROWTH
OF MIAMI AND DADE COUNTY

CITY OF MIAMI
DADE COUNTY
FLORIDA

RADER ENGINEERING CO.
111 NE 2ND AVE.
MIAMI, FLORIDA

PLATE-2