

Miami Beach

-

Development

- details 1925

January 16, 1925.

NAUTILIUS SUBDIVISION

Roads, sidewalks, and White way lights at Auditorium are complete and white way lights have been connected up to regular street lighting circuit. Electric poles in road south of Auditorium have been moved with exception of junction pole to which trolley cable is secured and some little work is necessary before that pole can be removed but I have been assured that this pole will be out of the road tomorrow or Monday. Completion of interior of building is being pushed and if nothing serious occurs to delay the work everything will be completed by Monday.

Piling have been driven at bulkhead failure west of Surprise Lake and piling are being driven at bulkhead failure just north of 41st St. in Biscayne Waterway.

To protect the bulkhead that is showing signs of falling in the rear of the new polo barns it will be necessary to dump boulders for a considerable distance and I am getting quotations on the job. The best estimate to date has been \$2.00 per Cu. Yd. for boulders delivered and dumped as per our instructions.

First floor is ready to pour for King Cole Hotel at two west wings and second floor of garage is being prepared for concrete.

All white way lights south of Surprise Lake are expected to be cut in tomorrow and tested. If found satisfactory we will have this subdivision very well lighted.

NORTH OF SURPRISE LAKE

Road work is being started again on Bay Road and cross streets although the new unloading outfit of Clark's has so far been unsatisfactory.

Sidewalk is not being poured at present but grading work is being done. Pouring will start again as soon as Cail finishes with other work being done on our property and Flamingo Terrace.

White way cable is being laid along Alton and Bay Roads.

Counter weights have been poured and forms are being removed from same at draw bridge. Steel work is completed for drawbridge and construction of wood span is advancing rapidly, on east section. It is necessary to leave a passage just west of the draw until such time as the draw is working on account of allowing for passing of vessels. Land piling have been driven for Allison island approach and driver is now working on Ocean front approach.

Concrete footings for east wing of Allison Island Hospital have been poured.

Flamingo Terrace

All base rock for this subdivision has been dumped and approx 50% of finish rock has been dumped and graded. It has been necessary to take Clark from this job for a few days to finish up Auditorium roads and Pine Tree Drive. He now has his entire outfit working there and we can finish the roads rapidly unless other changes or additional work are required.

Curb and gutter on west side of Pine Tree Drive from 28th St. to 30th St. is being poured.

White Way will be cut in and tested early next week.

CAUSEWAY AND HARBOR TERMINAL

Causeway terminal is being cleared up and prepared for ship docking on Jan. 20th. All material dredged from ship channel and dumped on west bank will be removed by tomorrow or Monday. Fence and rubbish at east end has been removed and fill is being graded.

Dredge #10 has resumed work on Harbor Terminal removing shoal along bulkhead just west of dock location. Pile driver is placing creosoted piling in

February 6, 1925

NAUTILUS SUBDIVISION

All concrete footings for King Cole Hotel have been poured and forms are being set for first floor of east wing, first floor of center wing are being poured and forms for second floor columns are being set.

Concrete bulkhead failure west of Surprise lake has been replaced and forms for failure on Biscayne waterway north of 41st St. are set.

In the opinion of Mr. Hoerger and myself, Bay Road from Nautilus Hotel to Surprise waterway can be patched and otherwise repaired to give satisfaction this season but next summer after the rainy season this stretch of road should be re-surfaced.

We have secured one truck load of Kentucky rock asphalt for experimental purposes and our patching crew has been instructed by a representative of the producers as to the proper way to use this material, which requires a minimum of labor and equipment to lay down patches. I believe we can get better results at a great saving in labor and material by using this asphalt for our patch work and would suggest that we order a carload.

NORTH OF SURPRISE LAKE

Sidewalk is being poured on Bay Road near 53rd St. and on 49th St. in our Lake View Subdivision.

Hydraulic Levee Washer will start washing down levee on our Bay Front property near 51st St. tomorrow morning.

LaGorce Island road has been completely covered with base rock.

Allison Island road is being repaired and graded. This road was covered with base rock to the usual thickness but due to heavy trucking and the fact that pile driver, pile heads etc were dragged across the road it was necessary to dump additional rock.

Work of grading roads in north end of our property has started and we hope to have all our roads ready for finish rock by the time the draw bridge is ready for traffic. The contractor wishes to grade and roll his base rock before dumping the finish rock and that is desirable in order that one road can be used while other road is being finished. It is also the contractor's desire to bring his pit rock from Fulford via ocean front and the draw bridge in order to avoid a long haul and heavy causeway traffic, and because rock from Fulford pit seems to finish up better. It seems best to me to cooperate with the contractor as much as possible as the long haul and traffic delays on causeway would probably cause a loss to the contractor and force us to pay more money for new work.

Road work on Allison Island north of Hospital property has been stopped.

Piling for natural stone arches at Allison Island bridge are being driven.

Piling for wooden bulkhead on LaGorce Island where failures occurred are being reset.

Forms for second floor columns of Allison Hospital main building are being set and footings for out-buildings are being excavated.

East wood span for draw bridge has been decked and draw itself is being decked. Sleepers and floor joists for west ~~span~~ wood span except where piling are out are being placed and as soon as draw can be operated, west wood span can be completed. This work can probably be completed within two weeks.

FLAMINGO TERRACE

Pine Tree Drive is being water-bonded. All finish rock has been dumped and spread except a short section at north end which has not been spread. This work will probably have to be held up temporarily in order that we get our own roads in good shape.

February 6, 1925

HARBOR TERMINAL

Dredge Biscayne is operating on 18 ft. channel on south east side of island.

Dredge #10 is operating on 25 ft. channel on north side of island.

Pile driver is setting sheeting stringers at west end of north side of island.

Clark Dredging Co. is stripping engine room of Sapons.

Mr. Friess is removing rock from Harbor Terminal which is of excellent quality for construction purposes in the bank and it seems advisable to stop his operations pending our decision regarding disposal of this rock. We shall very probably get a better price for the rock however we decide to handle it so that we are losing money on all rock removed in the meantime.

MISCELLANEOUS ACTIVITIES

Wreckage at foot of Lincoln Road near Mr. Fisher's pier has been dynamited and will not further damage the pier.

Section of wall on our south property line at Ocean Drive is being replaced, where same was knocked down in a recent automobile accident.


E. H. Taylor

CHARLES M. EATON
144 NORTHEAST SECOND AVENUE
MIAMI, FLORIDA

February
Twelfth
1925.

Mr. Carl Fisher,
Miami Beach,
Florida.

Dear Carl:-

John Levi tells me that there is some prospect of Colonel Green buying the Star Island Yacht Club, with the understanding that the Yacht Club can remain where it is this winter.

As things have been going very satisfactorily and I had started a subscription to buy the Club house, I was thinking of what you told me down at your house this last summer, about being willing to sell your old residence for a Club, and I understand there is some slight objections, but the idea struck me that we might swing our present membership right over to something of that kind. Will you let me know the status and the conditions surrounding any restrictions there might be on your house? I know how busy you are, so I thought it would be better to write you, and if you would like me to go ahead with any scheme of that kind I should be very glad to take hold of it, as I am sure your house would make a most ideal Club house. I think this all ought to be talked over and gotten up in a very confidential manner, until we are ready to launch a scheme. I am going to the West Coast the first of the week, but when I get back if you would like to have me come over some day, I will be very glad to do so.

Sincerely,



E/W

MB Dew

February 13th, 1925.

Mr. Charles M. Eaton,
144 N.E. Second Av.
Miami, Fla.

Dear Mr. Eaton:

Yours of the 12th. I think John sold Col. Green the Yacht Club yesterday, with the understanding that the Yacht Club can remain for this season.

With our new plans on hand for a very fine Country Club and Yacht Club on LaGorce Island with a large number of cottages, I think that we had best all consider putting a membership into this new plan.

We have a property in La Gorce Island which is worth considerable over a million dollars, and the Club House and Yacht Club will cost at the hearest estimate at least \$1,800,000.00; however, we will have one of the most beautiful Club Houses in the world and I am going to try and make this the very last word in clubs. We, of course, will have the club handled entirely by a membership list and in order to keep a club of this kind for the members and have accomodations for them it will be necessary to have an initiation fee of at least \$1,000.00 and the annual dues which are payable even if the club member is not present.

We will have everything they have at the Everglades Club, and certainly we can have a great many things they do not have; in fact, if I could not build a better club and have more attractions than the Everglades Club has I would not attempt it.

I will talk further with you when you return.

Yours,

CGF-mc

Handwritten scribbles at the bottom left corner.

February 20, 1925

NAUTILUS SUBDIVISION

Concrete forms for second floor of King Cole Hotel are being set and concrete is being poured for west wing.

NORTH OF SURPRISE LAKE

Sidewalk is being poured in Beach View Subdivision at 58th St. Cail has been instructed to set street name plates in remaining sidewalk poured and to submit an estimate for installation of plates in sidewalk already poured.

Base rock on our roads in north development has been rolled and with exception of a short stretch of Sheridan Ave. and some cross streets is ready for traffic. It is my intention to complete 63rd St. from Collins Ave. to Alton Rd. first, so as not to interfere with traffic after draw bridge is opened to public. We can do this very probably as it will be some little time before the bridge is completed but as soon as the deck is all placed we can get over with our trucks. As a matter of fact our Cletracs and equipment crossed today to construct east approach and do necessary grading at east end of bridge. This approach will probably be ready for rock sometime tomorrow and I expect to get pit rock coming for our roads the first of next week. We are having considerable trouble getting electricity for the draw bridge. The Electric Co. seems to be short of all necessary materials so that I have arranged to get Parkway Cable from Cement Post Co. for a temporary service from west bank of Indian Creek, under the water to the operators shack. The Electric Co. has no sub-marine conduit, wire, or transformers available at this time but promise to connect up this temporary service tomorrow or Sunday.

Natural stone arches at LaGorce Island bridge are well under way.

Hydraulic Levee Washer is removing Levee on Bay Front Near 54th St.

Grading for stub end streets from Alton Road and Sheridan Ave. to Golf Course will be started as soon as approach to draw bridge and Allison Island road are finished.

Parts necessary to complete our white way lights have been received and I am assured that these lights will be out in within the next few days. Installation of lights on bridges will be done at once. I would suggest that as soon as lights are installed on stone arches at bridges, we have the wood posts sawed off and finished as part of railing if the lights are found satisfactory.

FLAMINGO TERRACE

Finish work is proceeding slowly due to fact that I took part of equipment to finish up base rock and prepare for dumping of surface rock on our roads. We cannot use heavy roller on our roads due to soft subgrade so that I left the heavy roller and one grader to proceed with finish work. Pine Tree Drive from 30th St. to 41st St. has been finished and oiled and is ready to finish from 28th St to 30th St.

HARBOR TERMINAL

Dredge #10 is laid up for repairs. Main shaft broke and it will probably be later part of next week before repairs can be made. Dredge Davis is pumping fill on South side of island. One Pile driver is tied up for repairs and land driver has been driving anchor piling.

Piling for 300 ft. dock are all set. and ready for stringers.

Clark Dredging Co. has about finished stripping Engine room of Sapons.

Cail has two steam shovels on the island and has prepared a landing and has equipment for removing rock being delivered rapidly.

B.H. Taylor
B.H. Taylor

MB dev

REPORT OF B.H. TAYLOR

April 17, 1925

NORTH OF SURPRISE LAKE

Road contractor has made considerable progress this week. LaGorce Island road and Allison Island roads, excepting hospital road, have been rocked with pit rock which completes our roads as far as rock is required. Finishing work will start next week and this part of the work should be completed rapidly.

Concrete seawall is being poured on Bay Front about 400 yds. west of LaGorce Island bridge. One section of approx 100 ft has been left pending repairs to wooden bulkhead. The piling in the section left are leaning at about a 80° angle and the bay bottom is composed mostly of mud which would offer very little if any, support to the wall. The piling would have to carry the wall as well as hold the fill and in my opinion new piling are necessary. It would be possible to dump rip-rap and hold the wall but it will require a large amount of rip-rap and I believe new piling will be less expensive and more efficient.

Side walk construction will be finished this week, in the north end of our property and Cail will then shift his crew to Park Spaces "A" and "B" in Alton Beach Property, running from Alton Road to West Ave., between 14th and 15th Sts. and between 15th and 16th Sts., where he will pour sidewalk.

Hydraulic Levee Washer is leveling bank just south of Allison Island bridge on West bank of Indian creek.

There is a short section of sea wall (approx 50 ft.) on East bank of Indian creek at extreme north end of our property that is going out and will have to be replaced. This is a double form wall and there is very little fill back of the wall which leads me to the opinion that the fault is in the piling which were probably never driven to refusal. There is an outlet for any water collecting back of the wall and weep holes were left when wall was poured.

MISCELLANEOUS ACTIVITIES

Partition wall for King Cole Hotel are complete except plastering on second and third floors, roof work is going ahead and tile laying will start probably next week, Stucco work is expected to start on garage at once, and we can probably get started on road work in the next few days.

Six new flag poles have been painted and rigged and eight flag poles put up last year have been painted and new rigging supplied where necessary.

City of Miami Beach has been resurfacing Bay Road at 20th St. and has been repairing Prairie Ave. from 26th St to 47th St. Also have started work of repairing Prairie Ave. from Dade Blvd. to 28th St.

Wood bulkhead on south and east bank of Sunset Lake Canal has been removed and approx 300 ft. of bulkhead on west bank has been removed.

HARBOR TERMINAL

Dredge Davis is operating on southwest face of island and attempting to experiment with dynamiting of rock so as not to injure homes on Star Island. Charges are being reduced and tests made to determine why it is that practically no disturbance is felt at the island yet it is claimed that one home on Star Island is being damaged.

Removal of rock is not progressing as rapidly as was expected but some of the delay is due to faulty equipment and some to inexperienced organization. Faults are being remedied as rapidly as possible and we may expect better results shortly.

B. H. Taylor

MEMO

Mrs. Dow

April 20th, 1925.

Mr. Chase:

We should have a military academy here for boys. It is the finest place in the world for boys six months a year. Culver Academy have finally decided not to do anything, so get after some of the other big ones, and see if you can interest them.

CGF:K.

Carl G. Fisher.

REPORT OF B.H. TAYLOR

mb doc
May 1, 1925

NORTH OF SURPRISE LAKE

Road construction has been held up this week due to breakdown of equipment. New parts are on hand now and work will proceed as rapidly as possible. Roads seem to have bonded fairly well although some few soft spots have appeared but I believe that the finished roads will stand up satisfactorily.

Concrete seawall is being poured along west bank of Indian Creek just north of Allison Island bridge.

Natural stone arches at our bridges are completed and lattice work is being painted.

Allison Hospital construction and King Cole Hotel construction have progressed to a point that we could go ahead with some road work and sidewalk work if a plot plan has been decided upon, and approved.

Electric Co. is having considerable trouble locating and repairing the numerous breaks and grounds in our LaGorce Golf Subdivision White way lighting. Sidewalk construction work and grading seems to have injured the cable in a great number of places and when current was turned on these places burned out. Work of repairing these defects is going ahead and we hope to have lights burning shortly.

SUNSET LAKE

Piling are being driven along the south bank of Sunset Lake canal. Approx 1000 ft. of new piling are in and have been driven to refusal. A land driver is on the job driving anchor piling for tiebacks. We are using piling removed from north and west bank of the canal for our anchor piling as a large percent of these piling were found to be in good condition. Rip-rap is being dumped around base of piling up to about two feet below low water and the concrete seawall will rest on the rip-rap. This particular section of bulkhead will be subjected to heavy strains but with tie-backs twisted tight and the rip-rap to prevent undermining, I believe the wall will prove satisfactory.

Nine new homes are under construction in this subdivision.

HARBOR TERMINAL

Dredge Davis is operating on south-west face of Island. Dredge #10 has returned from overhaul and expects to start operations within the next few days. S.S. Sazona is being stripped and mast will be removed as soon as heavy equipment is out so they can dispense with a boom. As soon as mast is out it will be towed to Allison Island and be located for flag pole in Allison Hospital grounds.

Removal of rock is progressing slowly. Cail has installed a heavy duty engine but his locomotive broke down and it has been necessary to order another which is now in transit. Cail is objecting to paying for the sand washed out of the rock and claims that he cannot compete with other dealers and pay us 35 cents per cu. yd. for same. However, in my opinion rock is going to be at a premium this year and sand should be delivered to Miami and Miami Beach at least 35 cents per cu. yd. cheaper than from any other source in this vicinity. He only has to pay for what he removes so that if he doesn't want to remove it he can arrange to wash it to low spots for fill. Unless there is going to be an enormous amount of surplus fill it might be advisable to keep as much as possible and when access to the island is easier we can dispose of same at a fair price.

B. H. Taylor

Mr. Fisher

REPORT OF B.H. TAYLOR

MB dev

June 5, 1925

NAUTILUS SUBDIVISION

Construction of King Cole Hotel is going ahead very slowly, pending settlement of plasterers controversy. Roofing work is going ahead as much as possible. Roof of promenade, front porch, towers and dining room are being completed, carpenter work on cottage is practically complete and some clean-up work is being done. In connection with this job I would suggest that metal lathe used, particularly for ceilings, be painted with rust-resisting paint as in my opinion this lathe will continue to rust after plaster is up and eventually allow plaster to drop.

Piling for radio towers on Collins Island have been driven.

LAGORCE GOLF SUBDIVISION

Some preliminary work on Mr. Fisher's new home is underway.

Bay Road has been finished and oiled from 51st St to 63rd St.

Piling for Mr. Kohlhepps new home have been driven and footings are being excavated.

Twelve new homes are under construction in this subdivision and three homes started some time ago for Mrs. Talbott are nearing completion.

BEACH VIEW SUBDIVISION

Sheridan Ave. is being finished and we hope to have the entire street finished and oiled within the next week.

Allison Hospital is progressing rapidly. Inside plastering of first and second floors is practically complete and trim will be in probably by Sat., third floor has rough coat of plaster and stucco is approx 75% complete on main building. Nurse's home is ready for roof as well as laundry. Foundation for residence on east side of island just north of road is being laid out.

There has been some trouble with operation of draw-bridge which has been traced to motors and Mr. Hoerger is having these motors repaired and adjusted.

SUNSET LAKE SUBDIVISION

We expect to complete concrete seawall along east and south bank of canal either Sat. or Monday. Rip-rap has been dumped for a foundation for the sea-wall and to prevent undermining of sea-wall. It has required more rip-rap than was estimated because of bank being washed out which made it necessary to use more rock in back than we expected. However, I believe we have a most substantial wall. I insisted on seawall forms going down at least two feet below low water so pilings would be encased in concrete and besides that there would be a tendency for concrete to settle in openings in rip-rap and bind it together for a depth of at least one foot.

Arrangements are being made to dredge the two shoals just south of Collins Island and we want to save for top soil the fill removed. I have arranged for a dredge, an unloading outfit and a tow boat but so far have been unable to secure any barges. However, I have been promised three barges within the next two weeks and I believe that will be sufficient.

HARBOR TERMINAL

Dredge #10 is operating on North face of island in vicinity of proposed new slip. One pile driver is driving piling for bulkhead on south west face of island. We have a crew of men clearing mangrove along ocean front. Some colored bathers have been over on the island and have started cleaning up the beach of drift-wood and rubbish. Gail is operating at approx the same speed as before.

B.H. Taylor

One

REPORT OF B.H. TAYLOR

MB dev

July 17, 1925

NAUTILUS SUBDIVISION

King Cole Hotel is progressing rapidly. Plastering is nearing completion, main building is approx 75% completely stuccoed, garage and cottage have been stuccoed and various odd jobs are being rapidly finished up. Driveway and road is being rocked, contractor expects to start pouring concrete curb and sidewalk early next week, and grading of property is getting started.

Towers for radio aerials have been started and walls of radio shack have been carried up one story.

LAGORCE GOLF SUBDIVISION

Pouring of concrete slab for first floor of Mr. Fisher's new home will probably start tomorrow.

Foundations for Mr. Kohlhepp's new home are in and general construction work can go ahead as soon as materials are delivered. Cement blocks were delivered instead of tile as specified.

Alton Road has been finished and oiled from 51st St. to LaGorce island and is open to traffic. In some few sections of this road settling and shrinkage of fill has occurred to the extent that the road is below grade and after a rain, water stands and the heavy trucks cut up the road. However I suggest patching the road where necessary until road is more or less permanently settled and then resurface bad sections.

City of Miami Beach has a crew of men laying water main along Alton Road near 51st St.

Cail is pouring concrete bulkhead on LaGorce Island, just east of bridge. We expected to finish on LaGorce Island this week but concrete mixer has broken down and it will probably take until next Monday or Tuesday to complete the island.

ALLISON ISLAND

Clark has moved his road finishing outfit to Allison Island and will finish road as fast as possible.

Allison Hospital main building is practically complete. Various odd jobs are being finished up and some little plaster and stucco work remains to be done. Plaster and stucco crews will be shifted to nurse's home and laundry building within a day or so and by time they are finished, Dr. Edward's home will be ready to finish.

Concrete seawall failure on east bank of Indian Creek near north limit of our property has been blasted and new piling driven. Cail will pour this section on completion of LaGorce Island.

Cail's outfit is preparing to pour a section of sidewalk in Second Ocean Front Subdn. at intersection of Ave. "A" and Harding Drive where error was made in original survey.

SUNSET LAKE SUBDIVISION

Clark Dredging Co. dredge GRAMPUS is widening sunset canal. Dredge started work last Sat. A.M. and has completed approx 20% of work. It has been necessary to dump a considerable amount of fill along south and east bank of canal but we can use some of same back of bulkhead and for filling low spots and balance of fill will be available for those needing additional fill.

HARBOR TERMINAL

Dredge #10 is operating in vicinity of Government Cut. One pile driver is setting anchor piling along south west face of island. Conklin has not as yet started his framing crew setting stringers but he has some material on hand.

B. H. Taylor

MB sou

NAUTILUS SUBDIVISION

King Cole Hotel construction work is nearing completion. Some few changes are to be made in accordance with Mr. Lundbergs suggestions, dining room and lobby are to be plastered, and floors are to be smoothed up. Sidewalk is in rock for driveway and road in front of building is practically all in.

One steel radio tower on Collins island is practically completed.

LAGORGE GOLF SUBDIVISION

First floor slab for Mr. Fisher's new home is nearing completion and laying of tile wall will start immediately.

City of Miami Beach has laid water main along Alten Road as far as 53rd St., and expects to put an additional crew on as soon as labor can be secured.

Cement Post Company has a crew of men working on the white way lighting system along Alten and Bay Roads and has repaired part of the circuit. The lights on Alten Road have been burning and we can expect remaining lights to be burning in a few days. Lamps have been installed on bridge arches and wood posts have been sawed off and capped to correspond to other railing posts, excepting the Alten Rd. bridge at Biscayne waterway.

OCEAN FRONT SUBDIVISIONS

Construction work on new Casino at foot of 67th St., will be underway within a few days. Building materials are being delivered and preparations are underway for excavating pool. Beach Construction Co. expects to have a large force of men working on this job at once.

H.L. Clark & Sons have started resurfacing of Collins Ave from Snowden estate to 2nd Ocean Front Subdivision.

Apartment house under construction by McCarthy Properties on the Ocean Front in 2nd Ocean Front Subdivision is progressing rapidly. Second story columns are being poured.

HARBOR TERMINAL

Call is pouring concrete seawall along west face of Causeway Terminal.

Dredge #10 has been laid up undergoing repairs since last week but expects to be ready to go ahead with completion of channel to Government Cut within a day or so. Pile driver has been laid up for repairs and is now held up waiting for delivery of framing timbers. Clearing of mangrove on the island has been going ahead slowly but we expect to put a crew of our men on the work early next week and get the clearing finished up.

MISCELLANEOUS ACTIVITIES

DREDGE Grampus was removed from Sunset Canal early this week with plans to shift another dredge onto the job but so far the other dredge has not started work. Mr. Clark says he is making every effort to get this job completed.

Preliminary work has started on the Employee's Hotel at Meridian Ave. and Dade Boulevard.

MIAMI BEACH IMPROVEMENT CO.

Call has started pouring sidewalk along Sheridan Ave and Pine Tree Drive at 45th St. Clark will proceed with widening of 41st St. as soon as possible.

B. H. Taylor

THE ALTON BEACH REALTY COMPANY

MIAMI BEACH, FLORIDA

CARL G. FISHER
PRESIDENT
W. A. KOHLHEPP
VICE PRESIDENT
J. ATWOOD WALKER
VICE PRESIDENT
C. W. CHASE, JR.
SECRETARY

September 28, 1925

Mr. Carl G. Fisher
Port Washington, Long Island
New York

Dear Mr. Fisher:

Have not been bothering you since returning here, as I know how busy you have probably been on the Montauk Beach proposition.

Have written Mr. Kohlhepp several long memos on various conditions here that he may have advised you upon. The shortage of labor and the terrific prices being paid negroes had had its effect upon our expenses at Coccolob. To make it snappy, it's gotten to the point where we have to pay our men \$6.40 for a ten-hour day.

We had been paying the care-taker \$150 a month, but when the men drew down close to \$200 a month, I thought we had better voluntarily raise his salary to \$200, as he is worth that and more to the Club.

You probably may recall you always wanted to have a nice path laid from the Club lawn down to the look-out tower, and I think you are going to be pleased with what we have done there this summer.

Also you may be glad to know that I have paid off all the indebtedness that the Club ran into during the time Frank Shutts operated it, and that we have more than enough money to pay all the expenses for the remainder of this year.

Mr. Jesse Jay has rendered a bill to the Club amounting to \$1538.00 for the radio outfit equipment that is now there, and agrees to furnish certain new equipment to put the Coccolob radio in absolutely first class operation. I did not contract for the radio as it was installed during the Shutts management, and before paying same out of my funds want to know from you if this bill is O. K. and satisfactory. If so please return the bills herewith attached.

Yours sincerely,

C. W. CHASE, JR.

CWC/FT

Moorestown, N. J., October 30, 1925.

Mr. Carl G. Fisher,
Port Washington, L. I.

Dear Carl;

I wanted to get over to see you before you left for the South, but I have had the molly-coddles for about a week and think it best to keep close to home. I wanted to talk with you to get first hand information about several subjects.

I have your letter in reference to Sunset Island. I am a little afraid of Cherbino because he has been giving out high finances and I fear he is not backed by much resources to push through an undertaking of this character if hard times should strike the Beach. But I sure would sell out for cash and cash only to Lynch our interests in the Island.

As far as taking the north island for \$100,000.00 it does not appeal to me in the least, but if Cherbino had the ability to carry it through, I would sell to Lynch or Cherbino, whichever put up the best front.

Regretting I will not see you, but I will be down the last of November, and in the meantime with kind regards, I am

Yours very truly,

Iving A. Collins
IAC-G.

IAC/MLA

November 12, 1925.

MB dev

Mr. Irving A. Collins,
Moorestown, N.J.

My dear Irving,

Replying to yours of October 30th.

We have made a deal with the Lynch interests whereby they will fill in our property on Sunset Islands, bulkhead it, put in a bridge, electric lights, for nothing. They will also give us \$38,000 for the street which approaches this property. At the present prices, this gives us about two million dollars for our part of the property which I think is as good a deal as we could make and, at the same time, it carries out our original plans.

Yours,

CGF*JJG.

THE MACON DAILY TELEGRAPH

MORNING AND SUNDAY

MACON TELEGRAPH PUBLISHING CO.
PUBLISHERS

MACON, GA.

Nov. 6, 1925.

Mr. Carl G. Fisher,
Port Washington,
Long Island.

Dear Carl:

You wrote me Oct. 19th acknowledging receipt of my subscription of \$5000 to your Long Island venture. This acknowledgment would call for no reply but for the fact that you said you were turning my letter over to the advertising department and they would advise me later. I do not understand about this advertising department. Do you mean you are going to spend this money advertising your proposition in The Telegraph?

I just returned from a week or ten days in Miami. It is certainly a marvel to see the development compared with conditions as they existed ten years ago. My admiration for your ability as a developer and prophet is fully developed. If I had only had the good sense to visualize with you I would be riding around in a 'yatch' instead of in a Ford automobile.

I drove along the Biscayne Bay road just out of Miami Beach and located a new house, which from the general surroundings and layout, I took to be yours. While I was on the property a lady came in with a daughter and said that was Mr. Fisher's house and she was preparing to build next door. You see I already have a pretty good line on your idiosyncrasies.

Coral Gables is a marvel. I could not but recall our first ride out on Tamiami Trail and your suggestion that I buy something in that section if I had an extra \$100. That was when property was about a dollar an acre. Coral Gables now has 6500 people in about 2000 houses and is going strong. I suppose it will be only a question of a short time when Miami will take it in under the peculiar Florida laws. Merrick is a wizard. The faith of the Biltmore Hotel chain is pretty well demonstrated in the \$10,000,000 investment this organization is making in Coral Gables.

A great many people refer to the Florida situation as a

November 12, 1925.

Mr. W. T. Anderson,
The Macon Daily Telegraph,
Macon, Ga.

Dear Bill,

Yours of the 6th.

We are not going to advertise, to speak of, the Montauk property. Nearly everybody knows what we are doing up there and every newspaper in New York, and all over the country for that matter, have carried head-line stories on our development there. We haven't any engineering data as yet but I hope that you'll have the opportunity to see it within a year from now.

I haven't been up in the Lake part of Florida for some time but I understand it is going big and almost keeping up with us here.

Yours,

CGP*JJC.

THE MACON DAILY TELEGRAPH

MORNING AND SUNDAY

MACON TELEGRAPH PUBLISHING CO.
PUBLISHERS

MACON, GA.

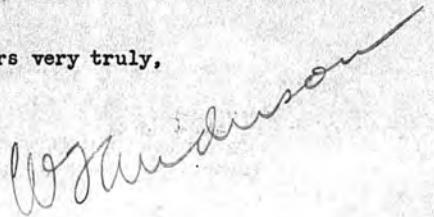
C. G. F.

-2-

I boom or "bubble" and are expecting it to burst. I went down in an automobile and came back the same way, and had opportunity to observe all along the route. The vast wilderness, sand beds and quagmires that you and I broke through on the first trip is now practically an unending line of buildings and paved roads. It is marvelous, and I think you owe it to yourself to make a trip in an automobile from Miami to Indian River City, thence to Orlando and up to Lake City. This is paved almost the entire way, probably with the exception of four or five miles of detour, and it would give you great pleasure to contemplate the great strides that have been made since you set the Florida wheels in motion about 1915.

Yours very truly,

WTA/F



M.B. Jew

December 2, 1925.

My dear Stote,

I am just in receipt of your lay-out and plat of "Century Estates." It seems to me to be an ideal subdivision for homes with ideal conditions around Warners Bay. I imagine that Warners Bay is either now suitable for yachts or will be when you get thru. There seems to be quite a movement here among investors to invest in the northern and interior part of Florida where there is not, at this time, the congestion and crowds that we have here. Of course, our early investors here are wonderfully pleased at the profits they have made from first investments but, at the same time, we have a city that is growing so fast that the great comfort enjoyed four or five years ago in driving about the country and going back and forth to the city is, to a large extent, lost. I think if you had some reliable company here to sell your lots in the northern part of the state, that you might do well. With the new cross-state highways which are bound to be developed in the coming year, I imagine there will be a great many people from this part of Florida travel into the northern part of Florida for a few months and then go north into the mountains, or Long Island, for six or eight weeks, and then come back to the Miami district in November.

Your plat does not show a business district, which I think it should show, and it does not show restrictions, which I think would be well to include in your plat. We have found that it is necessary to show on a plat both business restrictions, duplex houses and straight residential neighborhoods.

I think you have one of the choice locations in all Florida and I wish you every success.

Yours,

CGF:J.J.G.

Mr. S. A. Fletcher,
Twentieth Century Land Co.,
#406 Main Street,
Bradenton, Fla.

CHARLES H. HYDE

ATTORNEY

FLORIDA-NEW YORK

development

139 N.E. FIRST STREET
MIAMI, FLORIDA
P. O. BOX 1478

June 24, 1926.

Carl G. Fisher, Esq.,
Miami Beach,
Fla.

My dear Mr. Fisher,

Please accept my congratulations on your efforts to eliminate the pine trees. They have served their purpose but are now a nuisance. There was a time when we needed them. Today they are not only dirty but they give our beautiful beach the appearance of a Maine forest and instead of being a land of palms, it looks like a land of Christmas trees. I am removing about forty from my own place and hope that you can get some co-operation from the City and property owners to carry out the general scheme. The palms have now got a good start but the pines are growing so fast that they are even interfering with their growth.

Very truly yours,

Charles H. Hyde

CHH/s.

FRED A. POOR
RAILWAY EXCHANGE BUILDING
CHICAGO

MB' dau

July 20th, 1926.

Mr. Carl G. Fisher,
Miami Beach, Florida.

My dear Mr. Fisher:

I have just received from H. E. Osborn the enclosed plat which I note shows the Sunset Islands facing Sunset Lake. I would appreciate it greatly if you could give me any advice as to whether these Islands are now under construction and whether it is expected to continue work on them.

I have no desire to buy any property on the Islands but I own a lot at 3054 North Bay Road and the one next south of it and am somewhat interested in the type of construction that is going on.

I am taking the liberty of writing you in regard to this in the hope that if you are not at Miami Beach some one from your office can give me this information. Please return the enclosed plat to me.

With personal regards, I am

Yours very truly,

F. A. Poor

LCl
Encl.

Return reply to
Poor

July 29, 1926

Mr. Fred A. Poor
Wail Way, Exchange
Chicago, Ill.

My dear Mr. Poor:

The islands on Sunset Lake are being constructed by the Lynch Interest. We own a part of this island

The development will be first class and will add greatly to the value of your lots.

Yours truly,

CGFD

MB dev.

REPORT OF THE ENGINEER

CARL G. FISHER PROPERTIES

Week ending - January 29, 1927

TO: MR. CARL G. FISHER:

In your memorandum of January 25th you requested that I make a report of the work completed on Sunset Islands. This has been done and the report is now in your office. Also you asked me to make a weekly report. Following is the weekly report as requested:

Drew survey sketch of Lot 12, Block 4, Nautilus Subdivision.

Drew permit sketches to accompany application for Government permit to dredge slip and build bulkhead adjacent to Belcher property, Harbor Terminal Island.

Staked out Lot 12, Block 4, Nautilus Subdivision.

Inspected the driving of steel sheeting at Mr. Irving A. Collins' residence.

Drawing house plans for partly completed house at Alton Road and Bay Road.

Drew metes and bounds description of Meteor Transport & Trading Company's lease, which described property will be used for spoil bank area south side of Harbor Terminal Island.

Staked out roads in the vicinity of LaGorce Golf Club-house approaches.

Staked out and furnished Sales Department with survey sketch of Dr. Scott Edwards' property on Allison Island.

Respectfully submitted,

J. P. Duffy
J. P. DUFFY,
Engineer.

JPD/E

MB da

REPORT OF THE ENGINEER

C A R L G . F I S H E R P R O P E R T I E S

Report ending week Aug. 13, 1927.

TO: MR. CARL G. FISHER

Staked out Lot 19, Block 14, LaGorce Subdivision;
Lots 1, 2, 19 and 20 of Block 20, LaGorce Subdivision;
Lot 32, Block 1, LaGorce Subdivision; Lots 18 and 19,
Block 1-A, Beach View Subdivision. All above for
landscaping purposes.

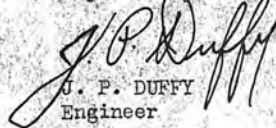
Prepared survey sketch Lots 10, 11, 12, 14, 15, 21,
and 22, 24, 25, 26 and 27, all of Belle Isle.

Prepared survey sketch of Block 5, Second Ocean Front.

Inspected and supervised the placing of dredge material
on Harbor Terminal Island, which is now being placed
by the Dredge Orleans from the government cut.

Assisted and furnished engineering data to legal and
sales departments.

Respectfully submitted,


J. P. DUFFY
Engineer

JPD/vh

A Few of the Accomplishments of 1927



Miami Beach Chamber of Commerce
Miami Beach, Florida

Seventh Annual Report of President Thomas J. Pancoast of the activities of the Miami Beach Chamber of Commerce

In submitting for your consideration the Seventh Annual Report of the Secretary, permit me to direct attention to the many and varied activities enumerated therein. Members of our organization not in close contact with headquarters can have no knowledge just how busy our Chamber is day by day and every day in the entire year.

During the past three months we have mailed every two weeks to all of our members a small leaflet which we call "The Galley Proof." It will be continued throughout the coming year and will keep you constantly informed as to what our Chamber has done during the two weeks previous to its publication.

To tell you of all the things worked for and accomplished in the past year would be impossible without wearying you at this time, so I will, as I proceed, only briefly allude to just a few of our outstanding achievements. Before doing so, on behalf of the Board of Governors, I wish to give thanks for work performed by the following committees:

Tree and Flower Committee—Mrs. S. B. Rohrer, Chairman
Boardwalk Committee—Uly O. Thompson, Chairman
Coastal Erosion Committee—Arthur Pancoast, Chairman
Tamiami Trail Committee—The late Phil S. Delany
Rivers and Harbors—R. L. Ellis

Public Safety and Transportation Committee—Chief R. H. Wood
Apartment House Committee—W. B. Leddy, Chairman
Members'p Committee—Horace Young, Chairman
Publicity Committee—C. W. Chase, jr., Chairman
Community Spirit and Public Affairs—Clayton Sedgwick Cooper
Legislature and Legal Affairs—Judge S. Grover Morrow, Chairman
School Committee—Alphonsus L. Bowes, Chairman
Finance Committee—A. H. Patten, Chairman
Health Committee—Dr. C. F. Roche, Chairman
Fire Prevention Committee—Milton H. Farr, Chairman
Fire Insurance Committee—William C. Heins, Chairman
Fund Solicitation Committee—F. S. Benedict

also to

Mr. M. D. Swisher and Mr. George N. Brown, who represented us as National Councillors at meetings of the U. S. Chamber in Washington;
Mr. Nelson H. Gildersleeve and Mr. T. Davis Hill, who represented us at Atlantic Deeper Waterways Convention in Baltimore;
Mr. Ed Ballard, who represented us as National Councillor at U. S. Chamber meeting at French Lick Springs, Indiana;

and to

Mr. Fred Kniffen, who represented us at Meeting of Rivers and Harbors Congress in Washington.

We secured Spring and Summer Excursion Rates to Miami.

Were instrumental in having started a Sea Wall to prevent Coastal Erosion.

Paid our assessment and worked with the Associated Chambers of the East Coast to purchase the East Coast Canal and turn it over to the U. S. Government, who have agreed to then spend \$4,000,000 on the needed work to make it properly navigable.

Worked to secure the proposed Ship Canal paralleling the Tamiami Trail from Miami to the Gulf.

Worked to secure a State Survey of Florida Schools to effect their betterment.

Inaugurated "Time of Day Service" for our members, who are welcome to telephone the

Chamber at any hour to learn the correct time.

Observed National Music Week in Flamingo Park, giving six distinct musical entertainments.

Fostered the movement to make Miami Beach a separate county.

Gave \$2,500 toward the Lions Convention of which \$433.50 was returned.

Assisted in Mississippi Relief Fund by collecting and sending tons of clothing and over \$5,000 in cash.

Established monthly motorcades so that our members, citizens and visitors may see and know more of what can be done and is being done in Dade County.

Contributed all funds allotted to us by Dade County to the University of Miami in order to assist them to pay off their deficit up to June 1, 1927.

On July 6, 1927, appeared before City Council stating that it was our belief that the majority of our citizens and taxpayers desired to have built a Boardwalk along the Ocean Front and asked that a special election be called at earliest possible date so that the taxpayers might pass judgment upon the issuing of bonds for that purpose.

Plans for accident prevention were laid before our County Commissioners and tabled, which is a polite term for refusal.

Worked to have Miami Beach made a First Class Post Office.

Observed Fire Prevention Week.

Worked continuously to have rebuilding of Baker's Haulover completed.

Established monthly Open Forum Meetings during the summer.

By request of majority of our members had City Council declare green and yellow as official colors of Miami Beach.

Provided special advertising for all apart-

ment houses and hotels who were willing to name winter rates and to sign agreement not to advance prices beyond those named.

Issued a 10,000 pictorial edition of The "LURE" without any advertising. Most of them were mailed to northern prospects and Travel Bureaus—leather bound copies being placed in Club Cars on Railroads and in cabins of steamships Florida bound.

Backed the plan of State Hotel Commissioner Carter to extend tourist season November 1 to December 15 and March 15 to May 1, by securing of special rates on railroads and steamships and in hotels for all who come to Florida during the 12 weeks named. Secured for them \$1,000 as quota of Miami Beach for the project.

Established experimental station for growing of fruit, flower, perfume and shade trees on grounds of Chamber of Commerce so as to prove to our citizens the various kinds of trees that can be grown in Miami Beach.

Worked to retain the name of Dixie Highway and to not have it changed to Highway of Palms.

Had printed in Miami Beach 75,000 new booklets for use of general publicity.

Secured extension of delivery service of American Railway Express, investigated desirability of having Express Office at the Beach and found that same would considerably increase cost of charges over present system.

Opened a Miami Beach Information Office in Boston and by combining with Miami offices in New York and Chicago have been able to give out hotel and apartment house information in these three cities during winter season at a cost of \$2,500.

Voted "Yes" to the U. S. Chamber of Commerce Referendum No. 50 favoring general Federal Tax Reduction and Elimination of Inheritance Tax.

Voted "Yes" to Referendum No. 51 advocat-

ing that the Government should assume control of Mississippi flood prevention.

Pledged \$1,000 toward entertainment of the Sigma Nu convention in December, 1929.

Started the Beautification Campaign now being conducted and authorized one of the four \$100 prizes offered.

Sponsored the "Buy in Miami Beach" movement and placed special films in theatres requesting citizens to buy here.

Participated in opening of Miami Harbor Celebration.

Placed float in the January Fiesta Parade in Miami.

Joined the American Taxpayers Association of Washington, D. C.

Have worked daily and will daily continue work to do the most good for the most people of Miami Beach.

The fact that our 194 Apartment Houses and 69 Hotels were all filled this season before those of any other city in Florida, is due mainly to the tireless labors of the Chamber of Commerce.

The credit for the bringing of more people here in 1928 than ever before, the building of more homes here in the past nine months than in any similar period in our history, the increasing number of Real Estate sales and the gradual stabilization of Real Estate Values belongs to our Chamber of Commerce and the Publicity Bureau of our City.

I feel that we have earned the confidence of the community; every member of our Board of Governors has given freely of his time and thought in constructive efforts to make our Chamber an indispensable part of the economic machinery of our city and the many things accomplished, I believe, should be sufficient proof of our efficiency, loyalty, and service.

THE CARL G. FISHER PROPERTIES
MIAMI BEACH, FLORIDA

MB Lov

August 22, 1927.

To Our Miami Beach Property Owners, Stockholders and Investors:

Miami Beach stepped out ahead of every city in Florida last month, when building permits, taken out on new construction totaled \$698,000.00.

The building of homes, apartments, stores, etc. is the greatest proof of confidence in a community. Such a large amount of money put into new buildings here in one month, is conclusive proof that Miami Beach is sweeping ahead and is looked upon as a safe, sound place for investing one's money.

Many of America's most successful business men predicted last year that Miami Beach would be the first city in Florida to show a stimulating return to pre-boom real estate and construction activity. That their predictions are beginning to prove true, is very gratifying to us.

Another fact of great satisfaction, is the return to Miami Beach of its well known tropic beauty. The scars of last year's storm are no longer apparent. Great amounts of new planting of Coconut Palms, Shrubs and Flowers, together with our ever-present sunshine, have again brought back the growths of tropic splendor that have always been so synonymous to Miami Beach.

And then, that old time spirit of optimism is here. It is noticeable the moment one crosses the Causeway, and it has spread to other communities also.

The total of new construction at Miami Beach from January 1st to August 1st amounts to \$1,431,549.00. That's a great sum for a City of less than ten thousand population. We believe it is the barometer of many more good things yet to come.

There's really only ONE Miami Beach in all America.

Yours sincerely,

CARL G. FISHER PROPERTIES

By:

C. W. Chase, Jr.

CWC/vh

MB dev

REPORT OF THE ENGINEER

C A R L G . F I S H E R P R O P E R T I E S

Week ending July 30, 1927.

TO: MR. CARL G. FISHER

Assisted and furnished engineering data to legal and sales departments.

Working on new record plat for 2nd Ocean Front.

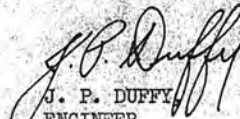
Inspected and supervised the placing of dredge material behind the bulkhead of the new Slip, Harbor Terminal.

Preparing a map showing Collins Island, John's Island, Nautilus Hotel and grounds, and parking spaces in front of Nautilus Hotel for Mr. Kohlhepp.

Preparing a layout for fender system for sheet steel bulkhead, Harbor Terminal Island.

Making a tracing of subdivision of Flamingo Golf Course for auditing department.

Respectfully submitted,


J. P. DUFFY
ENGINEER

JPD:VH

THE CARL G. FISHER PROPERTIES

MEMO TO Mr. Fisher.
Copy to George Krom.

FROM Mr. Kohlhepp

DATE September 17, 1927.

SUBJECT Swimming Pool - Nautilus Hotel.

I received a copy of your letter of the 13th addressed to George Krom, and notice your comment with reference to the swimming pool.

For your information, I am making a number of investigations in connection with this project.

To install a pipe line to the ocean would cost between \$15,000 and \$20,000 and it would be necessary to have the pumps placed on the ocean front. In discussing the matter with engineers familiar with problems of this kind, I find that a line of this type, particularly with the syphon under Indian Creek, is what is commonly known as a trouble line and that it would probably cost several thousand dollars a year to maintain. There is a serious question as to how we could operate the pump house on the ocean as we have no property there, and as there is some noise in connection with a pump of this type, it may be construed as a nuisance and give us some trouble even if we were to get permission from the city to place it in the street.

We are just starting a test well at the site of Irving Collins' pool with the hope of getting a suitable grade of salt water at a depth of from 45 to 60 feet. Alexander Orr has great confidence in an old Scotch well digger who has handled all of the seacoast work for many years back, and in consulting them they are quite confident that they will be able to get a good grade of salt water both at the Nautilus and at Irving Collins' home.

The cost of driving the well is nominal and, as they explain it, it is necessary to test the well every few feet after they get beyond 30 feet, as the vein of salt water is frequently struck in a ledge of rock or immediately under. They don't believe that the fact that Johns Island is a filled island will make any difference in the grade of water and that they have just as good a chance there of getting water as at Collins house.

We are trying to push these experiments so as to give you a complete report as soon as possible, but apparently most of these well diggers are still tied up with this crowd of oil speculators and it is very difficult to get prompt service. I hope that I can get a report to you before long and that we can make a final decision as to the pools.

W.A.Kohlhepp.

THE CARL G. FISHER PROPERTIES

MRB dev.

MEMO TO Mr. Carl G. Fisher

DATE September 28, 1927.

FROM J. P. Duffy

SUBJECT Nautilus Swimming Pool.

In accordance with your instructions I have prepared a detailed set of plans of the swimming pool to be built on Johns Island, rear of Nautilus Hotel. Attached to this memo is a copy of same. On September twenty-first we opened bids for the pile foundation and the pool proper. Below is a list of the bidders and the bids:

File Foundation

G. O. Reed, Inc. (for precast piles)	\$ 3,888.00
Raymond Concrete Pile Co. (for poured in place piles)	5,146.00



Superstructure

The R. G. Witters Co.	17,600.00
Gun and Goll, Inc.	17,950.00
Sandquist & Snow, Inc.	18,543.00
Charles F. McKenzie	19,700.00
Harrison Construction Co.	20,954.00
G. O. Reed, Inc.	21,900.00
Beach Construction Co.	22,500.00

Please be advised that these figures check my original estimate.

We are now driving a well at Mr. Collin's residence and as soon as this well is completed we will move over to the Nautilus to drive a test well. I expect to be able to report on the test in a week or ten days.

Summary of Estimates

Swimming pool complete using water from a well	\$23,238.00
Swimming pool complete using water from the Bay (including filter)	26,588.00
Swimming pool complete using water from the Ocean	32,000.00

Experience has shown that long lines such as would be required from the Ocean to Johns Island are very expensive to maintain and generally are a source of much trouble. However, if it is the will of the company to use water from the Ocean, the best route to lay the pipe would be from the Nautilus grounds, down Alton Road to 41st St., east along 41st St., siphoning at Indian Creek, to the Atlantic Ocean.

Sending under separate cover complete plans.

JPD:K.

J. P. Duffy
J. P. Duffy

THE CARL G. FISHER PROPERTIES
MIAMI BEACH, FLORIDA

MB dev

October 29, 1927

To Our Miami Beach Property Owners, Stockholders and Investors:

Miami Beach stepped out again last month and once more led the entire Greater Miami district in new construction.

During September twenty-nine permits (almost one a day) were taken out at Miami Beach for a total of \$351,483. The City of Miami reported \$336,282 for that month. Hialeah came next with \$75,400. Coral Gables followed with \$37,900.

In July Miami Beach led the Greater Miami district with a high total of \$698,044.00. That month, Jacksonville, with a population thirty times that of Miami Beach, was the only City in Florida to excel Miami Beach's new construction.

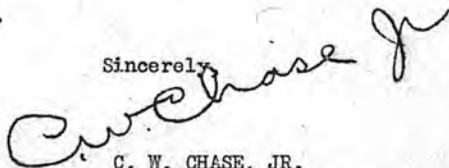
The total building at Miami Beach for the past year has now reached the figure of \$2,773,642.00. Wonderful - isn't it?

During the past year the following have also been accomplished here in addition to the above:

Work started on a \$3,000,000 Ocean front bulkhead.
Another Causeway between Miami Beach and Miami started.
Both present Causeways put into perfect condition.
Over 8,000 large Palm Trees and Tropical shrubs planted.
Twelve miles of new street paving and resurfacing completed.
Eleven miles of new sidewalks laid.
La Gorce Golf Club House started.
The Bath Club on the Ocean front nearing completion.
A new Ocean front Casino nearing completion.
An 18 hole Municipal Golf Course in operation.
A Public Library established.
Harbor Channel being deepened. Ships now docking here.
And many other items.

There's only ONE Miami Beach.

Sincerely,



C. W. CHASE, JR.
Sales Manager
CARL G. FISHER PROPERTIES

MB dev.

REPORT OF THE ENGINEER

THE CARL G. FISHER PROPERTIES

Week ending October 31, 1927

TO: MR. CARL G. FISHER

Inspected and supervised the construction of the LaGorce-Golf Club. Please be advised that we have now started framing the main roof.

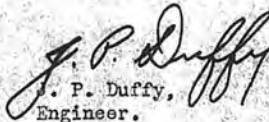
Inspected the installation of an 8" sewer at the Nautilus Hotel grounds.

Prepared first and second floor plans of LaGorce-Golf Club for the interior decorator.

Preparing new record plat for Garden Subdivision.

Set ranges and tide gauge for dredge #10, which is sweeping the North Channel, Harbor Terminal Island.

Respectfully submitted,


J. P. Duffy,
Engineer.

JPD:K.

Moorestown, N. J., November 9, 1927.

Mr. Carl G. Fisher,
Port Washington, L. I.

MB dev

Dear Carl;

Your letter of November 7th, at hand, and as I wrote you I expect to meet Mrs. Douglas in New York Monday morning. I consider we have as nearly perfect a proposition for the furniture as we could. With Howe's as purchasing agent and Mrs. Douglas compiling accounts of the different articles, I am sure we will keep the cost down to a minimum. I am going to meet them in New York Monday and will get Mrs. Collins to go with me because she knows much more about texture, etc. than I do. Mr. Howe and Mrs. Douglas both have strict orders to keep within the limit and I am sure we will get the most for our money expended.

I note you are going to pull out in a few days. If you do pull out before Monday night please wire me because I don't want to go out there and find you gone. It would be like eating plumb pudding without the plumb.

In reference to the night club on LaGorce Island. My opinion is we want to put a soft peddle on it this year. With the Doeville hoping to get under way, and the Bath Club starting up, I think there will be enough night clubs in that section. Besides that, I think the Island too valuable to jeopardize it with a building that will cost only \$200,000. I don't think we will get much out of this deal anyway, so the best thing to do is to lay off and await developments.

With kind regards, I am

Yours very truly,

Living A. Collins
A.

IAC/MLA

MB daw

Moorestown, N. J., December 5, 1927.

Mr. Carl G. Fisher,
Miami Beach, Fla.

Dear Carl;

I certainly am glad you are not here, and I wish I was where you are. Yesterday, Sunday, it started to snow then turned into sleet and this morning the ground is covered with 3 to 5" of slush, and the trees are covered with icicles and altogether it is pretty miserable weather.

I received a wire from Walter about the idea of leasing the La Gorce Club to a prominent list of men with the idea of forming a private club. Carl, this is the best thing I have heard yet and if it can be put over bringing us a satisfactory income it will not only relieve us of the responsibility, but also will get the interest of very fine men on the Beach who will ultimately build homes around the course.

Sooner or later this club will have to have its own dining-room and that would be the biggest relief of all to get them to have that dining-room. There is only one cloud in the proposition and that is, the members of the Nautilus have play-privileges. I don't feel, however, that this is an obstacle because if there are prominent men stopping at the Nautilus Hotel they will get them to join their Club. Furthermore, there is no reason why in the taking over this lease, there should not be a seat for two or three representatives from our company on their board of governors, whereby we would have more or less say and influence in their management, and it should be incorporated in the lease to that effect.

I am strong for this proposition. It still leaves us the Bay Shore for our regular development purpose and advertising, etc.; yet on the other hand, we may have enough influence with the private membership committee to allow the playing of distinguished persons designated by us to play on their course.

With kind regards, I am

Yours very truly,
Arviz G. Collins
A.

THE CARL G. FISHER PROPERTIES

MB dev.

MEMO TO Mr. Carl G. Fisher
Copy to Mr. Irving A. Collins
FROM J. P. Duffy

DATE December 9, 1927.
SUBJECT Report of engineering operations.

Please be advised that the contractor, R. G. Witters, has started work on Mr. Vanderbilt's property on the Harbor Terminal and everything possible is being done to complete this operation in the time specified. The dredge #10 has completed its sweeping of Mr. Vanderbilt's turning basin and it is now possible for the Ara to come up alongside.

Inspected and supervised the construction of the La Gorce Golf Club.

Compiled data on government permit for the Harbor Terminal channel.

Plotted buildings on the Miami Beach City map for Mr. Chase.

Inspected bulkhead and washbasins on Lot 14, Block 2, Beach View Addition.

JPD:K.

~~OK~~
~~093~~
~~1000~~
J. P. Duffy
J. P. Duffy.

OFFICERS

JOHN H. LEVI, PRES. AND TREAS.
FRANK B. SHUTTS, VICE-PRES.
CHAS. E. CLARK, SECRETARY

THE MIAMI OCEAN VIEW COMPANY
OWNERS OF STAR ISLAND

OFFICE FIFTH STREET AND ALTON ROAD
ENTRANCE TO CAUSEWAY

MIAMI BEACH, FLA.

DIRECTORS

JAMES H. SHOWDEN
JOHN H. LEVI
CARL G. FISHER
HENRY McSWEENEY
FRANK B. SHUTTS
JAMES A. ALLISON

V.H. Ehrhart

June 9th, 1928.

MB Lev

Mr. Carl G. Fisher,
Port Washington,
Long Island, N.Y.

Dear Carl:

Thanks for your telegram inviting us up;
don't see much chance of us getting away before next month some
time.

I had a letter from someone in your office,
whom I do not know, saying that they had a house at Montauk for Jo
and myself for the summer. Thank you very much for the invitation
but we don't expect to be gone long enough to take a house. We do
expect to get up for a week or ten days.

We are having very nice weather.

A great many of the crowd who intended to
build this summer, both on the ocean front and on those big lots
across from Firestone, have decided to wait and see what the Bath
& Tennis Club are going to do with their new golf site, which is on
the island in the north end of the Bay. This is not even in the
city of Miami Beach; it is in Miami Shores. It will be at least
two or three years before they can have a finished site to build
on. We were hoping that they would start to build on the sites
which they purchased north and across from the Firestone estate
this summer, which would give Miami Beach a big building boom,
and I am surprised that all of those fellows decided to wait to
purchase a lot around this island. It slows us up for sometime,
and the prices of the surrounding lots on the ocean front and
across from Firestone are dropping already. I believe you or
someone should write to the Fishers, Briggs and Chapins, I don't
know whether you know the fellows that bought the lots across from
Firestone or not, and impress on them that they can build cheaper
now than ever, that material and labor are so much cheaper than
they probably will be in the future. They probably have the idea
that next year they can have a home surrounding this island, and
you know how long it takes to do clearing, filling and planting.

I wish you would have a talk with Irving
Collins and see if you cannot come to some definite understanding
about the City of Miami Beach purchasing the Miami Beach Golf

OFFICERS

JOHN H. LEVI, PRES. AND TREAS.
FRANK B. SHUTTS, VICE-PRES.
CHAS. E. CLARK, SECRETARY

THE MIAMI OCEAN VIEW COMPANY
OWNERS OF STAR ISLAND

OFFICE FIFTH STREET AND ALTON ROAD
ENTRANCE TO CAUSEWAY

MIAMI BEACH, FLA.

DIRECTORS

JAMES H. SNOWDEN
JOHN H. LEVI
CARL G. FISHER
HENRY MCGWEENEY
FRANK B. SHUTTS
JAMES A. ALLISON
V.H. ENFHART

Mr. Fisher,

Page #2.

grounds, the one that they have the lease on now. I understand that it is dedicated until 1931 for golf, and I am wondering if you and Irving could'n't make a proposition to the city that if they buy it now instead of waiting until the end of the lease, which is only two years more, and then you could'n't use it yourselves for anything else until 1931, to make a price of \$750,000.00, either two hundred or two hundred fifty thousand dollars, if necessary, cash to be paid now, you to retain a strip for lots along Lincoln Road, as we spoke of. Irving spoke of a million dollars but I believe it would be a good deal if we could get the city to give \$750,000.00; I am not sure that I could get this thru. I hate to see the city think of going away up north taking up one or two of the propositions offered us, which would take three years to make a course out of and it is only extending the center of activity up four or five miles when we have plenty of real estate to get rid of down in this neighborhood, and a course four or five miles away would'n't help the residences and apartment houses down in this neighborhood as a great many of them have'n't automobiles.

Some of the councilmen also want to purchase Flamingo Park. It makes it a little embarrassing for me to be active in this deal on account of our company owning half of it and me being on the City Council, but the city of Miami Beach has considerable surplus in the treasury and with election coming on in December, we are liable to get a new bunch of councilmen in and that surplus would'n't last long, so the present council would prefer spending some of this surplus on something that is a real benefit to Miami Beach for the present and future.

I am enclosing you one of our weekly reports of Miami Beach, which is quite interesting. We get a daily report out every day, but this is a summary of the whole year and the week and collections uptodate. You may keep this as we have a copy in the office.

We just sold all the taxes that were delinquent. There were dozens of people bidding on them. We only had \$127,000.00 that people did'n't pay and we will have that \$127,000.00 to add to this total in the next four or five days. We are reducing all Miami Beach taxes 10%.

Let me hear from you occasionally.

Very truly yours,
John H. Levi

CITY OF MIAMI BEACH
WEEKLY REPORT OF COLLECTIONS AND BANK BALANCES

WEEK ENDING June 2 1928

COLLECTIONS	TOTAL PREVIOUS COLLEC- TIONS IN FISCAL YEAR		COLLECTIONS THIS WEEK		TOTAL COLLECTIONS TO DATE	
Taxes—Less Discounts	849,189	71	38,513	59	887,703	30
Water Service	132,935	65	3,832	26	136,767	91
Improvement Liens	165,784	73	22,528	45	168,313	18
Interest Improvement Liens	17,113	98	406	77	17,520	75
Tax Sale Certificates	116,309	03			116,309	03
Interest Tax Sale Certificates	5,791	36			5,791	36
Receipts from Bond Sales						
Interest on Bank Balances	10,362	67	1,020	23	11,382	90
Dance Patio Concession	587	78			587	78
DEPARTMENTAL ACCRUALS						
Fines and Forfeitures	16,280	00	230	00	16,510	00
Garbage Service	10,265	76	66	25	10,332	01
Garbage Tags	3,369	25	129	00	3,498	25
Golf Course Green Fees	42,492	75	368	25	42,861	00
Electrical Examinations	10	00			10	00
Lot Cleaning	3,885	29	34	85	3,920	14
Occupational Licenses	14,712	25	10	00	14,722	25
Dog Licenses	51	00	1	00	52	00
Building Permits	1,674	50	150	50	1,825	00
Electrical Permits	660	30	29	00	689	30
Plumbing Permits	670	50	20	50	691	00
Golf Course Membership	611	50			611	50
Golf Course Locker Fees	74	50	1	00	75	50
Golf Course Tournament	361	50			361	50
TRUST FUND						
Meter Deposits	9,069	10	275	00	9,344	10
Contractors Bonds	3,200	00	300	00	3,500	00
Excavation Permits	415	00			415	00
Plans and Specifications	290	00	70	00	360	00
Police Badge Deposits	72	50			72	50
Police Key Deposits	9	00			9	00
Miscellaneous Overpayments	3,820	77	171	21	3,991	98
Dance Patio	5,666	50			5,666	50
Current Fund Credits	6,704	76	99	60	6,804	36
Interest and Sinking Fund Credits	33	60			33	60
Bond Fund Credits	751	72			751	72
Miscellaneous Credits	3,683	27			3,683	27
Tapping Charges	3,260	00	95	00	3,355	00
Returned Checks	2,693	73	21	50	2,715	23
Total Collections	1,432,863	96	48,373	96	1,481,237	92
Transfer of Funds	397,219	17			397,219	17
Total	1,830,083	13	48,373	96	1,878,457	09

Bank Balance Previous
 Week 5/26/28 1,317,647.48
 Deposits This Week 48,373.96
 Total 1,366,021.44
 Disbursements: 2876
 Voucher No. 2924 Inc. 23,083.04
 to 1,342,938.40
 Bank Balance

SUMMARY BY BANKS	
M. B. Bank & Trust Co.	386,465.40
M. B. First National Bk. (Savings)	296,117.78
M. B. First National Bk. (Misc.)	648,915.32
Bank of Bay Biscayne	11,439.90
Southern Bank & Trust Co.	
Total	1,342,938.40

Moorestown, New Jersey.
June 14, 1928.

Mr. John H. Levi,
Miami Ocean View Company,
Miami Beach, Florida.

Dear John:

I am at Port Washington with Carl. I read your letter to Carl referring to the Golf Course. Your grounds are well taken. The City should own this links and while it is true we cannot subdivide it until 1936 and the City still has two years lease on this links, without doubt they could still have the use of the links on a rental basis until 1936, but this is not a positive offer. Yet on the other hand, at the end of 1936, the City could not expect, neither would we make the price we are making them today. We feel that our original offer is a fair one and is the least we can take right now, and this offer is not open for a long time.

Now to review that offer, it was that the City was to give us a million dollars worth of bonds par value and we were to destroy the coupons for the first year's interest; and the only reservation we made on this offer was that the lots on Lincoln Road should be ultimately reserved for Mr. Fisher's own purpose. Yet, of course, these lots would be available to the golf links until the year 1936.

Now, Mr. Fisher would reserve 100 feet in depth along Lincoln Avenue provided the City would build their own street along the rear of these lots parallel with Lincoln Road; but in case the City would not agree with this, then the depth of these lots would be 125 feet to allow Mr. Fisher to put in his own private road along these lots to serve as a back entrance for the stores facing on Lincoln Road.

It would be much better for the City to control this road because it would make a very nice driveway and parking place for cars watching the golf games. A hedge could be put along this road between the road and the lot that would screen the back entrance to the stores.

Mr. John H. Levi,
June 14, 1928,
Page 2.

You did mention in your letter \$750,000., but John, this is entirely too cheap and we really could not agree to sell it at this price. Personally, I believe it would weaken us very much in the eyes of the people to admit that the \$1,000,000. we asked originally was too much; and it would weaken the City position by having the real estate value come down from \$1,000,000. to \$750,000. Ultimately, the development of this tract of land into lots would bring three or four times a million dollars because we have frontages on the canal that we are not reserving but ultimately would be put into high class building sites. And when you figure out the square foot for the lot basis, you will find that these lots will hardly average \$3,000., which considering the choice locations and the choice frontages is a very low average.

We do not want to seem anxious and are not anxious that the City buy this, but we believe from a business standpoint that the City had better grab this offer now while it is available, and it would do the City much more good than to have a gift of a golf course at the north end of the island and have to develop the course; and even then it would not be available for the apartments and homes at the lower end of the Beach. Golf courses are getting scarce on the Beach and I do not think that there would be any trouble or any opposition for the assuming of this Golf Course, especially when there is no cash outlay either in the purchase price or payment of interest for two years.

I am

Yours truly,

Irving A. Collins

IAC:T

June 14, 1928.

Mr. John H. Levi,
Miami Beach, Florida.

Dear John:

I have yours of the ninth. Irving has answered your letter as he was in the other deal more than I was. I don't think there is any doubt the Golf Course is worth a lot more than a million dollars, either to the City or to ourselves. I think that the City could make a wise investment by buying the Golf Course. It is beautifully located, as you know, and very popular. Golf courses now a days are scarce.

We are having some pretty good weather here and I was in hopes you and Joe would be up here for a visit. It would be much better for you to stay with us than to take a house unless you are going to stay at Montauk for several weeks. I hope you will decide to come soon, as it is almost time for the mosquitoes to drive you north.

Yours,

CCF:T

OFFICERS

JOHN H. LEVI, PRES. AND TREAS.
FRANK B. SHUTTS, VICE-PRES.
CHAS. E. CLARK, SECRETARY

THE MIAMI OCEAN VIEW COMPANY
OWNERS OF STAR ISLAND

OFFICE FIFTH STREET AND ALTON ROAD
ENTRANCE TO CAUSEWAY

MIAMI BEACH, FLA.

DIRECTORS

JAMES H. SNOWDEN
JOHN H. LEVI
CARL G. FISHER
HENRY McSWEENEY
FRANK B. SHUTTS
JAMES A. ALLISON
V.H. Ehrhart

July 3rd, 1928.

MB dav

Mr. Carl G. Fisher,
Port Washington,
Long Island, N.Y.

Dear Carl:

I have been trying to see my way clear to get away in the near future, but if I go away now, I would have to return in a couple of weeks so I think we will wait two or three weeks so that I can stay awhile when I do go.

I received your letter also Irving Collin's regarding the Golf Links. Some of the council are away now and nothing can be done about it. To purchase these links, the city would have to call for a bond election of course. I don't know whether they would vote for one or not especially at a million dollars. Personally, I think it would be a good deal for you and Irving if we could get it thru, to take \$750,000.00, with the agreement that \$250,000.00 was to be paid in cash, instead of taking bonds for all of it. If the tax assessor ever puts the links on the tax roll for 1931 when our lease expires, you would have to pay more for taxes than the difference between the million and \$750,000.00, and I expect for four years anyhow and then as soon as you plot it to sell it in lots, you would have to put it on the tax roll and there is no telling who is going to be tax assessor; I understand they are going to get another man and put him on an Independent ticket to run against Lummus as Lummus is very unpopular now on account of this Capone deal. If I had been here I would never have let all that mess come up in the council. It gave us adverse criticism all over the United States.

A lot of the boys are anxious for the city to buy the Ocean View part of the Flamingo links. I would like to see them buy all of the Flamingo Golf Links, but I understand Arthur & Manley would have to get quite a price for their part of it. The Ocean View Co. have about 150 lots. I think that if the city would pay us \$2,750.00 per lot, it would make a good deal for us, as that is about the market price of the lots if you can find a sale for them. That would be in the neighborhood of \$400,000.00, and when the city's lease is up in 1931 if we put them on the market, it would probably take us several years to sell them and we would have to begin paying taxes on them. It makes it a little embarrassing for me on account of being interested in the links and being on the City Council. I would like to get your expression on these Flamingo lots in regard to price. It sounds rather cheap, but as a matter of fact there have been some lots sold on the Ocean View tract

Handwritten signature

OFFICERS

JOHN H. LEVI, PRES. AND TREAS.
FRANK B. SHUTTS, VICE-PRES.
CHAS. E. CLARK, SECRETARY

THE MIAMI OCEAN VIEW COMPANY
OWNERS OF STAR ISLAND

OFFICE FIFTH STREET AND ALTON ROAD
ENTRANCE TO CAUSEWAY

MIAMI BEACH, FLA.

DIRECTORS

JAMES H. SNOWDEN
JOHN H. LEVI
CARL G. FISHER
HENRY McSWEENEY
FRANK B. SHUTTS
JAMES A. ALLISON
V.H. Ehrhart

Mr. Fisher,

Page #2.

lately for \$2,500.00 up to \$3,000.00. The Ocean View tract is'nt a very desirable residential section now and there are already more apartment houses than will be necessary for some time to come, so I would consider it a good deal if the city would take these 150 lots. The city has enough cash in the treasury to pay cash for them without depending on a bond issue, only there would be much less criticism if it was put up to a vote of the people to get their approval rather than to have five or six councilmen decide to make the sale. The city has considerable surplus on hand and we are anxious to get rid of some of it before we take the chance of a new set of councilmen coming in in the December election. In other words, we would like to buy something that would do the city some good in the future rather than have a few unscrupulous councilmen that may be elected, spend this money to their advantage.

Jim, as I wired you left here the other night in a private car. They took Jack Orr and his private doctor up on the same car to the Mayos. Mr. Orr is in very bad shape; in my mind is a question whether he will pull thru or not. Jim thought he would leave Indianapolis for Port Washington about a week from last Sunday. I think he intends to remain up there a couple of weeks and then return to Miami Beach. He insisted on my coming up while he was there, said he would never forgive me if I did'nt, so I suppose I will have to come up to be present at the ceremonies.

Who all is up there now, and are you living at Port Washington or Montauk Beach?

The mosquitoes came day before yesterday and believe me they did come. We had a west wind and it would almost remind you of old times.

I don't think any of us have heard from Margaret since you people went north.

Very truly yours,

John H. Levi

Fisher

W. W. FISHER
NEW YORK
1875

F. O. VAN DEREN
ALLEN M. MARTIN

PHONE MIAMI BEACH 6494

REAL ESTATE
HOME RENTALS
INSURANCE
PROPERTY MANAGEMENT
MORTGAGES

VAN DEREN & MARTIN
REAL ESTATE

729 LINCOLN ROAD, MIAMI BEACH, FLA.

July 12, 1928.

Mr. Carl G. Fisher,
Montauk,
Long Island,
N.Y.

*MB
dev*

Dear Carl:-

I have just returned from a trip to Chicago to see if I could interest some of the Chicago merchants in Lincoln Road and on my return find a letter from Witcher in which he quotes your letter to him relative to the Lakeview Heights Sub. change in restrictions. I believe you are in error when you say there is a dog fight and more or less in-fighting as I was approached in this matter by Witcher and in a meeting with Webb, Witcher, Brown and Anderson I can say that they were the most agreeable bunch I ever had together and there was not one dissenting voice in the whole meeting but it was Withcer's understanding that if we all agreed to some thing there that you would join and carry it through. There is no chance of doing anything if you don't assist as you are the majority holder and the only one who can do anything. I am sorry if you got the wrong impression from anything Witcher or Webb might have done but we have all signed letters to you and delivered them to Webb and your office to be sent to you for action and have not heard anything since. Personally I am willing to leave it as you think best but I was approached by the bunch and signed up as they wished and I do think it best in order to sell as I would like to

have a home up there myself when I can dispose of my home in Hollywood which looks favorable for next season to one of the guests in the hotel up there and if I do this I will either build up there or buy the Noll house of you.

. In my Northern trip I found a universal desire on the part of all to come to Miami Beach and the success of last season was known to all the better men I met and we don't give a dam for the opinion of any others. The Elks Convention is on here but the class of this bunch is about like the E.M.F. and I wouldn't give a dime to have another lodge convention here. The same money used to attract the people who have already made their money and can spend it down here would bring 100 times the good these conventions bring.

We are sticking it out here and have some inquiries from men who want to build houses for sale and we now are working on four houses on Witcher's four lots and four more scattered over the Nautilus Section. Lindsey Hopkins is starting his home up North of Mc Lure's house near the Bath Club and there are several on Pine Tree Drive nearing completion and the city is rebuilding Pine Tree Drive to 63rd St. which is nearly done now. Two new houses on Harding Street are nearing completion and I understand there will be six more built there. Leased Peck & Peck the L'Ecluse Anderson Office for 5 years at \$4,000.00 per annum and have a deal on for a building on S.E. corner of Lincoln & Meridian on a five year lease with the Johnson Bros. It is very quiet but looks good for next season.

Sincerely yours,

F. O. Vandoren.

July 20, 1928.

Mr. F. O. Van Deren,
729 Lincoln Road,
Miami Beach, Florida.

My dear Van Deren:

I have yours of the 13th.
I would like very much to keep out
of the argument regarding changing
back to residence property, if
possible. The property is more
valuable for business and flats,
as you will see some of these days.
I think it looks rather foolish
for us to flop back and forth.

At any rate, there is no parti-
cular reason why we should do any-
thing now and I think we can all
have a meeting down there some time
the early part of November and clean
the matter up to the satisfaction of
everybody. I will be glad to cooper-
ate with the rest of you.

Yours,

CGF:T

Guests in
there or
e in Ho.

MB dew
1930

**\$300,000.00 FIRST MORTGAGE
EIGHT PER CENT. GOLD BONDS OF
THE ALTON BEACH REALTY COMPANY
SECURED BY FIRST MORTGAGE ON
THE LINCOLN HOTEL**

The Alton Beach Realty Company proposes to create and issue \$300,000.00 Eight Per Cent. Gold Bonds to be known as "The Alton Beach Realty Company's First Mortgage Eight Per Cent. Gold Bonds". Said bonds are to be Coupon Bonds, of a denomination to be hereafter determined, with the privilege of registration, to be dated _____ and to be payable \$25,000.00 annually from 1931 to 1941 except so far as previously called for redemption, and to bear interest at the rate of 8% per annum, payable semi-annually on January 1 and July 1 of each year.

The bonds will be callable at 102 and accrued interest up to June 30, 1935 and at 101 thereafter; and will be secured by a first mortgage upon The Lincoln Hotel property, situated in Miami Beach, Florida, described and appraised as follows:

The Lincoln Hotel property is situated on a very valuable piece of Lincoln Road property with 325 feet of Lincoln Road frontage, extending from Washington Avenue to Drexel Avenue and having a depth of 272 feet. This was the first of the Carl G. Fisher hotels at Miami Beach. The first unit of 34 rooms was constructed in the year 1916 and opened for the season early in 1917. In 1920 the capacity of the house was increased to 68 rooms for the season 1920-1921. In 1924 the capacity was again increased from 68 to 102 rooms for the season 1924-1925 and this capacity is the present capacity of this hotel.

The value of the property covered by the mortgage is:

Land Value	\$245,000.00
Buildings (Gunn & Goll, Inc. appraisal, Dec. 1, 1929)	301,379.60
Furniture & Equipment (Albert Pick & Co. appraisal Dec. 1, 1929)	<u>70,085.51</u>
Total Valuation	\$616,465.11

Earnings as reported by the management for the year ended August 31, 1929 have been as follows:

Gross Earnings	\$180,728.51
Operating Expenses, Maintenance & Taxes	<u>84,956.70</u>
Net Income	\$ 95,771.81

The annual interest requirement on the above issue calls for \$24,000.00 per annum, which is being earned four times the interest charges based on the above statement.

Exclusive of 1927 - the unusual year following the storm at Miami Beach - the earnings for the past five years, during which the hotel has had a capacity of 102 rooms, after taxes but before depreciation is deducted, average \$62,425.85. This annual earning is over two and one-half times the annual interest requirement of \$24,000.00.

The depreciation is automatically taken care of by the \$25,000.00 annual amortization of the bonds.

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its character is indicated by a symbol in the check or in the address.

WESTERN UNION

NEWCOMB CARLTON, PRESIDENT

J. C. WILLEVER, FIRST VICE-PRESIDENT

SYMBOLS

DL	Day Letter
MT	Night Message
NL	Night Letter
LD	Deferred
CL	Cable Letter
WLT	Week End Letter

The filing time as shown in the date line on full-rate telegrams and day letters, and the time of receipt at destination as shown on 929-920 7 PM 5-24

Received at Honey Plaza Bldg., 23rd St. & Collins Ave., Miami Beach, Fla.

MZ55 92 DL=TRENTON NJ DEC 7 238P

CARL FISHER=

50 ST AND BAY RZ MIAMIBEACH FLO=

mb dev

THE CIRCULAR LETTER WHICH I RECEIVED TODAY IN PROTEST OF
RESTRICTION REMOVALS EXPRESSES COMPLETELY THIS INDIGNATION
I FEEL AT THE ATTEMPT TO COMMERCIALIZE FOR GREED THE
BEAUTIFUL VICINITY IN WHICH I AND OTHERS HAVE OUR HOMES
WITH THE POSITIVE ASSURANCE OF ABSENCE OF ENCROACHMENT AND
BUSINESS INFLUENCE I AM SURE YOU WILL NOT PERMIT OUR
BEAUTIFUL HOME SECTION TO BE COMMERCIALIZED BY A FEW WHO
NEITHER CARE FOR BEAUTY OR PRIVACY SUCH AS WE NOW ENJOY I
SHALL BE IN MIAMIBEACH THURSDAY THANKING YOU FOR ANYTHING
YOU MAY DO IN THIS MATTER=

MRS ELLIOTT SHEPARD

322P.

December 21, 1929.

Mrs. Elliott Shepard,
1825 Washington Avenue,
Miami Beach, Florida.

My dear Mrs. Shepard:

I have your telegram of the seventh: I don't think you need to be alarmed regarding the zoning of our First Subdivision into business. A very large majority of the property holders seem to want the original restrictions to remain; and, of course, we will not interfere with the wishes of these property holders.

If all of the property holders should make up their minds to change the restrictions, then an appeal to the City could be made and the change made, but without the unanimous consent of the owners of the property, nothing can be done to make a business section of this First Subdivision.

Very truly yours,

GGF:T

Walter:

Here 'tis:

It is with keen interest I look forward to the census to be taken at Miami Beach.

Many startling events ~~xx~~ have transpired since ^{last} the/census in 1920 when the official role established Miami Beach as a community with only 644 inhabitants.

As an outstanding example, Miami Beach led all other communities in Florida in a building campaign during the past year--totalling nearly \$8,000,000.00. Included in this was the construction of 161 new homes, a significant indication of the ~~insuraxax~~ persistent growth and increase in population here.

~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

In the past few years the census has been estimated by the guessing system. It will be a decided advantage to business ~~and~~ in this area to have an accurate census of population and other vital statistics to present to those whom we are attempting to further interest in the growth of Florida and I congratulate you on your plan,

Cordially yours,

Carl G Fisher

1930

Walter

Here 'tis:

It is with keen interest I look forward to the census to be taken at Miami Beach.

Many startling events ~~xx~~ have transpired since the^{last} census in 1920 when the official role established Miami Beach as a community with only 644 inhabitants.

As an outstanding example, Miami Beach led all other communities in Florida in a building campaign during the past year--totalling nearly \$8,000,000.00. Included in this was the construction of 161 new homes, a significant indication of the ~~inxxxxxx~~ persistent growth and increase in population here.

~~xx~~
In the past few years the census has been estimated by the guessing system. It will be a decided advantage to business ~~andxx~~ in this area to have an accurate census of population and other vital statistics to present to those whom we are attempting to further interest in the growth of Florida and I congratulate you on your plan,

Cordially yours,

Carl G Fisher

MB lev

\$900,000.00

CITY OF MIAMI BEACH, FLORIDA

PUBLIC IMPROVEMENT 5 $\frac{3}{4}$ % GOLD BONDS

The bonds are dated May 1, 1930, and mature serially as follows:

May 1, 1932	\$ 10,000.00	May 1, 1941	\$ 40,000.00
May 1, 1933	25,000.00	May 1, 1942	70,000.00
May 1, 1934	5,000.00	May 1, 1943	55,000.00
May 1, 1935	40,000.00	May 1, 1944	65,000.00
May 1, 1936	45,000.00	May 1, 1945	40,000.00
May 1, 1937	10,000.00	May 1, 1946	65,000.00
May 1, 1938	45,000.00	May 1, 1947	85,000.00
May 1, 1939	40,000.00	May 1, 1948	75,000.00
May 1, 1940	40,000.00	May 1, 1949	65,000.00
	May 1, 1950		80,000.00

No option of prior payment is reserved. Interest is payable semi-annually May 1 and November 1 at the Chemical Bank and Trust Company in New York. Bonds are in coupon form in denominations of \$1,000.00, registerable as to principal only.

This issue is a general obligation of the City of Miami Beach and is secured by an unlimited tax levy. It was authorized at a special election held for that purpose to purchase a fully developed 118 acre 18 hole Municipal Golf Course, situated in the heart of the City of Miami Beach. This course has been operated by the City for the past three years under a lease and earned a net profit of approximately \$25,000.00 per year over cost of operation and maintenance.

These bonds were prepared under the supervision of the International Trust Company, New York City, and they have certified as to the genuineness of the signatures of the officials and the seal impressed thereon. Legal opinion has been furnished by Caldwell and Raymond, New York City, approving the issue.

Price on application.

Mr. C. W. Tomlinson, City Clerk, has issued the following statements pertaining to the bonded indebtedness of the City of Miami Beach and the security of the issue:

"All bonds now offered are general city obligations equally secured by an unlimited tax levy.

ASSESSED VALUE

"Our assessed value is arrived at by using a fair market value for real estate, but in our effort to be conservative the figures used represent actually only about 75% of true value, and in assessing improvements we use only approximately 10% of their value. You will note in the schedule of construction below that between the years 1921 and 1928 we issued nearly \$43,000,000.00 in Building Permits, while our entire improvement assessment for 1929 was only a trifle over \$4,000,000.00; hence, our assessed valuation is a very conservative one.

"For instance, our 1929 Assessed Valuation consists of

\$43,832,550.00 for Real Estate
and 4,158,300.00 for Improvements
Total \$47,990,850.00

"From this we figure that our ACTUAL VALUES are approximately as follows:

Real Estate—Approximate	\$ 58,443,400.00
Improvements—Approximate	41,583,000.00
1929 Total Actual Value	
Approximate	\$100,026,400.00
Estimated 1930 Total Actual Value	
Approximate	\$107,000,000.00

TAX RATE AND COLLECTION

"Our tax levy for 1929 was 22 mills, amounting to \$1,055,798.70. These taxes became due and payable November 1, 1929, are 87% collected May 15, 1930, compared with 84% for the same period last year, and before the delinquent sale in early June we expect to bring this up to 95%.

"The 1928 tax levy of 21 mills, amounting to \$908,344.95, is 100% collected, 93% of same having been paid prior to the sale of delinquents in June, 1929.

"Our past record of collections is as follows:

Year	Percentage Collected Prior to Sale of Delinquents
1922	98.6 % Balance entirely collected by delinquent sale.
1923	99.51% Balance entirely collected by delinquent sale.
1924	99.87% Balance entirely collected by delinquent sale.
1925	93.5 % Balance entirely collected by delinquent sale.
1926 (Collection period following our storm)	81.2 % Balance entirely collected by delinquent sale.
1927	87.5 % Balance entirely collected by delinquent sale.
1928	93.0 % Balance entirely collected by delinquent sale.
1929 (Now being collected—Expect about 5% to go to delinquent sale).	

"We have no outstanding taxes except current year and hold no Tax Sale Certificates.

CONSTRUCTION RECORD

"Building Permits Issued in 1921	\$ 1,503,205.00
" " " " " 1922	1,482,705.00
347 " " " " 1923	4,185,600.00
376 " " " " 1924	7,014,750.00
588 " " " " 1925	17,702,532.00
390 " " " " 1926	5,140,125.00
287 " " " " 1927	2,491,308.00
455 " " " " 1928	3,374,349.00
813 " " " " 1929	7,856,950.00
Total	\$50,751,524.00

"The 1929 Permits included 154 residences at an average cost of \$25,750.00 each, 8 hotels totalling \$873,000.00, 35 commercial buildings totalling \$958,700.00, 12 apartment buildings totalling \$276,300.00, 2 church buildings totalling \$90,000.00 and numerous other structures, including boat houses, bath houses, filling stations, warehouses, amusement places, swimming pools, greenhouses, etc.

"Notwithstanding the fact that in 1929 we purchased a park for \$300,000.00 cash and put through a construction program of nearly \$200,000.00, including Sewers, a Bridge and Extension of Waterworks System, our bond redemptions were \$32,000.00 in excess of new bonds issued, thus reducing our bonded debt by this amount.

"We enjoy the enviable reputation of having always lived within our annual budget, the last tax anticipation bonds amounting to only \$20,000.00, having been issued in 1919. In fact, we have had a substantial balance in our treasury at the end of each fiscal year.

"During the past three years we have retired \$318,000.00 worth of our bonds prior to maturity, thereby saving \$1,299.00 in principal and \$45,469.42 in interest. This has been possible due to our liens coming in earlier than we had anticipated them and also to various excesses over anticipated accruals and to budgetary savings.

"Since 1920 we have retired a total of \$1,800,000.00 in bonds, \$952,000.00 of which were Public Improvement (General Bonds) and \$848,000.00 of which were Improvement Bonds (For Assessable Projects), however \$1,463,000.00 of these were retired since 1926.

"The City of Miami Beach has never defaulted in the payment of principal or interest on their bond obligations, and it has never been necessary for us to issue refunding bonds in order to meet these obligations. Since all of the debt of our City matures in annual series, the necessity for large sinking funds is avoided.

"The maturities of the Public Improvement Bonds now offered have been fixed in an effort to distribute our debt as evenly as possible over a considerable period of time."

GROWTH OF THE CITY OF MIAMI BEACH

(Statistical information gathered from sundry sources)

	1927	1928	1929
Bank deposits	\$3,862,068.00	\$4,224,617.00	\$4,945,782.00
Post office receipts	\$ 51,800.00	\$ 60,580.00	\$ 76,926.00
Daily consumption of water (gallons)....	2,656,000	2,836,000	3,377,000
Telephones in use.....	5,114	5,371	7,113
Electric meters in use	3,901	4,413	5,171
Miles of hard surface streets.....	87	90	91
Miles of concrete sidewalks.....	83	86	86
Number of hotels	60	61	67
Number of apartment houses	193	196	210

HOMES

Between January 1, 1921 and January 1, 1930, there were built at Miami Beach 994 residences, valued at more than \$18,000,000.00, as shown by building permits issued, classified as follows:

386 residences worth from \$ 3,000.00 to \$ 10,000.00.....	\$ 2,879,995.00
264 residences worth from 10,000.00 to 15,000.00.....	3,294,499.00
188 residences worth from 15,000.00 to 25,000.00.....	4,006,950.00
63 residences worth from 25,000.00 to 35,000.00.....	1,981,690.00
47 residences worth from 35,000.00 to 50,000.00.....	2,005,071.00
31 residences worth from 50,000.00 to 100,000.00.....	2,076,544.00
15 residences worth over 100,000.00	2,245,272.00
<u>994</u>	<u>\$18,490,021.00</u>

These figures do not include the value of the building site and grounds that in many cases greatly exceed the value of the residences alone.

CONDENSED BALANCE SHEET
CITY OF MIAMI BEACH
AFTER GIVING EFFECT TO PRESENT
PROPERTY PURCHASE & BOND ISSUE

May 1, 1930

ASSETS

Cash on hand and in banks	\$ 993,968.22
Taxes receivable 1929 tax roll	151,363.30
Accounts receivable	294,289.47
Improvement liens receivable	794,916.80
Deferred charges	13,787.39
Inventory stores	44,441.98
Departmental accruals receivable.....	54,552.71
Securities owned	1,940.00
City property	8,144,543.82
Total assets	<u>\$10,493,803.69</u>

LIABILITIES

Bonded debt	\$ 5,909,000.00
Appropriations (Budget to complete fiscal year ending October 31, 1930)	754,229.02
Accounts payable	33,990.19
Reserves	45,111.99
Trust deposits	63,119.37
Total liabilities	<u>\$ 6,805,450.57</u>
Surplus	<u>3,688,353.12</u>
	<u>\$10,493,803.69</u>

STATEMENT OF BONDED INDEBTEDNESS
OF THE

CITY OF MIAMI BEACH, FLORIDA,

As of May 1, 1930

Including Present Issue

INDEBTEDNESS:

Improvement bonds (Assessable projects).....	\$1,938,000.00
Park bonds	279,000.00
Golf course bonds (Present issue)	900,000.00
Waterworks bonds	949,000.00
Fire department bonds	70,000.00
Sewage disposal plant bonds	210,000.00
Sanitary and storm sewer bonds	378,000.00
Street lighting bonds	14,000.00
Street paving bonds	249,000.00
Bridge bonds	196,000.00
Waterway and bulkhead bonds	24,000.00
Sanitary department bonds	8,000.00
Street and sewer department bonds	3,000.00
Municipal building bonds	315,000.00
Municipal building site bonds	58,000.00
Dock and channel bonds	93,000.00
Ocean front jetty bonds	225,000.00
TOTAL BONDED DEBT	<u>\$5,909,000.00</u>

DEDUCTIONS:

Waterworks bonds (Municipally owned public utility)	\$ 949,000.00
Lien funds and special assessments levied and pledged to all improvement bonds....	1,318,675.61
Sinking fund (Except for water bonds)....	85,147.39
NET INDEBTEDNESS	<u>\$3,556,177.00</u>

(Note)—Total bonded debt is only 11.8% of estimated 1930 assessed valuation of \$50,000,000.00 and only 5.5% of estimated actual 1930 valuation of \$107,000,000.00.

Waterworks bonds are secured by the municipally owned public utility having a revenue from sale of water independent of the tax levy.

Under the City charter uncollected assessments are pledged to the payment of outstanding improvement bonds (streets, sewers, sidewalks, etc.). Improvement bonds are issued for both the City's share and the property owner's share of cost, and assessments as collected serve to reduce the general tax levy required to be made for interest and principal of improvement bonds.

MB dev
Miami Beach, Fla.

May 22, 1930

TO OWNERS OF PROPERTY IN MIAMI BEACH:

SUBJECT: ZONING.

We are enclosing herewith maps showing the zones into which it is proposed to divide the City of Miami Beach in connection with the ordinance now being prepared by this Commission. We are also attaching that portion of the proposed ordinance which prescribes the use and area regulations in each zone.

These tentative regulations have been prepared after numerous conferences with property owners and after informal public hearings held from time to time by this Commission.

In order that every property owner may have an opportunity to be heard, final hearings will be held on June 12, 1930 in accordance with the attached notice, after which the proposed ordinance will be put in final form and submitted to the City Council for their consideration.

We will very much appreciate your going into this matter carefully insofar as it affects your property and writing us of any changes you think should be made. It is your property that is proposed to be zoned, and it is only with your suggestions that we can incorporate your ideas into the ordinance. If you cannot attend the hearings in person, kindly write us concerning any change you think should be made.

Very truly yours,

MIAMI BEACH ZONING COMMISSION.

Address communications to "Zoning Commission", City Hall, Miami Beach, Fla.

NOTICE OF PUBLIC HEARING OF MIAMI BEACH ZONING COMMISSION

Notice is hereby given that the Miami Beach Zoning Commission will hold a public hearing in the City Council Chamber in the City Hall, Miami Beach, Florida, on the 12th day of June, 1930, at the hour of Ten O'clock, A. M., for the purpose of considering the preliminary report of this Commission to "regulate and restrict the erection, construction, reconstruction, alteration, repair or use of the buildings, structures or land" within the City of Miami Beach, Florida.

All persons interested are requested to attend.

MIAMI BEACH ZONING COMMISSION.

SECTION NO. 2

DISTRICTS

In order to regulate and restrict the location of trades and industries and the location of buildings erected, constructed, reconstructed, structurally altered or repaired for specific uses, and to regulate the size of buildings and other structures hereafter erected or altered, to regulate and determine the size, dimensions of yards, courts and other open spaces and to regulate and limit the percentage of lot that may be occupied and the density of population, the City of Miami Beach, Florida, is hereby divided into use and area districts as follows:

USE DISTRICTS

1. RAA, RA, RB, and RC Estate Districts,
2. RD Single-family District,
3. RE Multiple-family District,
4. BA, BB, BC, BD, BE, and BF Business Districts.

AREA DISTRICTS

1. Area Districts numbered 1 to 19 inclusive. The City of Miami Beach, Florida, is hereby divided into use and area districts aforesaid, and the boundaries of such districts are shown on the use and area maps attached hereto, which, together with the legends, words, figures, letters, symbols and other explanatory matter thereon, shall be made parts of this ordinance as if the matter and information set forth thereon were all fully described herein.

This ordinance shall be known as the "Zoning Ordinance of Miami Beach, Florida" and the maps hereto attached designated as the "District Maps".

No building shall be erected, constructed, reconstructed, structurally altered or repaired nor shall any building or land be used for any purpose other than the use permitted in the Use District in which such building or land is located.

No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations herein established, and shown on the Area Map.

Every building hereafter erected, constructed, reconstructed, structurally altered or repaired shall be located on a lot as herein defined and in no case shall there be more than one building on one lot except as hereinafter provided.

SECTION NO. 3

USE REGULATIONS

Estate Districts

In the "RAA", "RA", "RB", and "RC" Estate Districts no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose other than a single family residence, together with its accessory buildings, and in accord with the area provisions as hereinafter defined.

SECTION NO. 4

USE REGULATIONS

Single-Family District

In the "RD" Single-family District no building or land shall be used and no building shall be hereafter erected,

constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be used or occupied for any purpose unless otherwise provided for, excepting for one or more of the following uses:

- (1) Single family dwellings
- (2) Parks, playgrounds or municipal buildings, owned and operated by the City of Miami Beach
- (3) Golf Courses
- (4) Accessory buildings, including one private garage
- (5) Any use permitted in the "RC" Estate District.

SECTION NO. 5

USE REGULATIONS

Multiple Family Districts

In the "RE" Multiple-family District, no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be used for any purpose, unless otherwise provided for in this ordinance, except for one or more of the following uses:

- (1) Any use permitted in the "RD" Single-family District
- (2) Multiple-family dwellings or apartments in accord with the area provisions hereinafter defined, and accessory buildings
- (3) Hotels containing or not containing business establishments, such establishments to be entered from within, there being no evidence of their presence from without
- (4) Private clubs
- (5) Bungalow or house courts
- (6) Apartment Hotels
- (7) Solariums
- (8) Accessory uses.

SECTION NO. 6

USE REGULATIONS

"BA" Business District

In the "BA" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) And use permitted in the "RE" Multiple-family District
- (2) Banks
- (3) Barber Shops
- (4) Restaurants and catering establishments
- (5) Modiste, wearing apparel, furriers
- (6) Lodge halls
- (7) Telegraph stations
- (8) Millinery shops
- (9) Offices
- (10) Interior decorating, costuming, draperies
- (11) Antique shops
- (12) Jewelry stores
- (13) Photograph galleries
- (14) Post offices
- (15) Furniture stores
- (16) Telephone exchanges
- (17) Theatre, motion picture houses
- (18) Beauty parlor
- (19) Confectionery, and ice cream stores
- (20) Drug stores
- (21) Stationery stores
- (22) Music stores, radios
- (23) Shoe stores

- (24) Sporting goods stores
- (25) Luggage shops
- (26) Grocery stores
- (27) Bathing casinos
- (28) Sales and show rooms
- (29) Hardware stores

or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated.

SECTION NO. 7

USE REGULATIONS

"BB" Business District

In the "BB" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "BA" Business District
 - (2) Meat markets
 - (3) Public storage garages
 - (4) Pressing clubs
 - (5) Storage warehouses
 - (6) Miniature golf courses
 - (7) Conservatories
 - (8) Printing shops and newspapers
 - (9) Milk distributing stations
 - (10) Retail plumbing stores and shops
 - (11) Gasoline or oil filling stations
 - (12) Awning manufacturers
 - (13) Employment agencies
 - (14) Shoe repairing shops
 - (15) Retail electric stores and repair shops
 - (16) Making or repairing wearing apparel, knit goods, embroideries, rugs, umbrellas and canes
- or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated.

SECTION NO. 8

USE REGULATIONS

"BC" Business District

In the "BC" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "BB" Business District
- (2) Garages for mechanical service
- (3) Automobile storage, sale or "cars for hire" lots
- (4) Tinsmiths, roofers, plasterers
- (5) Hand laundries
- (6) Dry cleaning and dyeing establishments
- (7) Dance halls
- (8) Billiard parlors
- (9) Locksmith shops, sharpening and grinding
- (10) Painting and decorating shops
- (11) Cabinet making, carpentry
- (12) Wholesale salesrooms and storage rooms
- (13) Amusement enterprises
- (14) Penal or correctional institutions
- (15) Cigar or cigarette making
- (16) Artificial flower manufacture
- (17) Retail goods manufacture, excluding tanning

- (18) Metal working shops
 - (19) Bottling beverages
 - (20) Contractors plant and storage yards providing the area used is inclosed by a building or by a masonry wall not less than six (6) feet in height
 - (21) Service Stations
- or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated.

SECTION NO. 9

USE REGULATIONS

"BD" Business District

In the "BD" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged, or intended to be used or occupied for any purpose, unless otherwise provided for in this ordinance, except for one or more of the following uses:

- (1) Any use permitted in the "BC" Business District
 - (2) Boat or yacht storage and repair
 - (3) Building material storage yard
 - (4) Cast or art stone manufacture
 - (5) Concrete block manufacture
 - (6) Novelty works
 - (7) Marine workshops
 - (8) Machine shops
 - (9) Boat slips
 - (10) Ship chandlery
 - (11) Blacksmith, gas, steam fitting shops
- or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or business herein enumerated. All of the above businesses to be conducted within buildings or within areas enclosed by masonry walls not less than six (6) feet in height.

SECTION NO. 10

USE REGULATIONS

"BE" Business District

In the "BE" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "BD" Business District
- (2) Ship yards and dry docks
- (3) Oil and/or gasoline storage tanks
- (4) Hazardous industries only upon approval and permit of the City Council of Miami Beach
- (5) Any other use, trade or industry which is not likely to become objectionable by reason of the emission of dangerous, unwholesome, foul, nauseous or offensive gases, odors, fumes or other discharges.

SECTION NO. 11

USE REGULATIONS

"BF" Business District

In the "BF" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged, or intended to be used or oc-

cupied for any purpose, unless otherwise provided for in this ordinance, except for the following use:

- (1) Unrestricted.

SECTION NO. 13

AREA REGULATIONS

In all Use Districts, hereinbefore designated, every building hereafter erected, constructed, reconstructed, structurally altered or repaired shall provide a lot area per family of not less than the following for each area:

- (1) "AA" Estate District—40,000 square feet per family
 (2) "A" Estate District—30,000 square feet per family
 (3) "B" Estate District—18,000 square feet per family
 (4) "C" Estate District—10,000 square feet per family
 (5) "D" Single-family District—6,000 square feet per family.
 (6) "E" Multiple-family District:
 a. Single-family—6,000 square feet of lot area per family.
 b. Multiple-family dwelling shall provide a floor area of not less than four hundred (400) square feet per family-unit.
 c. Bungalow or house courts hereafter erected, constructed, reconstructed, structurally altered, or repaired shall provide a minimum area of not less than three thousand (3,000) square feet of ground area per family, and further, a distance of at least ten (10) feet at its least dimension shall be provided between building walls and, further, at least thirty (30) per cent of the gross lot area be devoted to an outer court for safe ingress and egress.
 (7) "A", "B", "C", "D", "E", and "F" Business Districts. In all business districts buildings erected for dwelling purposes shall comply with the lot area per family regulations prescribed for the "E" Multiple-family District.

SECTION NO. 14

AREA REGULATIONS

In all Area Districts, hereinafter designated, there shall be front, rear, and side yards provided of no less dimensions than specified as follows:

- District No. 1. No restrictions.
 District No. 2. There shall be a front yard having a depth of not less than one hundred (100) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than fifty (50) feet when measured from the street line. There shall be side yards, having a width of not less than five (5) feet.
 District No. 3. There shall be a front yard having a depth of not less than one hundred (100) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty-five (25) feet when measured from the street line. There shall be side yards, having a width of not less than five (5) feet.
 District No. 4. There shall be a front yard having a depth of not less than sixty-five (65) feet

when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than sixty-five (65) feet when measured from the street line. There shall be side yards, having a width of not less than five (5) feet.

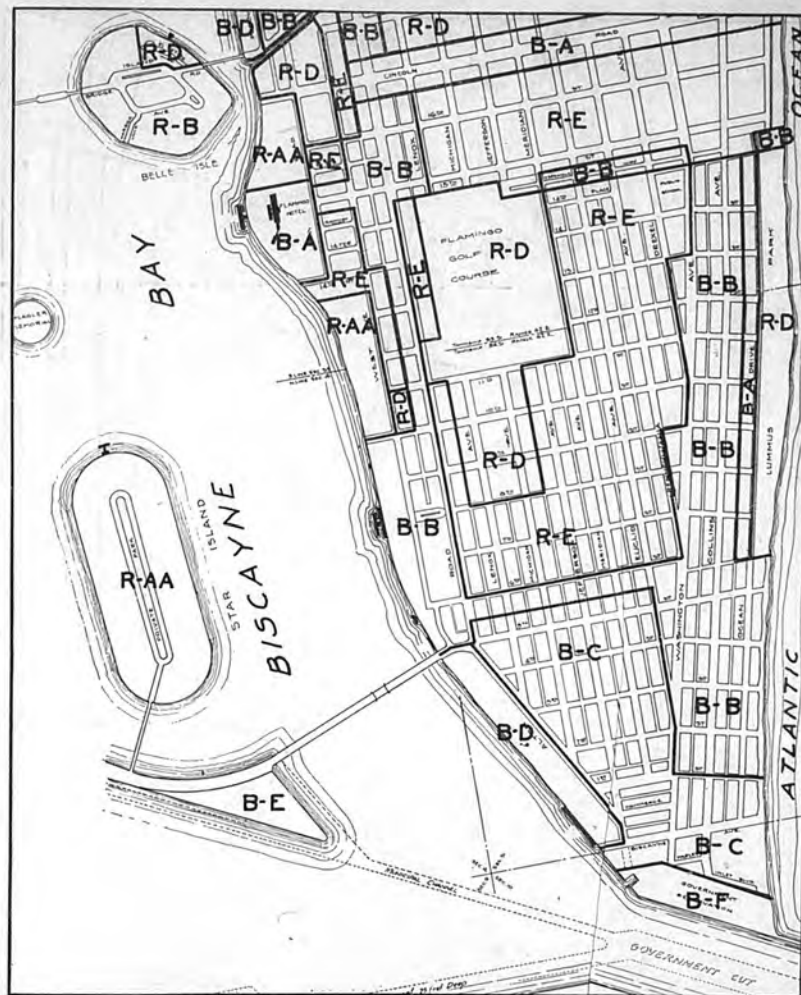
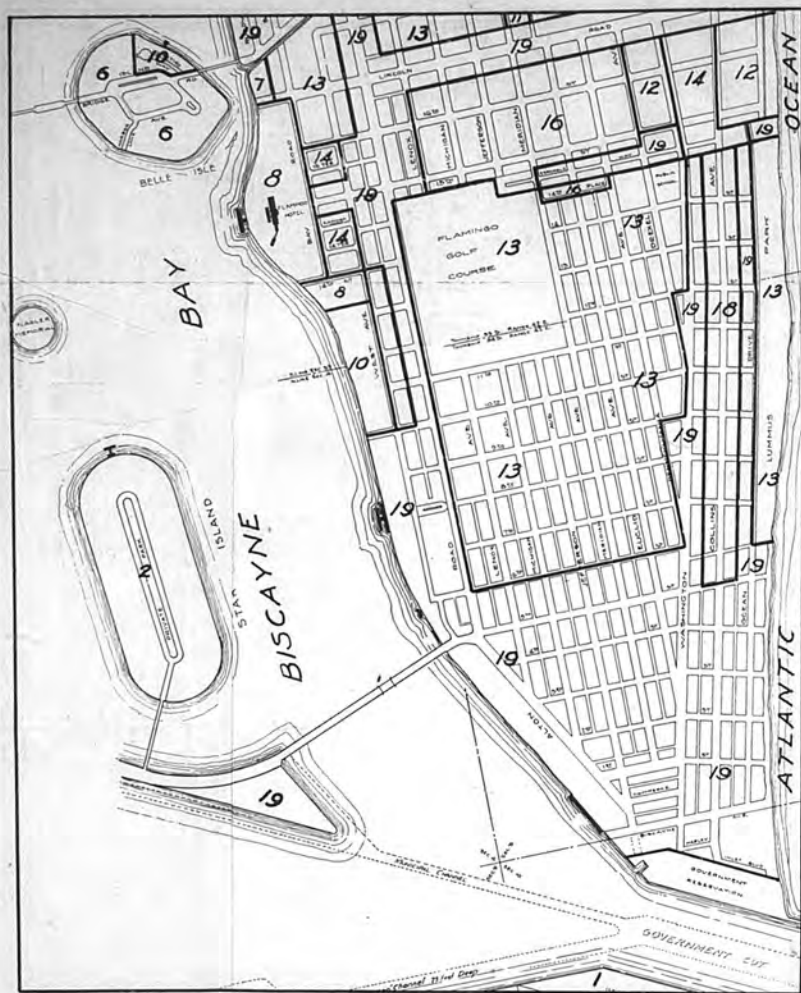
- District No. 5. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than forty (40) feet when measured from the street line. There shall be side yards, having a width of not less than five (5) feet.
 District No. 6. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than thirty (30) feet when measured from the street line. There shall be side yards having a width of not less than five (5) feet.
 District No. 7. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty-five (25) feet when measured from the street line. There shall be side yards having a width of not less than five (5) feet.
 District No. 8. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty (20) feet when measured from the street line. There shall be side yards, having a width of not less than five (5) feet.
 District No. 9. There shall be a front yard having a depth of not less than twenty-five (25) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty-five (25) feet when measured from the street line. There shall be side yards, having a width of not less than five (5) feet.
 District No. 10. There shall be a front yard having a depth of not less than twenty-five (25) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty (20) feet when measured from the street line. There shall be side yards having a width of not less than five (5) feet.
 District No. 11. There shall be a front yard having a depth of not less than forty (40) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be side yards having a width of not less than five (5) feet.
 District No. 12. There shall be a front yard having a depth of not less than thirty (30) feet.

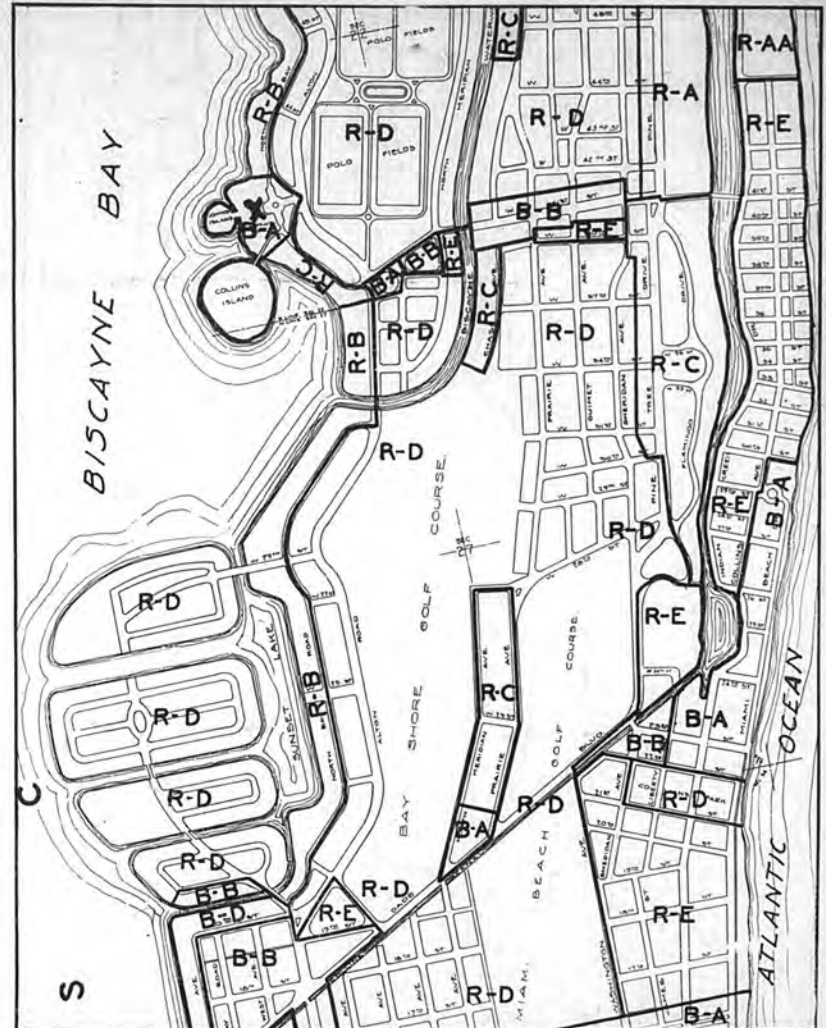
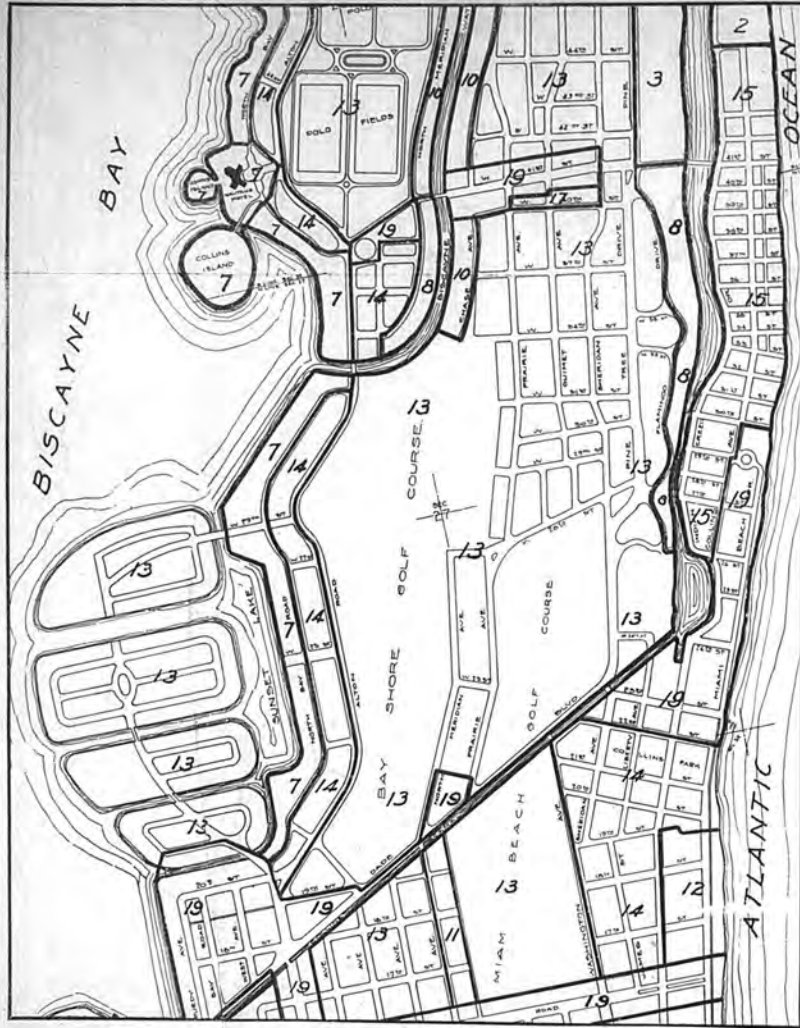
There shall be a rear yard having a depth of not less than five (5) feet. There shall be side yards having a width of not less than five (5) feet.

- District No. 13. There shall be a front yard having a depth of not less than twenty-five (25) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be side yards having a width of not less than five (5) feet.
 District No. 14. There shall be a front yard having a depth of not less than twenty (20) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be side yards having a width of not less than five (5) feet.
 District No. 15. There shall be a front yard having a depth of not less than twenty (20) feet on lots facing on Collins avenue and on Indian Creek Drive. On lots facing on the streets connecting said Avenue and Drive this front yard shall have a depth of not less than five (5) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall

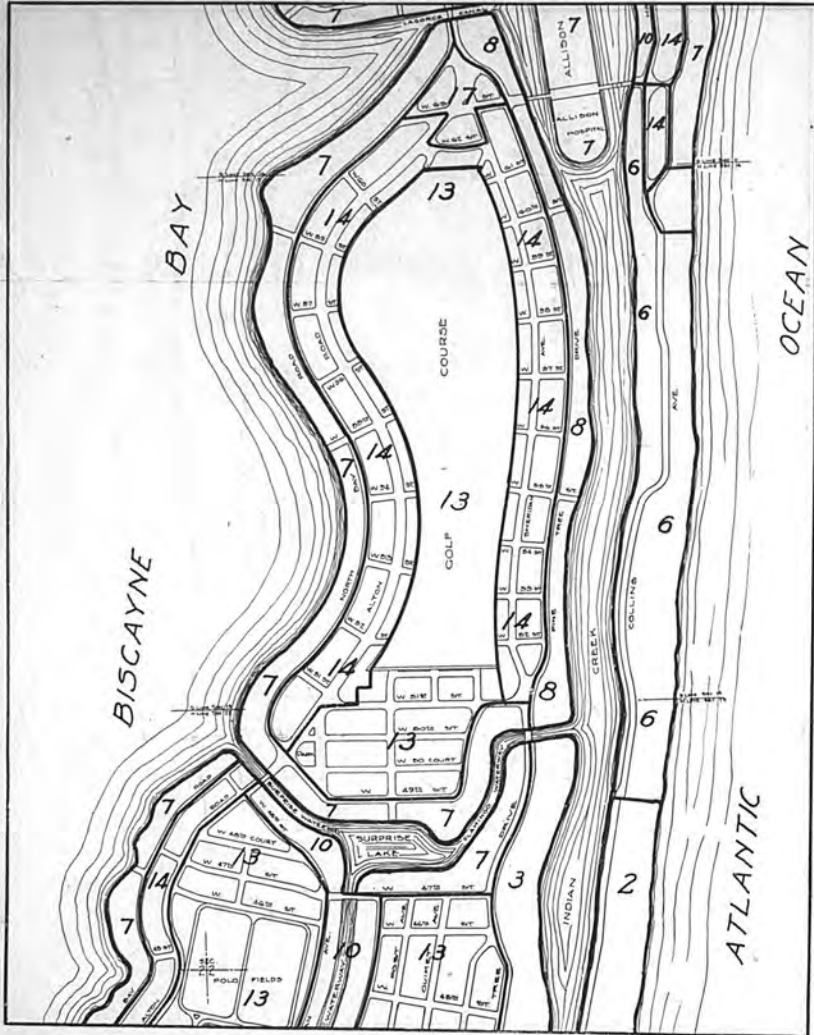
be side yards having a width of not less than five (5) feet.

- District No. 16. There shall be a front yard having a depth of not less than fifteen (15) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be side yards having a width of not less than five (5) feet.
 District No. 17. There shall be a front yard having a depth of not less than ten (10) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be side yards having a width of not less than five (5) feet.
 District No. 18. There shall be a front yard having a depth of not less than five (5) feet.
 District No. 19. Where no alley exists there shall be a rear yard having a depth of not less than five (5) feet. Where a commercial building abuts a lot zoned for dwelling purposes there shall be a side yard having a width of not less than five (5) feet. In a business zone where a side yard is provided, said yard shall be not less than five (5) feet in width.

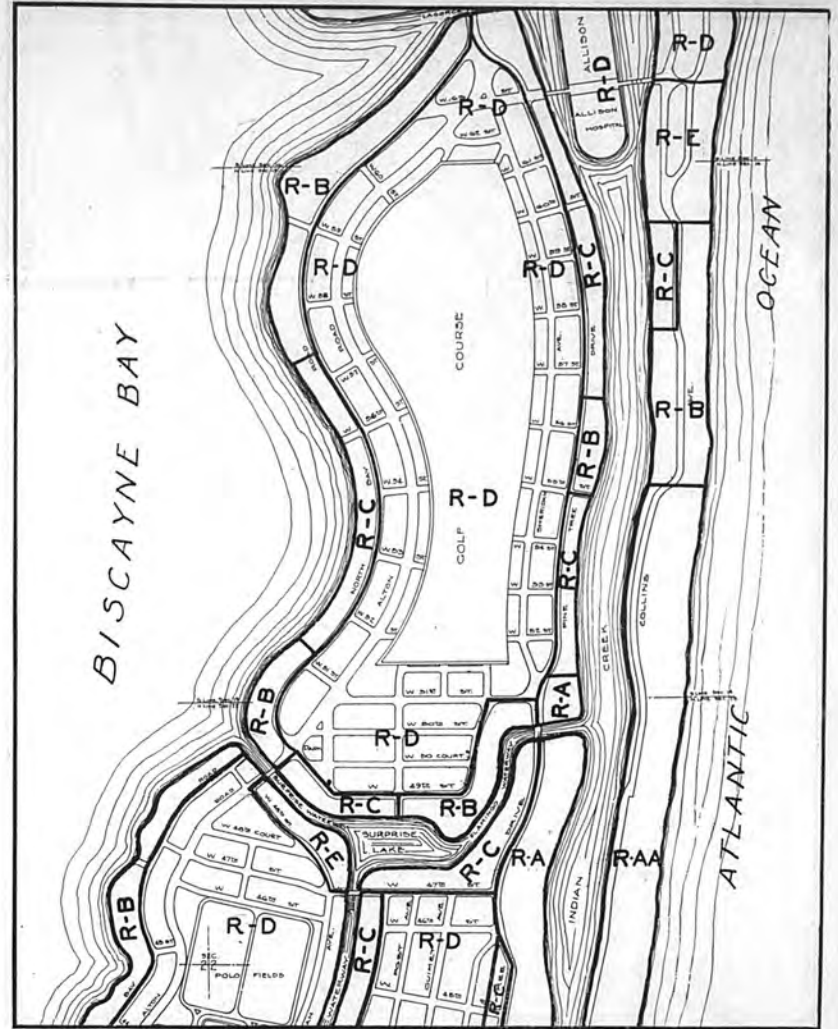


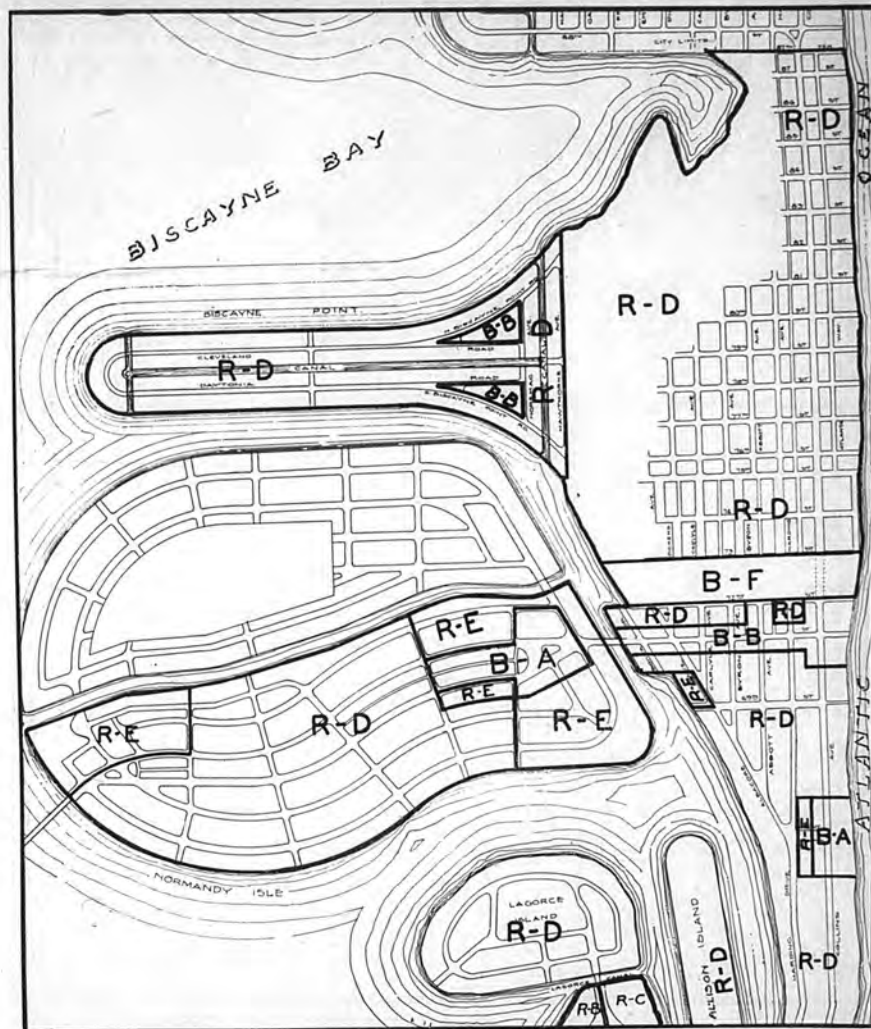
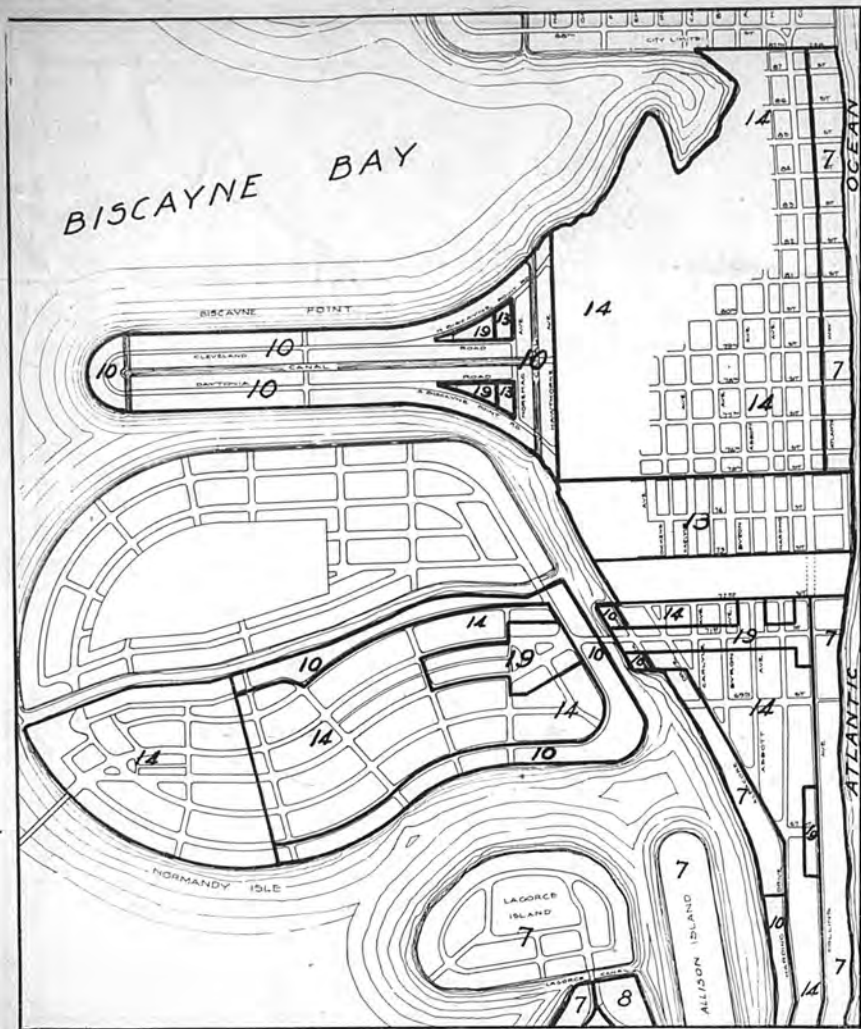


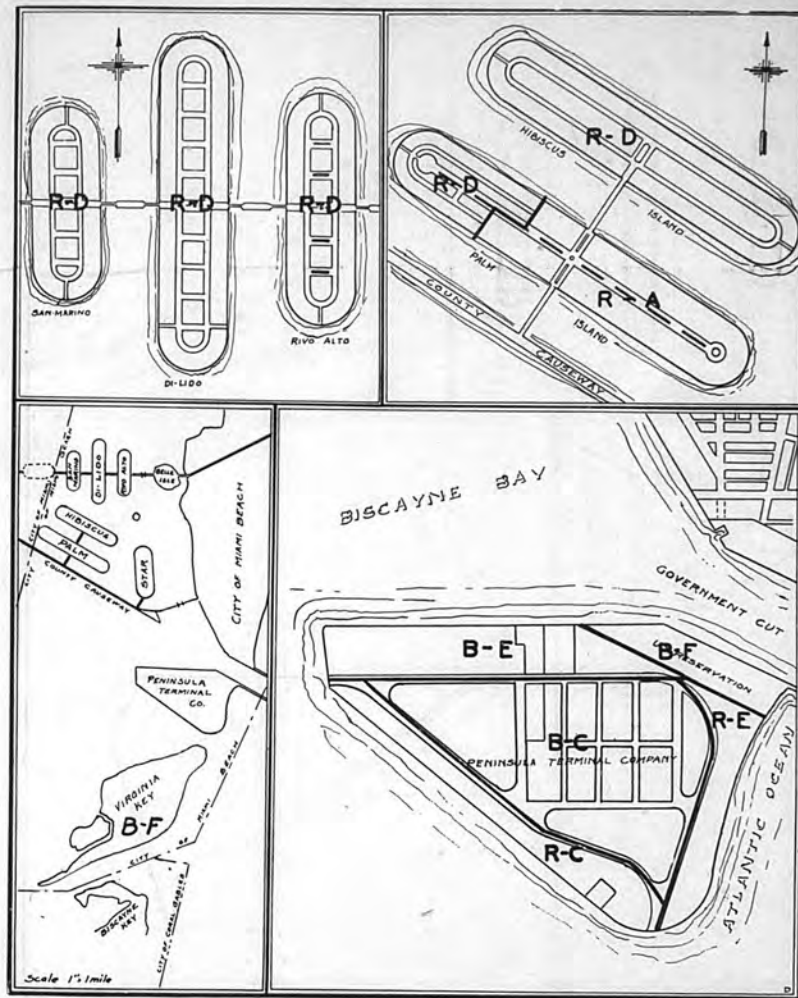
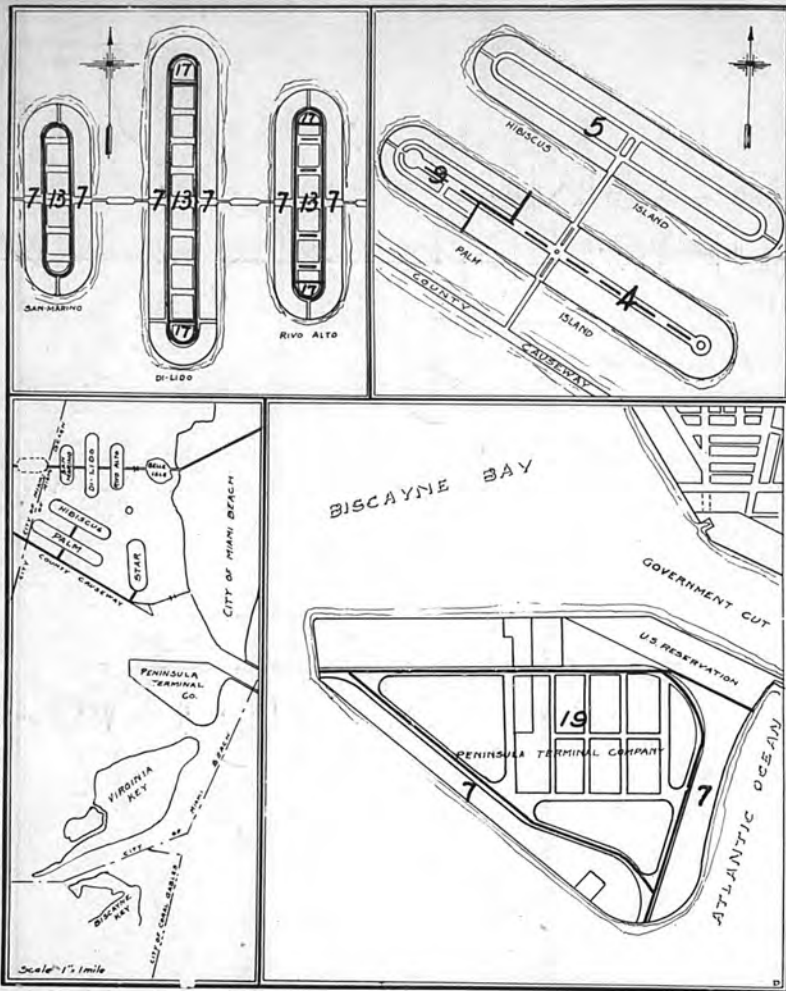
AREA MAP

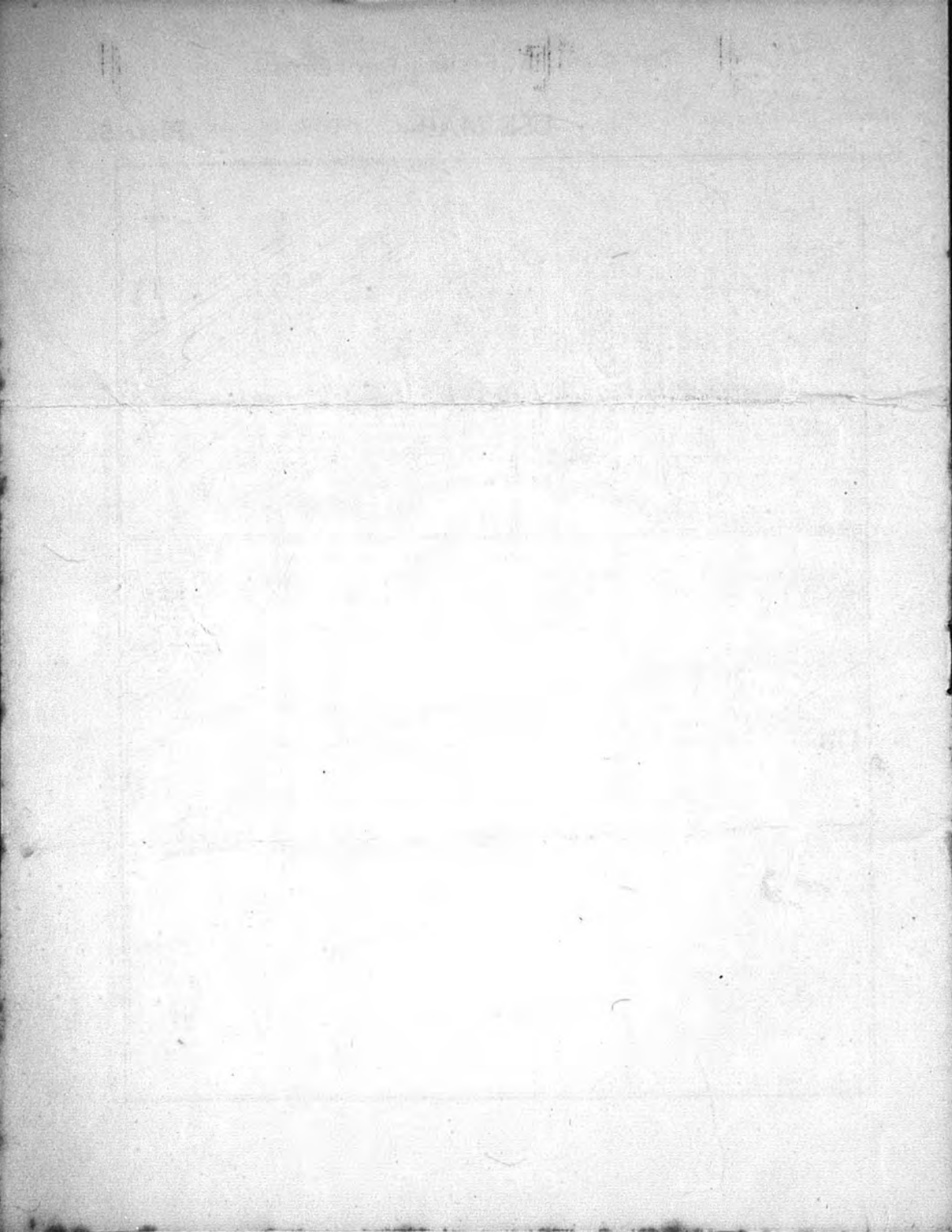


USE MAP









THE CARL G. FISHER PROPERTIES

MEMO TO Messrs. Fisher and Collins

DATE May 26, 1930

FROM Paul Kunschik

SUBJECT Zoning

In this morning's mail property owners of Miami Beach received the attached Notice of Public Hearing of Miami Beach Zoning Commission. If you have not already received a copy you may retain this one for your information as we have a number of them. Shortly after the mail came in this morning, Mr. P.H. Arthur called at my office and pointed out that the Alton Road frontage of our property in what is now Flamingo Park has been indicated by the Zoning Commission as multiple family buildings, which includes duplexes, apartments and hotels. The property across the street has been set aside for business property. Mr. Arthur feels, and I am inclined to agree with him, that our side of the street should be business property as well. As a matter of fact we are at the present time considering a proposal of leasing a part of that frontage for military school purposes with an option to the lessee to buy the property. Mr. Arthur further points out that the east side of West Avenue from 14th to 16th Streets has been allocated to business and it would be more reasonable to make that available for multiple family buildings and let our Alton Road frontage continue to be business property. I have not discussed this with Mr. Chase, who is a member of the Zoning Commission, and would like to ask that if you are in agreement with the views of Mr. Arthur and myself that you address a memo to him *(Mr. Chase)* on this subject.

I also want to point out to you that the lots north of the Flamingo on which you have considered constructing additional cottages for the Flamingo have been set aside for estates.

PK:MKH

Paul Kunschik
PAUL KUNSCHIK

THE CARL G. FISHER PROPERTIES

MB doc

MEMO TO Mr. Carl G. Fisher

DATE July 2, 1930

FROM Paul Kunschik

SUBJECT City Taxes

The city tax roll has been completed. You, no doubt, have seen newspaper notices of certain efforts being made by individuals to bring about a revaluation of Miami Beach properties, particularly of objections to the old assessments against our golf courses and polo fields. I have had several talks with Mr. John Levi and other city officials and it appears that we are going to be obliged to accept a higher valuation. Mr. Levi advises that it will be necessary to assess our golf courses on a valuation of \$1,000.00 an acre and the polo fields on a valuation of \$500.00 an acre. This will make several thousands of dollars difference in the taxes on these playgrounds. Unfortunately the sale of the Municipal Course to the City for \$900,000.00 brought before the citizens of Miami Beach forcibly the true value of these courses and if the reports given me by Mr. Levi are correct the City Assessor and City Council have been very much harassed by complaints from citizens who feel that their property is being taxed out of proportion to ours. If our golf courses were taxed at their full value the tax would confiscate all the income that it is possible to make from the operation of these courses. A valuation of \$1,000.00 an acre is only about 15% of the true value if we take the sale price of the Municipal Course as a criterion. The fact that the Fisher golf courses have been one of the attractions to bring people to Miami Beach doesn't seem to carry much weight with the disgruntled taxpayers.

Another place where we will have our assessment increased is Allison Island. During the past winter the Sales Department placed large ads in the local papers advertising this property for sale, publishing the division of this island into lots and naming specific prices. We have gone on record thru these ads that we value the property at a certain price. Based upon that information the City Assessor has increased the assessed valuation from \$27,000.00 to \$216,000.00. The old assessment, of course, was based upon an acreage proposition rather than a subdivided area. I endeavored to have this change in assessment postponed another year as our plat of this Indian Creek Subdivision was not completed and recorded until May, although it is essentially the same as the plat used in the advertisements the past winter. Mr. Levi, however, states that he is not able to cause this new assessment to be changed. He states that in the light of our advertisements we could not win if we attacked the assessment in any court because we have published our own opinion as to the valuation of this property.

The 1930 assessment roll will, however, show a 15% decrease in valuation of unimproved property generally and a 5% increase in valuation of improvements. Since the bulk of our property is still unimproved property we may get a slight reduction in taxes when taking all the properties together instead of an increase, even considering the increased valuation of golf courses, polo fields and Allison Island.

I am giving you this information, but I doubt very much that there is anything that you or anyone can do about it.

PK:MKH

Paul Kunschik
PAUL KUNSCHIK

THE CARL G. FISHER PROPERTIES

MBS dev

MEMO TO Messrs. Fisher, Collins & Tyndall
 FROM Paul Kunschik

DATE June 17, 1930
 SUBJECT GOLF COURSE BONDS

We closed the sale of the golf course to the City of Miami Beach this morning in the following manner:

1 - The First Trust & Savings Bank, acting for us, gave a check to the City of Miami Beach to buy the 5% Public Improvement Gold Bonds. The City of Miami Beach deposited this check in The Miami Beach First National Bank.

2 - The City of Miami Beach then gave a check payable to the Miami Beach Improvement Company and The Alton Beach Realty Company for \$900,000.00. Mr. Pancoast endorsed this check as President of the Miami Beach Improvement Company and I endorsed it as Vice-President of The Alton Beach Realty Company and then deposited it to the credit of our account at The Miami Beach First National Bank.

3 - I then drew a check payable to the First Trust & Savings Bank reimbursing them for the amount they had paid to the City for the bonds. The bonds were then turned over to us.

When Mr. Collins was last here he advised that you had agreed to a distribution of the proceeds from the sale in accordance with our Plan No. 3, Revised, of which copies have been given to you. According to this plan the Miami Beach Improvement Company is entitled to \$453,000.00 of the bonds, The Carl G. Fisher Company \$43,000.00 and The Alton Beach Realty Company \$404,000.00. When Mr. Collins left here he telephoned me at my home to deliver to Mr. Pancoast one half of the bond issue when available, letting the Miami Beach Improvement Company share in each maturity. Accordingly Mr. Pancoast and I divided the bonds this morning as follows:

<u>MATURITY</u>	<u>M.B.I. CO.</u>	<u>FISHER PROP.</u>
May 1, 1932	\$ 5,000.00	\$ 5,000.00
May 1, 1933	12,000.00	13,000.00
May 1, 1934	3,000.00	2,000.00
May 1, 1935	20,000.00	20,000.00
May 1, 1936	22,000.00	23,000.00
May 1, 1937	5,000.00	5,000.00
May 1, 1938	23,000.00	22,000.00
May 1, 1939	20,000.00	20,000.00
May 1, 1940	20,000.00	20,000.00
May 1, 1941	20,000.00	20,000.00
May 1, 1942	35,000.00	35,000.00
May 1, 1943	27,000.00	28,000.00
May 1, 1944	33,000.00	32,000.00
May 1, 1945	20,000.00	20,000.00
May 1, 1946	32,000.00	33,000.00
May 1, 1947	43,000.00	42,000.00
May 1, 1948	37,000.00	38,000.00
May 1, 1949	33,000.00	32,000.00
May 1, 1950	40,000.00	40,000.00
	<u>\$450,000.00</u>	<u>\$450,000.00</u>

MEMO TO

THE CARL G. FISHER PROPERTIES

MEMO TO Messrs. Fisher, Collins & Tyndall

DATE June 17, 1930

FROM Paul Kunschik

SUBJECT GOLF COURSE BONDS

#2 - Continued

Mr. Pancoast has placed the Improvement Company's bonds in the safe deposit box and I have rented a box for The Carl G. Fisher Company for safe deposit of our bonds as I did not think it wise to bring \$450,000.00 of negotiable bonds into this office. The bank will charge us for this box only for the time that we use it. If we should sell the bonds the box would be surrendered as soon as the bonds were removed.

The price at which these bonds are to be sold has not yet been definitely settled. In my memo to you of May 27th I suggested a sliding scale of prices which would net us an average of 97, but would not make the two year maturities more desirable from an income yield than the 20 year maturities. As a matter of fact the 20 year maturities would yield slightly more than the two year maturities, but all of them approximately 6%. Until I hear definitely from you as to the price I am quoting them at par plus accrued interest. Of course we are not having many inquiries.

I have had printed a prospectus, descriptive of this bond issue using information furnished by the City of Miami Beach, Chamber of Commerce, etc. and I am attaching hereto a few copies for your information. I can furnish more as you need them or can mail them to anyone that you designate.

PK:MKH

Paul Kunschik
PAUL KUNSCHIK

THE CARL G. FISHER PROPERTIES

MEMO TO Mr. Carl G. Fisher

DATE June 17, 1930

FROM Paul Kunschik

SUBJECT _____

Mr. Browder showed me today your memorandum and letter urging him to take great precaution in letting information get out as to any contemplated sales on Harbor Terminal Island and also your suggestion that it would be advisable for him to write some of his letters to you and Mr. Collins in longhand rather than dictate them because of the possibility that his secretary might divulge some information which would interfere with the sales that were planned.

Mr. Browder asked that I write you a memo, and I am also doing it voluntarily, concerning the girl who is taking his dictation. Miss Ellmore has been in the employ of the Fisher Properties for a number of years and I have always found here to be the type of girl who does very little talking. I do not believe that she would divulge a single word that she heard in this office concerning company affairs to anyone outside of the office. As a matter of fact I have found that she doesn't discuss with anyone in the office matters that she has knowledge of in other departments. I do not hesitate to recommend Miss Ellmore very highly and feel sure that you can trust her with any information concerning your business.

I do not know how busy Mr. Browder will be, but I do know that if he ever gets as much work in his department as I have in mine it would be a great burden to him to have to write letters to anyone in longhand. I realize that sometimes employees will discuss company affairs when they should not, but I do not believe that we have any of that type in our office at the present time.

PK:MKH

✓

Paul Kunschik
PAUL KUNSCHIK

✓

THE CARL G. FISHER PROPERTIES

MEMO TO Mr. Carl G. Fisher

DATE July 22, 1930

FROM Paul Kunschik

SUBJECT Miami Beach Zoning

I hand you herewith copy of Proposed Zoning Ordinance for the City of Miami Beach, Florida, as recommended to the city council by the Miami Beach Zoning Commission. I wrote you concerning this proposed ordinance some time ago and recommended certain changes with reference to the property on Alton Road, now in the Flamingo Park, and with reference to the property north of the Flamingo Hotel. Both changes have been made as you will notice on plate 1.

Mr. Browder has just discussed with me the zoning as applicable to Harbor Terminal Island. If you will refer to plate 5 you will notice that the property of the Texas Company has been zoned to permit the building of oil and gasoline storage tanks, but that the triangular piece west of it is in a different classification, which will not permit the construction of such storage tanks. If the zoning ordinance is passed as proposed all the work that Mr. Browder has done to promote Harbor Terminal Island will have been in vain. He is just about to close one of the lease propositions concerning which he has written you. He will probably call on you at Montauk within the next ten days to submit to you the proposition in a definite form which has been accepted by the local representatives, but which he will present to the New York representatives after he has first consulted with you.

I am writing you this memo at the present time because I understand Mr. Levi, President of the city council, is in New York now, possibly at Montauk with you, and I believe it would be a good idea for you to discuss this subject with Mr. Levi and get under way whatever steps may be necessary to have this ordinance changed. The public hearing before the city council has been set for 10 o'clock A.M., Monday, August 4th. I believe that you can accomplish more by talking to Mr. Levi before this meeting than we can accomplish by appearing at the meeting in public protest. However, we shall be guided by your wishes. I shall be very glad to hear from you on this subject at your convenience.

Paul Kunschik
PAUL KUNSCHIK

COPY: Mr. Irving A. Collins

MB dev

PROPOSED
ZONING ORDINANCE
FOR THE
CITY OF MIAMI BEACH,
FLORIDA



MIAMI BEACH, FLORIDA

July 14, 1930

TO OWNERS OF PROPERTY IN MIAMI BEACH:

SUBJECT: ZONING

This booklet contains a full and complete copy of the Zoning Ordinance as *finally recommended to the City Council* by the Miami Beach Zoning Commission after several months study. In many instances it differs materially from the preliminary maps and data which were sent you under date of May 22nd, 1930, by the said Miami Beach Zoning Commission.

This is being sent you now, in order that you may fully familiarize yourself with its provisions as they will affect your property or properties, if enacted.

As stated in the formal notice of public hearing appearing on another page of this booklet, the City Council has now called this public hearing to be held at 10 o'clock A. M. on Monday, August 4th, 1930, at which time all property owners interested are urged to either attend in person or by agent, or if you cannot attend in person, kindly write us concerning any change you think should be made.

We wish to impress upon you the importance of giving this proposed ordinance your careful consideration and voicing any objections or suggestions which you may have to it. This is *the first and only hearing which the City Council will hold and your only opportunity to express yourself to this body before the actual passage of the ordinance.* Previous objections which you may have made at the Zoning Commission meetings will not be considered by the City Council except as they may have been incorporated in the recommendations of the Zoning Commission and the City Council will assume that this ordinance now meets your approval unless you advise us to the contrary.

Thanking you in advance for your cooperation, we beg to remain,

Yours very truly,

CITY COUNCIL OF MIAMI BEACH, FLORIDA

By C. W. TOMLINSON, City Clerk

Address all communications to City Council, Miami Beach, Fla.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Miami Beach, Florida, will hold a public hearing in the Council Chambers in the City Hall, Miami Beach, Florida, on the 4th day of August, 1930, at 10 o'clock A. M., for the purpose of hearing and considering objections to the passage of the Zoning Ordinance as proposed by the Miami Beach Zoning Commission to "regulate and restrict the erection, construction, reconstruction, alteration, repair or use of the buildings, structures or land" within the City of Miami Beach, Florida.

All property owners interested are requested to attend, or if unable to attend to express their objections or suggestions by letter.

CITY COUNCIL OF MIAMI BEACH, FLORIDA
By C. W. TOMLINSON, City Clerk.

PROPOSED ZONING ORDINANCE

An ordinance to regulate and restrict the erection, reconstruction, alteration, repair, location and use of buildings, structures, land and water, for trade, industry, residence, or other purposes; to regulate and restrict the size of buildings and other structures hereafter erected or altered, the size and dimensions of yards, courts and other open spaces surrounding buildings; to regulate and restrict building lines and the percentage of lot that may be occupied, and the density of population, and for said purposes to divide the City of Miami Beach into districts of such number, shape and area as may be deemed best suited to carry out these regulations, and for each such district to impose regulations and restrictions designating the kinds or classes of trades, industries, residences or other purposes for which buildings or other structures or premises may be permitted to be erected, altered or used; to provide a method for amendment, supplement, change, modification and repeal of regulations, restrictions and boundaries; to provide a method of administration; to provide a Board of Adjustment and prescribe its powers and duties, and to prescribe penalties for the violation of the provisions of this ordinance and also provide for its enforcement.

WHEREAS, by the provisions of Chapter 9837, No. 719 Special Laws of Florida, 1923, authority is conferred upon the City of Miami Beach to establish districts or zones within its corporate limits for the purpose of regulating the use of land and buildings, the height of buildings, the size of open spaces surrounding buildings and density of population, and

WHEREAS, the City Council of the City of Miami Beach deems it necessary in order to lessen congestion in the streets: to secure safety from fire, panic and other dangers: to promote health and general welfare: to provide adequate light and air: to prevent the overcrowding of land: to avoid undue concentration of population: to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, to make and promulgate such regulations with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout said City in accordance with a comprehensive plan:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Miami Beach, Florida:

SECTION 1.

DEFINITIONS: For the purpose of this Ordinance, certain terms and words are herein defined. Words used

in the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used for" include the meaning "designed for"; the word "structure" includes the wording "building"; the word "shall" is mandatory, and not directory; the word "lot" includes the words "plot" and "tract".

ACCESSORY BUILDING: A subordinate building, or portion of the main building, which is located on the same lot as the main building or on an adjacent lot, the use of which building is clearly incidental to the use of the main building.

ACCESSORY USES: Uses customarily incident to the principal uses as permitted, but not including any commercial activity.

ALLEY: Any roadway, place or public way dedicated to public use and twenty (20) feet or less in width, unless otherwise officially designated as a street.

APARTMENT: A dwelling designed for occupancy otherwise than as a one-family dwelling, or a two-family dwelling. The term "Multiple Dwelling" shall be understood to include apartment houses, bungalow courts, and all other family dwellings of similar character, but not to include hotels or apartment hotels.

APARTMENT HOTEL: An apartment building, under resident supervision, which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish dining room service.

BUILDING: Anything constructed or erected, the use of which demands a permanent location on the land; or anything attached to something having a permanent location on the land.

BUNGALOW COURTS: (House Courts): A "Bungalow Court" or "House Court" is a group of two or more single-family dwellings on one or more adjoining lots, having a separate outside entrance on the ground floor level for each single-family dwelling.

CLUB, PRIVATE: The term "Private Club" shall pertain to and include those associations and organizations of a fraternal or social character, not operated or maintained for profit. "Private Clubs" shall not include casinos, night clubs, or other institutions operated as a business.

COURT: An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building. Trees or shrubs may be used in a court.

COURT, INNER: A court not extending to a street or alley or to a front, side or rear yard.

COURT, OUTER: A court extending to a street or alley or to a front, side, or rear yard.

DWELLING, MULTIPLE-FAMILY: See Apartment.

DWELLING, ONE-FAMILY: A detached building designed for or occupied exclusively by one family.

FAMILY: One or more persons occupying a premises

and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, a lodging house or hotel, as herein defined.

GARAGE, MECHANICAL: Any premises, except those described as a private or storage garage, where automotive vehicles are mechanically repaired, rebuilt or reconstructed.

GARAGE, PRIVATE: A garage in which no business, service or industry connected directly or indirectly with motor vehicles is carried on.

GARAGE, STORAGE: Any premises, except those described as a private garage, used for the storage only of automotive vehicles, or where any such vehicles are kept for remuneration, hire or sale.

GASOLINE AND-OIL FILLING STATIONS: A structure or place where gasoline, oil and greases are supplied and dispensed to the motor vehicle trade, but no tires changed, repair work or service performed.

GOLF COURSE: The standard size golf course having nine, eighteen or more holes, installed on tracts having an area greater than forty (40) acres.

HOTEL: A building or premises where lodging accommodations of more than five (5) rooms are provided, with or without meals.

LOT: A parcel of land fronting on a street, place, way or waterway, which is or may be occupied by a building and its accessory buildings including the open spaces required under this ordinance, and which parcel of land is a matter of record in Dade County, Florida.

LOT, CORNER: A lot abutting upon two or more streets at their intersection.

LOT, INTERIOR: A lot other than a corner lot.

LOT, THROUGH: An interior lot having frontage on two streets.

LOT, DEPTH: The depth of a lot, for the purposes of this ordinance is the distance measured in the mean direction of the side lines of the lot from the midpoint of the street lot line or bulkhead line, to the opposite main rear line of the lot.

LOT LINES: The lines bounding a lot as defined herein.

LOT WIDTHS: The width of a lot, for the purposes of this ordinance, is its mean width measured at right angles to its depth.

MIXED OCCUPANCY: Occupancy of a building or land for more than one use.

NON-CONFORMING USE: A building or land occupied by a use that does not conform with the regulations or the use district in which it is situated.

PLACE: An open, unoccupied public space other than a street or alley, permanently reserved for purposes of joint access to abutting property.

PORCH: A roofed space open on three sides, one or two stories in height.

PORTE COCHERE: A covered porch or passageway adjoining an entrance to a building and affording access thereto, through which vehicles can drive.

SERVICE STATION: A building where gasoline, oil and greases are supplied and dispensed to the motor ve-

hicle trade, also where battery, tire and other similar services are rendered.

SETBACK: The minimum horizontal distance between the street line and the front line of the building or any projection thereof excluding steps and terraces.

STREET: A thoroughfare which affords principal means of access to abutting property.

STRUCTURE: Anything constructed or erected, the use of which requires more or less permanent location on the land, or attached to something having a permanent location on the land.

STRUCTURAL ALTERATIONS: Any change, except for repair or replacement, in the supporting members of a building, such as bearing walls, columns, beams or girders.

YARD: An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

YARD, FRONT: An unoccupied area between the front property line (either street or bulkhead of any waterway) and the front line of any main or accessory building, measured at its least dimension and extending from one side yard to the other.

YARD, REAR: An unoccupied area extending across the full width of the lot between the rear line of any main or accessory building and the rear line of the lot, and measured at its least dimension.

YARD, SIDE: An unoccupied area between a main or accessory building and the side line of the lot and extending from the street line to the rear yard, measured at its least dimension.

SECTION 2.

DISTRICTS

In order to regulate and restrict the location of trades and industries and the location of buildings erected, constructed, reconstructed, structurally altered or repaired for specific uses, and to regulate the size of buildings and other structures hereafter erected or altered, to regulate and determine the size and dimensions of yards, courts and other open spaces and to regulate and limit the percentage of lot that may be occupied and the density of population, the City of Miami Beach, Florida, is hereby divided into use and area districts as follows:

Use Districts

1. RAA, RA, RB and RC Estate Districts.
2. RD Single-family District.
3. RE Multiple-family District.
4. BA, BB, BC, BD, BE and BF Business Districts.

Area Districts

Area Districts numbered 1 to 24 inclusive:
The City of Miami Beach, Florida, is hereby divided into use and area districts aforesaid, and the boundaries of such districts are shown on the use and area maps attached hereto, which, together with the legends, words, figures, letters, symbols and other explanatory matter thereon, shall be made parts of this ordinance as if the

matters and information set forth thereon were all fully described herein.

This ordinance shall be known as the "Zoning Ordinance of Miami Beach, Florida" and the maps hereto attached designated as the "District Maps."

No building shall be erected, constructed, reconstructed, structurally altered or repaired, nor shall any building or land be used for any purpose other than the use permitted in the Use District in which such building or land is located.

No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations herein established, and shown on the Area Map.

Every building hereafter erected, constructed, reconstructed, structurally altered or repaired shall be located on a lot as herein defined, and in no case shall there be more than one building on one lot except hereinafter provided for.

SECTION 3.

USE REGULATIONS Estate Districts

In the "RAA", "RA", "RB" and "RC" Estate Districts no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose other than a single-family residence, together with its accessory buildings, and in accord with the area provisions as hereinafter defined.

SECTION 4.

USE REGULATIONS Single-Family District

In the "RD" Single-Family District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be used or occupied for any purpose unless otherwise provided for, excepting for one or more of the following uses:

- (1) Any use permitted in the "RC" Estate District.
- (2) Single-family dwellings.
- (3) Parks, playgrounds or municipal buildings, owned and operated by the City of Miami Beach.
- (4) Golf Courses.
- (5) Public Schools.
- (6) Accessory buildings, including one private garage.

SECTION 5.

USE REGULATIONS Multiple-Family District

In the "RE" Multiple-family District, no building or land shall be used and no building shall be hereafter

erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be used for any purpose, unless otherwise provided for in this ordinance, except for one or more of the following uses:

- (1) Any use permitted in the "RD" Single-family District.
- (2) Multiple-family dwellings or apartments in accord with the area provisions hereinafter defined, and accessory buildings.
- (3) Hotels containing or not containing business establishments, such establishments to be entered from within, there being no evidence of their presence from without.
- (4) Private clubs.
- (5) Bungalow or house courts.
- (6) Apartment hotels.
- (7) Solariums.
- (8) Miniature golf courses.
- (9) Private schools.
- (10) Accessory uses.

SECTION 6.

USE REGULATIONS "BA" Business District

In the "BA" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "RE" Multiple-family District.
- (2) Banks.
- (3) Barber Shops.
- (4) Restaurants and catering establishments.
- (5) Modiste, wearing apparel, furriers.
- (6) Lodge Halls.
- (7) Telegraph stations.
- (8) Millinery shops.
- (9) Offices.
- (10) Interior decorating, costuming, draperies.
- (11) Antique shops.
- (12) Jewelry stores.
- (13) Photograph galleries.
- (14) Post offices.
- (15) Furniture stores.
- (16) Telephone exchanges.
- (17) Theatres and motion picture houses.
- (18) Beauty parlors.
- (19) Confectionery and ice cream stores.
- (20) Drug stores.
- (21) Stationery stores.
- (22) Music stores and radio stores.
- (23) Shoe stores.
- (24) Sporting goods stores.
- (25) Luggage shops.
- (26) Grocery stores.

- (27) Bathing casinos.
- (28) Sales and show rooms.
- (29) Hardware stores.

or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated.

SECTION 7.

USE REGULATIONS "BB" Business District

In the "BB" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "BA" Business District.
- (2) Meat markets.
- (3) Public storage garages.
- (4) Pressing clubs.
- (5) Storage warehouses.
- (6) Conservatories.
- (7) Printing shops.
- (8) Retail plumbing stores and shops.
- (9) Gasoline or oil filling stations.
- (10) Awning stores.
- (11) Employment agencies.
- (12) Shoe repairing shops.
- (13) Retail electric stores and repair shops.
- (14) Making or repairing wearing apparel, knit goods, embroideries, rugs, umbrellas and canes

or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated.

SECTION 8.

USE REGULATIONS "BC" Business District

In the "BC" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "BE" Business District
- (2) Garages for mechanical service
- (3) Automobile storage, sale or "cars for hire" lots
- (4) Tinsmiths, roofers or plasterers
- (5) Hand laundries
- (6) Dry cleaning and dyeing establishments
- (7) Dance halls
- (8) Billiard parlors
- (9) Locksmith shops, sharpening and grinding shops
- (10) Painting and decorating shops
- (11) Cabinet making, carpentry

- (12) Wholesale salesrooms and storage rooms
- (13) Amusement enterprises
- (14) Cigar or cigarette making
- (15) Artificial flower manufacture
- (16) Leather goods manufacture, excluding tanning
- (17) Metal working shops
- (18) Bottling beverages
- (19) Mortuaries
- (20) Bakeries
- (21) Barbecue stands
- (22) Contractors plant and storage yards providing the area used is inclosed by a building or by a masonry wall not less than six (6) feet in height
- (23) Service stations

or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated.

SECTION 9.

USE REGULATIONS "BD" Business District

In the "BD" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged, or intended to be used or occupied for any purpose, unless otherwise provided for in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "BC" Business District
- (2) Boat or yachts storage and repair
- (3) Building material storage yards
- (4) Cast or art stone manufacture
- (5) Concrete block manufacture
- (6) Novelty works
- (7) Marine warehouses
- (8) Machine shops
- (9) Boat slips
- (10) Ship chandlery
- (11) Blacksmith, gas, steam fitting shops
- (12) Oil and/or gasoline storage tanks subject to approval and permit by the City Council

or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. All of the above businesses to be conducted within buildings or within areas enclosed by masonry walls not less than six (6) feet in height.

SECTION 10.

USE REGULATIONS "BE" Business District

In the "BE" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged or intended to be occupied or used for any purpose, unless otherwise provided for

in this ordinance, excepting for one or more of the following uses:

- (1) Any use permitted in the "BD" Business District
- (2) Ship yards and dry docks
- (3) Oil and/or gasoline storage tanks
- (4) Hazardous industries only upon approval and permit by the City Council of Miami Beach
- (5) Any other use, trade or industry which is not likely to become objectionable by reason of the emission of dangerous, unwholesome, foul, nauseous or offensive gases, odors, fumes or other discharges.

SECTION 11.

USE REGULATIONS "BF" Business District

In the "BF" Business District no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, structurally altered or repaired which is designed, arranged, or intended to be used or occupied for any purpose, unless otherwise provided for in this ordinance, except for the following use:

- (1) Unrestricted.

SECTION 12.

NON-CONFORMING USES

The lawful use of land existing at the time of the passage of this ordinance or an amendment thereto, although such use does not conform to the provisions hereof, may be continued; but if such non-conforming use is discontinued, any further use of said land shall be in conformity with the provisions of this ordinance.

The lawful use of the building existing at the time of the passage of this ordinance or of an amendment thereto may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout the building provided no structural alterations, except those required by law or ordinance, or ordered by an authorized officer to assure the safety of the building, are made therein. If no structural alterations are made, a non-conforming use of the building may be changed to another non-conforming use of the same or more restricted classification.

The foregoing provisions shall also apply to non-conforming uses in districts hereafter changed.

Nothing in this ordinance shall be taken to prevent the restoration of a building destroyed to the extent of not more than fifty (50) percent of its reasonable value by fire, explosion or other casualty, or act of God, or the public enemy, nor the continued occupancy or use of such building after restoration.

Whenever a non-conforming use of a building has been discontinued for a period of at least one (1) year, such non-conforming use shall not thereafter be reestablished, and the future use shall be in conformity with the provisions of this ordinance.

SECTION 13.

AREA REGULATIONS

In all Use Districts, herebefore designated, every building hereafter erected, constructed, reconstructed, structurally altered or repaired shall provide a lot area per family of not less than the following for each area:

- (1) "RAA" Estate District 40,000 sq. ft. per family
- (2) "RA" Estate District 30,000 sq. ft. per family
- (3) "RB" Estate District 18,000 sq. ft. per family
- (4) "RC" Estate District 10,000 sq. ft. per family
- (5) "RD" Single-family Dist. 6,000 sq. ft. per family
- (6) "RE" Multiple-family District

a. Single-family 6,000 sq. ft. of lot area per family.

b. Multiple-family dwellings shall provide a floor area of not less than four hundred (400) square feet per family-unit.

c. Bungalow or house courts hereafter erected, constructed, reconstructed, structurally altered, or repaired shall provide a minimum area of not less than twenty-eight hundred (2800) square feet of ground area per family, and further, a distance of at least ten (10) feet at its least dimension shall be provided between building walls, and at least thirty (30) percent of the gross lot area shall be devoted to an outer court for safe ingress and egress.

- (7) "BA", "BB", "BC", "BD", "BE" and "BF" Business District. In all business districts buildings erected for dwelling purposes shall comply with the lot area and floor area per family regulations prescribed for the "RE" Multiple-family District.

SECTION 14.

AREA REGULATIONS

In all Area Districts, hereinafter designated, there shall be front, rear and side yards provided of no less dimensions than specified as follows:

DISTRICT No. 1. No restrictions.

DISTRICT No. 2. There shall be a front yard having a depth of not less than one hundred (100) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than fifty (50) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 3. There shall be a front yard having a depth of not less than one hundred (100) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty-five (25) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 4. There shall be a front yard having a depth of not less than sixty-five (65) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than ten (10) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 5. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than ten (10) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 6. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than thirty (30) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 7. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty-five (25) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 8. There shall be a front yard having a depth of not less than forty (40) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty (20) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 9. There shall be a front yard having a depth of not less than fifteen (15) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than ten (10) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 10. There shall be a front yard having a depth of not less than twenty-five (25) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than fifteen (15) feet when measured from the street line. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 11. There shall be a front yard having a

depth of not less than forty (40) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 12. There shall be a front yard having a depth of not less than thirty (30) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 13. There shall be a front yard having a depth of not less than twenty-five (25) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building. Buildings on lots fronting or abutting on the southern side of Collins Canal from the alley east of Alton Road to the alley east of Meridian Avenue will not require a front yard nor will they require a side yard along the Canal.

DISTRICT No. 14. There shall be a front yard having a depth of not less than twenty (20) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 15. There shall be a front yard having a depth of not less than fifteen (15) feet on lots facing Collins Avenue, Indian Creek Drive or on the ocean. On lots facing on the streets connecting said Avenue and Drive this front yard shall have a depth of not less than five (5) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 16. There shall be a front yard having a depth of not less than fifteen (15) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 17. There shall be a front yard having a depth of not less than ten (10) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

DISTRICT No. 18. There shall be a front yard having a depth of not less than five (5) feet.

DISTRICT No. 19. There shall be a rear yard having a depth of not less than five (5) feet, provided however, on a lot whose rear abuts on a street, waterway or alley no rear yard will be required. Where a commercial building abuts a lot zoned for dwell-

ing purposes, there shall be a side yard having a width of not less than five (5) feet. In a business zone where a side yard is provided, said yard shall be not less than five (5) feet in width.

DISTRICT No. 20. There shall be a front yard having a depth of not less than thirty (30) feet measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than thirty (30) feet measured from the street line. There shall be a side yard having a width of not less than ten (10) feet on either side of a building.

DISTRICT No. 21. There shall be a front yard having a depth of not less than thirty (30) feet when measured from any waterway, bay or ocean. There shall be a rear yard having a depth of not less than twenty (20) feet when measured from the street line. There shall be a side yard having a width of not less than ten (10) feet on either side of a building.

DISTRICT No. 22. There shall be a front yard having a depth of not less than twenty (20) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than ten (10) feet on either side of a building.

DISTRICT No. 23. There shall be a front yard having a depth of not less than ten (10) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than ten (10) feet on either side of a building.

DISTRICT No. 24. There shall be a front yard having a depth of not less than five (5) feet. There shall be a rear yard having a depth of not less than five (5) feet. There shall be a side yard having a width of not less than five (5) feet on either side of a building.

SECTION 15.

GENERAL PROVISIONS

(a) In the "RAA", "RA", "RB" and "RC" Estate Districts, walls may be erected, constructed, reconstructed, structurally altered or repaired on the lot lines, provided, however, that such wall or walls shall not exceed ten (10) feet in height. In all other districts, walls shall not exceed six (6) feet in height.

(b) In the "RAA", "RA", "RB", "RC" and "RD" Single-family Districts, accessory buildings shall not occupy in the aggregate more than thirty (30) percent of the maximum rear yard area.

(c) A porte cochere which is not more than twelve (12) feet long may project over any side or rear yard, provided, however, that such porte cochere does not exceed one (1) story in height.

(d) Lot areas or dimensions shall not be so reduced or diminished that the yards or open spaces shall be smaller

than those provided by this ordinance, nor shall the lot area per family be reduced in any manner except in conformity with the area regulations hereby established for the District in which the building is located.

(e) Unless otherwise provided for, no dock, wharf or other structure shall be extended or built in Biscayne Bay or Indian Creek a distance greater than fifteen (15) feet from the bulkhead line nor a distance greater than three (3) feet into any other waterway within the City of Miami Beach.

(f) This ordinance shall not be construed to prevent the construction of a building on any lot of record at the time of passage of this ordinance notwithstanding the fact that such lot may have a lesser area than is required in the particular area district in which it is situated.

(g) In the "RAA", "RA", "RB", "RC" and "RD" Single-family Districts and in the "RE" Multiple-family District, no accessory building shall be constructed except concurrently with or subsequent to the construction of the main building.

SECTION 16.

ADMINISTRATION

It shall be the duty of the City Manager through the proper department to enforce this ordinance.

SECTION 17.

CERTIFICATE OF OCCUPANCY

(a) A Certificate of Occupancy, either for the whole or a part of a new building or for alteration of an existing building, shall be applied for coincident with the application for a building permit and shall be issued within three (3) days after the erection or alteration of such building or part shall have been completed in conformity with the provisions of this ordinance.

(b) A Certificate of Occupancy for the use or occupancy of vacant land, or for a change in the use of land, or for a change in the use of an existing building, shall be applied for and issued before any such land shall be occupied or used, or changed in use, and such certificate shall be issued within three (3) days after application has been made, provided such proposed use is in conformity with the provisions of this ordinance.

(c) No vacant land shall be occupied or used, and no structure hereafter erected, constructed, reconstructed, structurally altered or repaired shall be used or changed in use until a Certificate of Occupancy shall have been issued by the Building Inspector.

(d) A like Certificate shall be issued for the purpose of maintaining, renewing, changing or extending a non-conforming use, existing at the time of the passage of this ordinance; and such Certificate shall state that the use does not conform with the provisions of this ordinance. For the purpose of complying with this requirement, the Building Inspector shall mail such Certificates to the occupants or owners of all such property within thirty (30) days after the passage of this ordinance.

(e) A record of all Certificates of Occupancy shall be

kept on file in the office of the Building Inspector, and a copy shall be furnished on request to any person having a proprietary or tenancy interest in the building or land affected.

SECTION 18.

INTERPRETATION, PURPOSE AND CONFLICT

In interpreting and applying the provisions of this ordinance they shall be held to be the minimum requirements for the promotion of the health, safety, morals or general welfare of the community. It is not intended by this ordinance to interfere with, abrogate or annul any easements, covenants or other agreement between parties, provided, however, that where this ordinance imposes a higher standard upon the use of buildings or premises, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this ordinance shall control.

SECTION 19.

CHANGES AND AMENDMENTS

Upon its own initiative, or upon the petition of the owners of a majority of frontage in any district, the City Council may, after having held a public hearing following at least fifteen (15) days notice of a time, place and object of such hearing published in an official paper, or a paper of general circulation in said City of Miami Beach, amend, supplement, change, modify or repeal the regulations, restrictions and boundaries herein established.

In case, however, of a protest against such change signed by the owners of record of twenty percent (20%) or more, either of an area of lots, included in such proposed change, or those immediately adjacent in the rear thereof, extending three hundred seventy-five (375) feet therefrom, or of those directly opposite thereto, extending three hundred seventy-five (375) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of five-sevenths (5/7) of all of the members of the City Council of said municipality.

The provisions relative to public hearings and official notices shall apply equally to all changes or amendments.

SECTION 20.

ADJUSTMENTS, PURPOSE, JURISDICTION AND APPROVAL.

A Board of Adjustment is hereby established. The word "Board" when used in this ordinance shall be construed to mean the Board of Adjustment.

The Board shall consist of five (5) members appointed by the City Council, each for a term of three (3) years.

Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance, the Board of Adjustment shall have the power in passing upon appeals, to vary or modify any

regulations or provisions of such ordinances relating to the use, construction or alteration of buildings or structures, or the use of land, so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

Meetings of the Board shall be held at least once monthly, or at such other times as the Board may determine, or upon call of the chairman. All meetings of the Board shall be open to the public. The Board shall adopt its own rules of procedure and keep minutes of its proceedings showing its action on each question considered. All records of the Board and its official actions shall be filed in the office of the Board and shall be a public record.

An appeal from the decision of the Administrative Offices may be taken to the Board of Adjustment by any person aggrieved, or by any officer, department or board of the City affected by such decision. The Board shall also hear and decide all matters referred to it, or upon which it is required to pass.

The board shall prescribe by general rule, a reasonable time within which a notice of appeal shall be filed with the Board specifying the grounds thereof, and the officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the records upon which the action appealed from was taken.

An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certified to the Board of Adjustment after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril of life or property, in case proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application, on notice to the officer from whom the appeal is taken and on due cause shown.

The Board shall fix a reasonable time for the hearing of the appeal taken within the time specified by its rules, give public notice thereof as well as due notice to the parties in interest, and decide same within a reasonable time. Upon the hearing, any person may appear in person or by agent or by attorney.

SECTION 21.

VALIDITY, PENALTY AND WHEN EFFECTIVE

Should any section, clause or provision of this ordinance be declared by the Court to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not less than five (5) dollars or more than fifty (50) dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

Be it further ordained that this ordinance shall take effect immediately after its passage, approval and posting as provided by law.

ADDENDA

It is the intention of the City Council to add to the foregoing ordinance the following provisions:

Section 14—Area Regulations:

DISTRICT No. 19. The City Council proposes to amend this to read as follows:

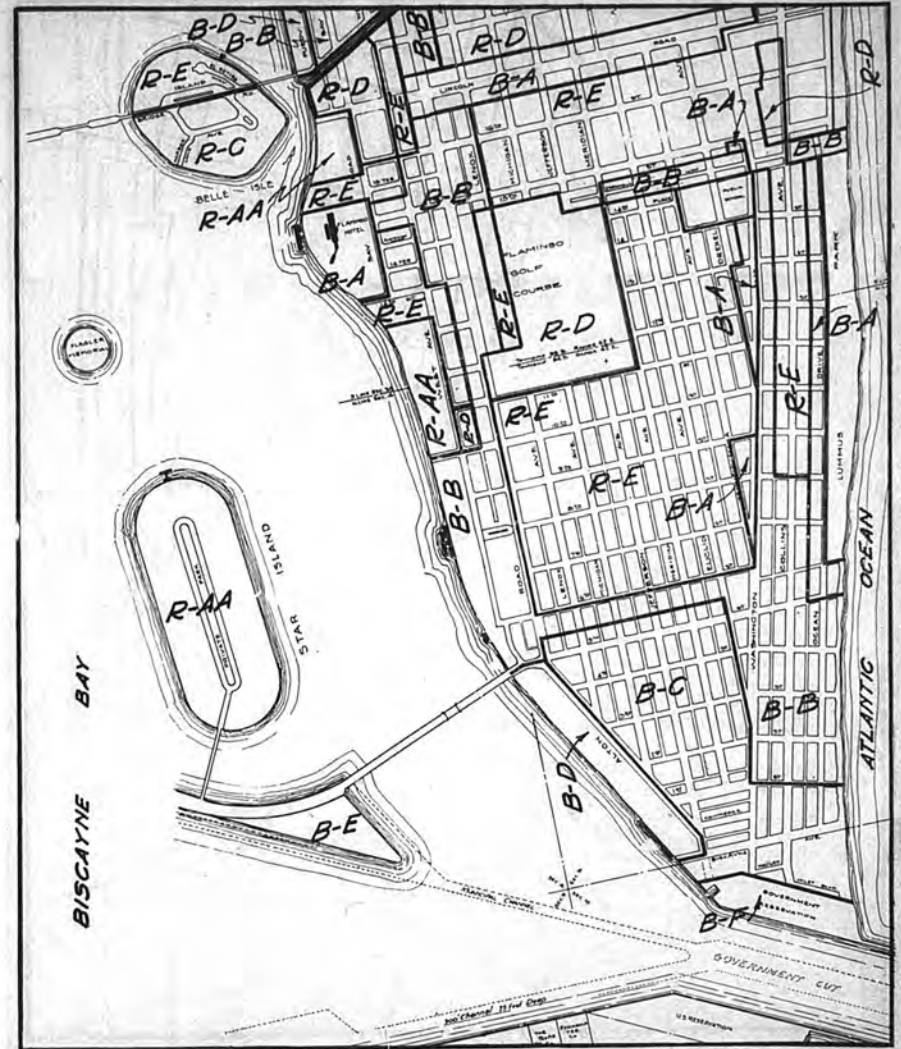
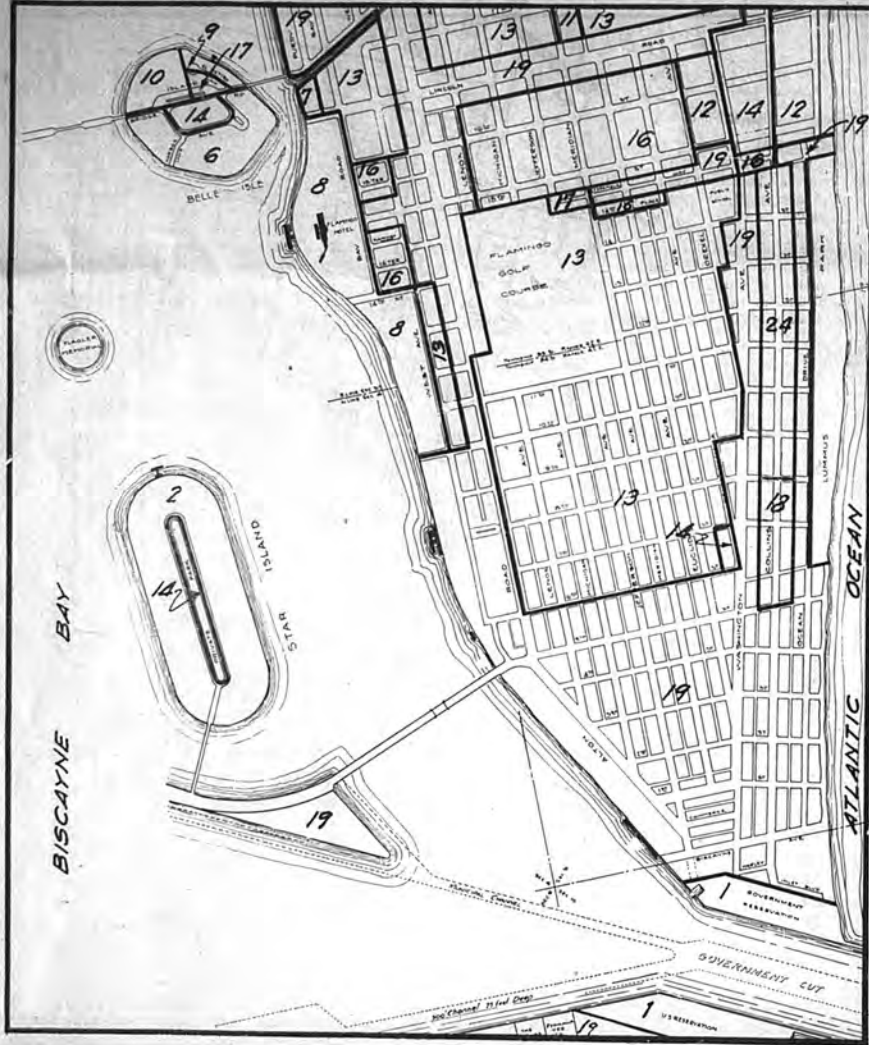
There shall be a rear yard having a depth of not less than (5) feet, provided however, on a lot whose rear abuts on a street, waterway or alley no rear yard will be required, provided further, however, that where any building is to be constructed allowing no rear yard, adequate provision must be made within the lot lines for the storage and handling of garbage cans and refuse. Where a commercial building abuts a lot zoned for dwelling purposes, there shall be a side yard having a width of not less than

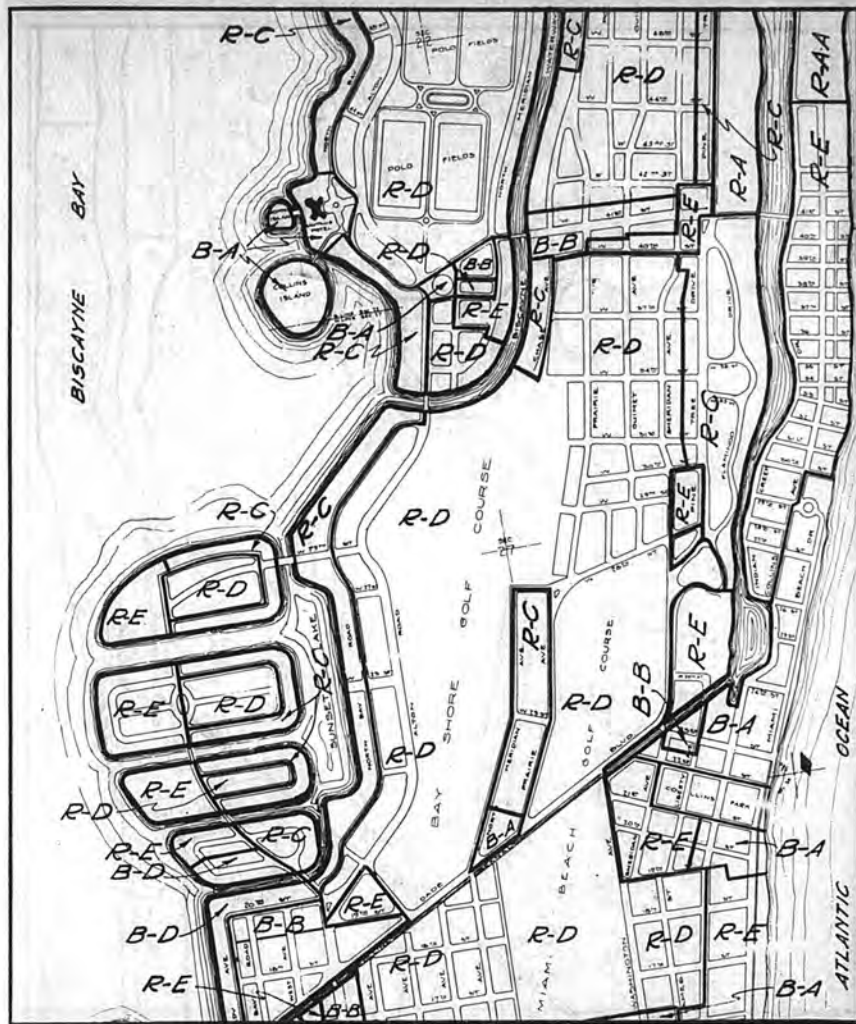
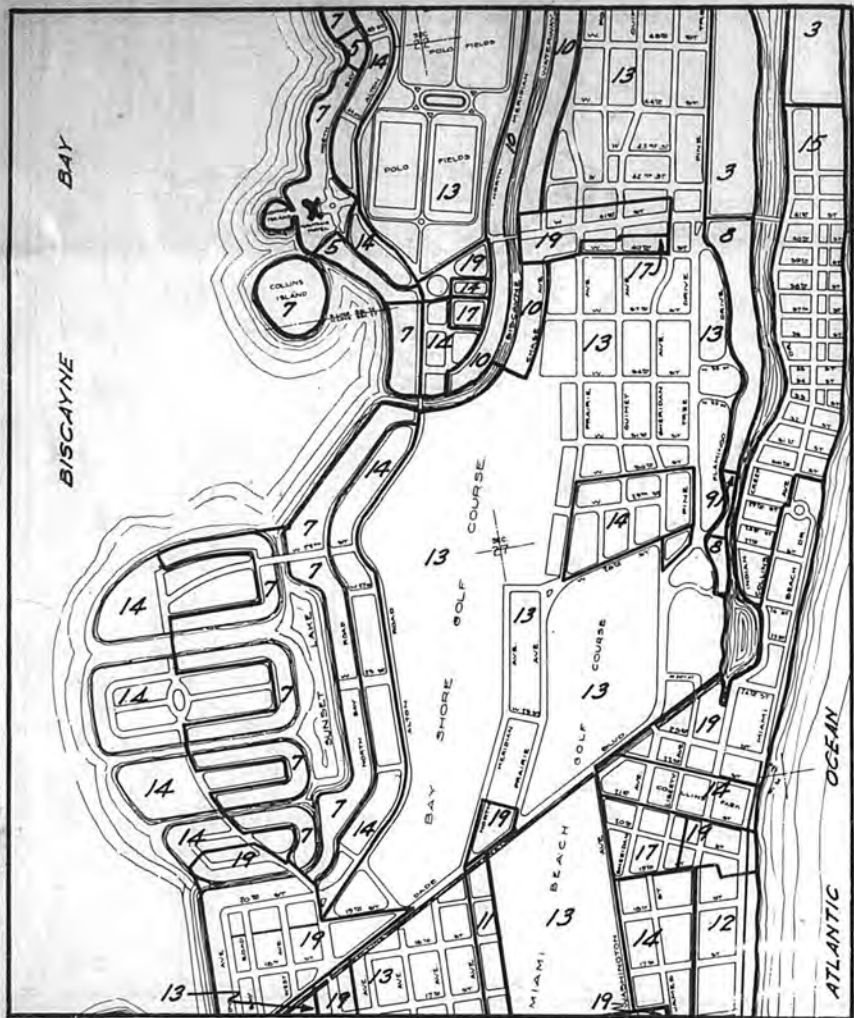
five (5) feet. In a business zone where a side yard is provided, said yard shall be not less than (5) feet in width.

Section 15—General Provisions—Paragraph (e):

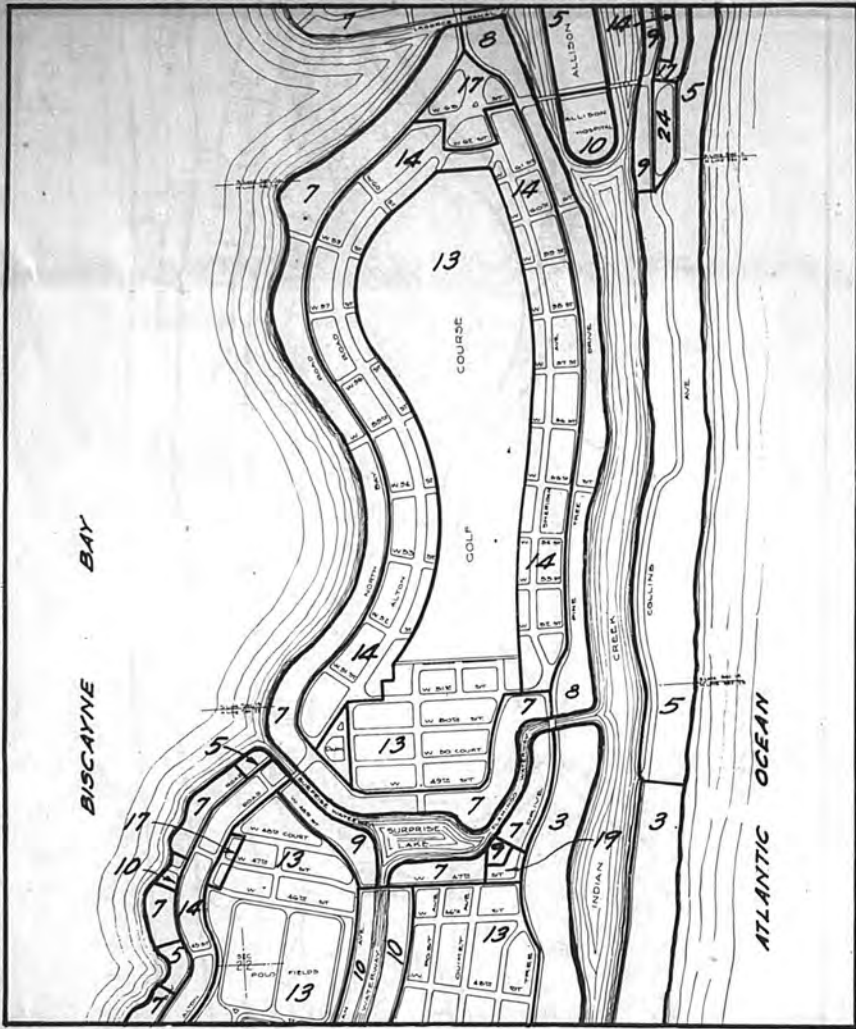
The City Council proposes to amend this to read as follows:

Unless otherwise provided for, no dock, wharf or other structure shall be extended or built in Biscayne Bay or Indian Creek a distance greater than fifteen (15) feet from the bulkhead line nor a distance greater than three (3) feet into any other waterway within the City of Miami Beach, nor shall any boat house be constructed in Biscayne Bay or any waterway within the City of Miami Beach.

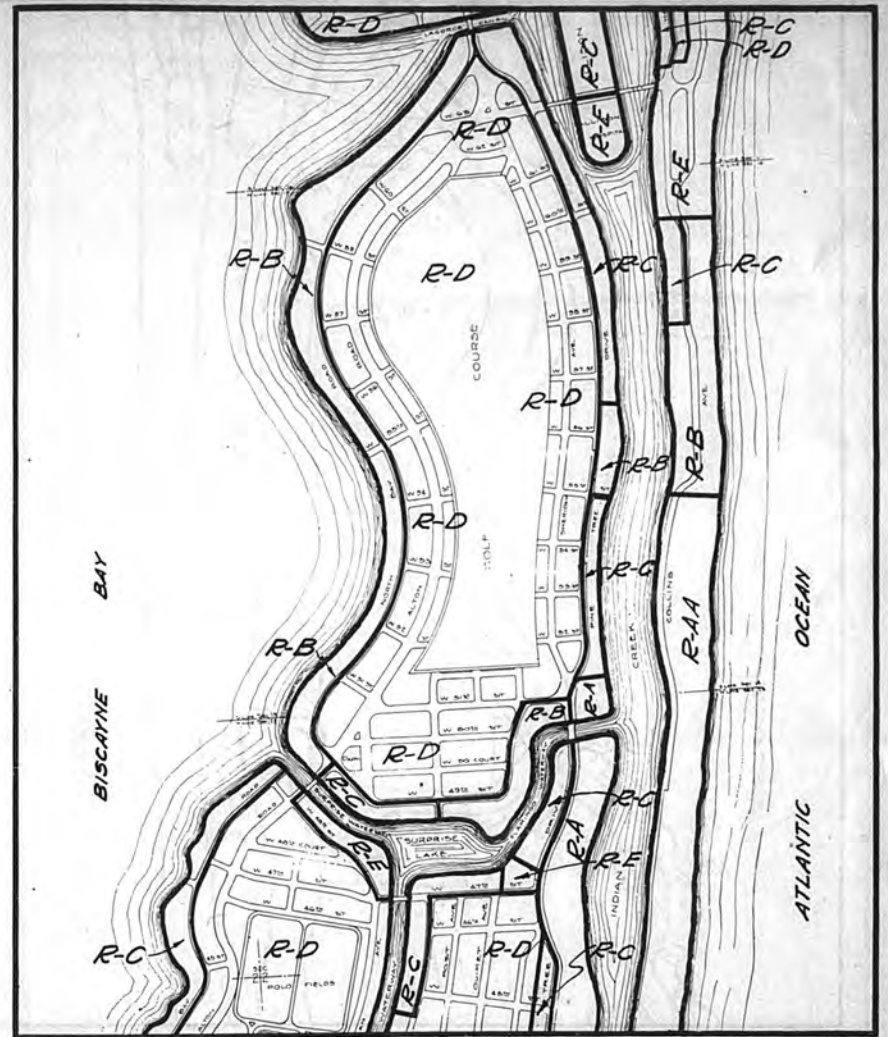


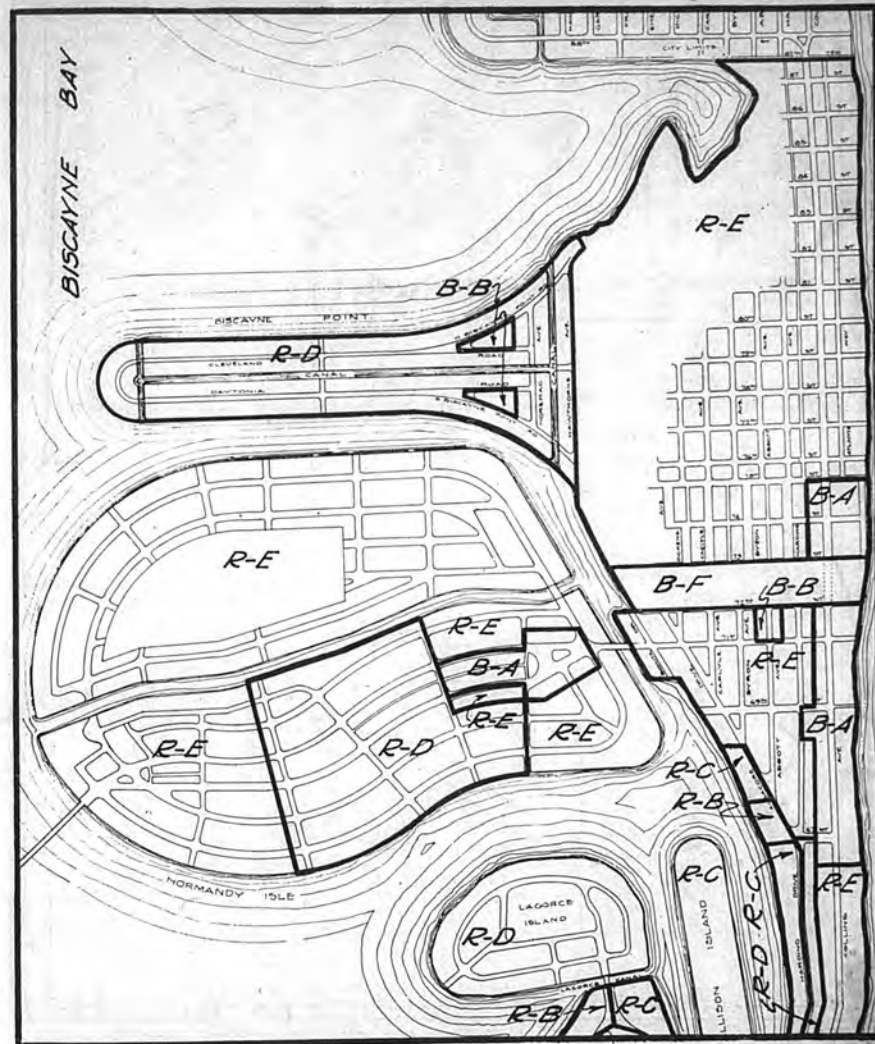


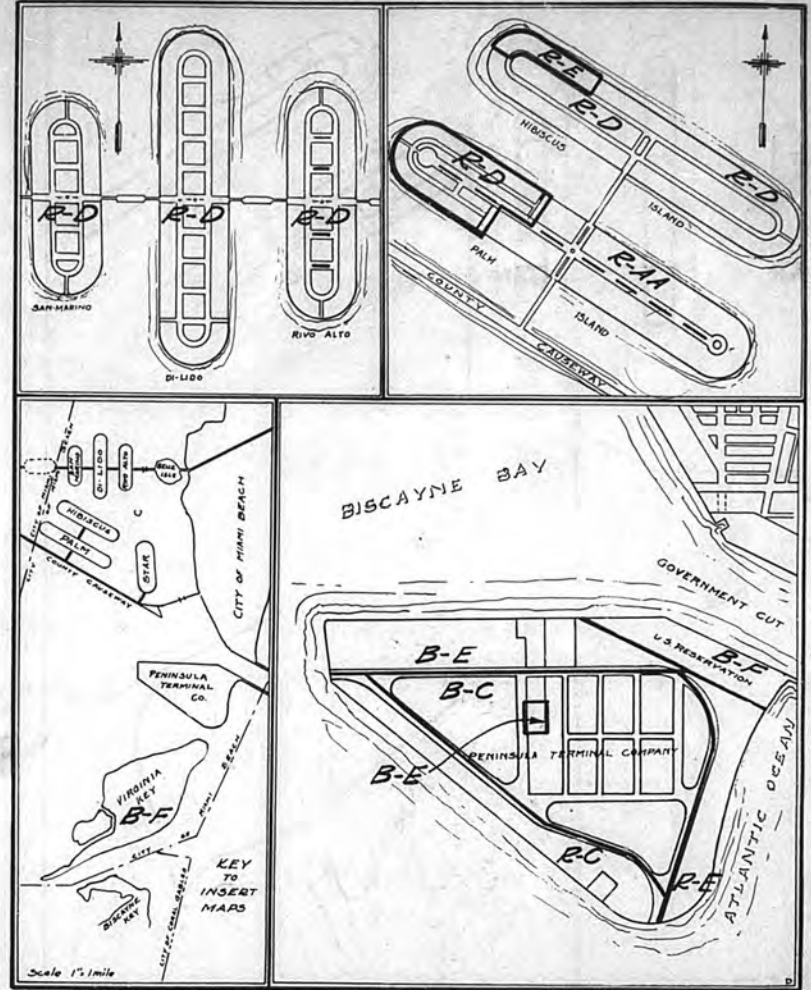
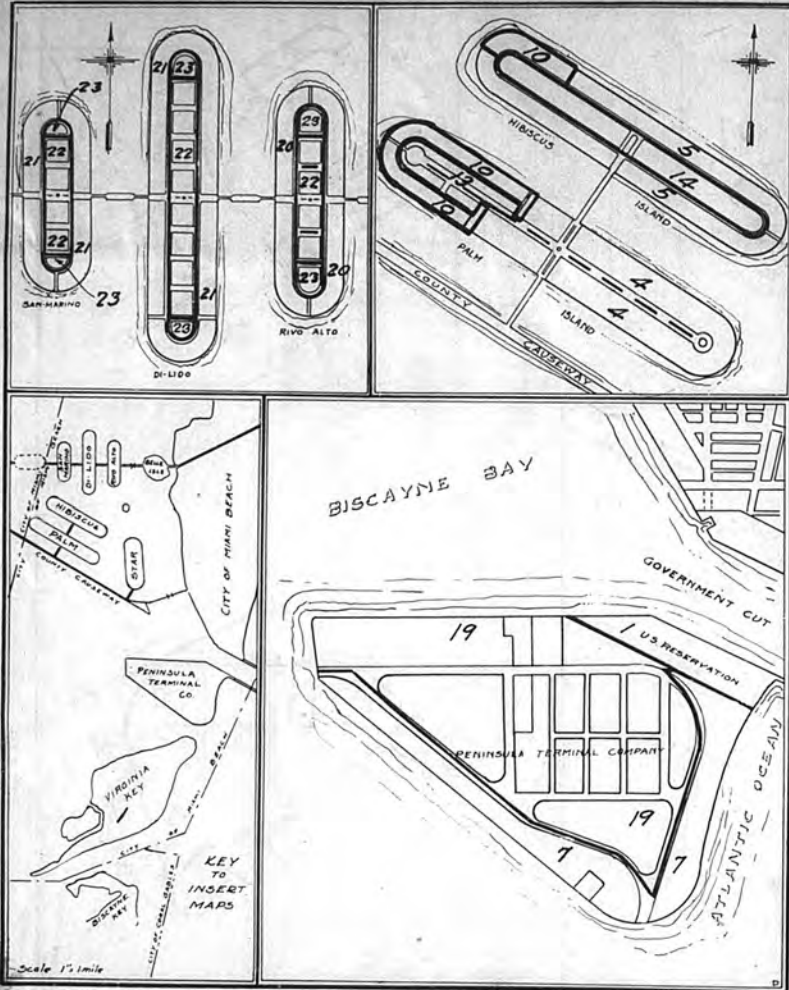
AREA MAP

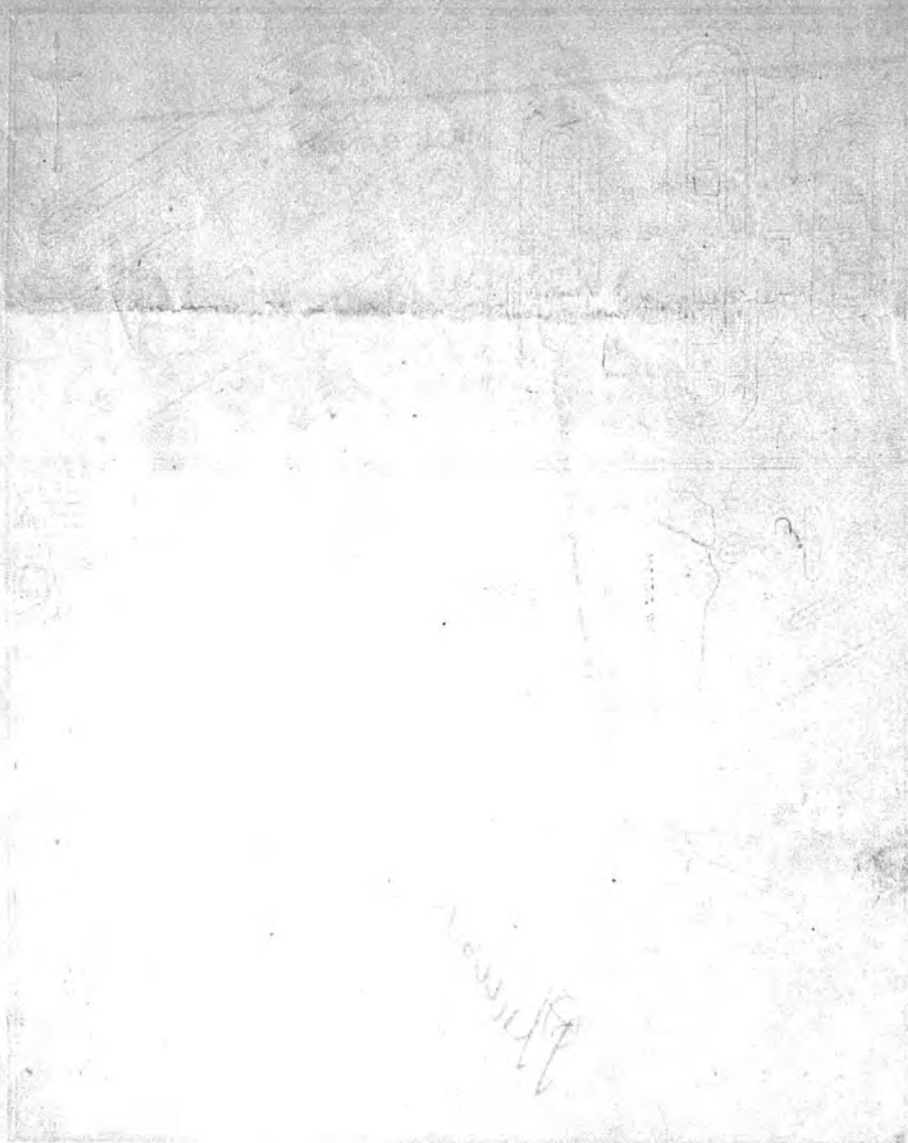


USE MAP









Handwritten signature or initials, possibly "H. Johnson" or similar, written in a cursive style.

Gen Zymace
THE CARL G. FISHER PROPERTIES *MB doc*

MEMO TO Messrs. Carl G. Fisher and Irving

DATE November 7, 1930

A. Collins

FROM Paul Kunschik

SUBJECT HARBOR TERMINAL DEVELOPMENT

Our Legal Department advises that in order to comply with the requirements of the Interstate Commerce Commission for the operation of our car ferry float we will have to incorporate a new company under a special law of the State of Florida pertaining to railway and transportation companies. The charter of The Peninsula Terminal Company and also our Peninsula Transport Company (which never completed its organization) does not satisfy the requirements of the special act. We have, therefore, authorized the Legal Department to proceed with the incorporation of a new company.

In connection with this new company the problem of financing the car ferry float, the landings and the railway on the island, is at present one of the most important points. The Peninsula Terminal Company at present has, outside of Carl G. Fisher and Irving A. Collins, 6 outside stockholders as follows:

W. E. Brown	120 shares
Glenn H. Curtiss Properties, Inc.	1500 "
C. B. Floyd	50 "
F. R. Humpage	100 "
W. A. Kohlhepp, Trustee (The Mawak Company)	1000 "
John H. Levi	120 "

It does not appear probable that these minority stockholders will contribute in proportion to their holdings to the financing of the car ferry float, landings, etc. It, therefore, seems to rest upon Carl G. Fisher and Irving A. Collins or Miami Beach Bay Shore Company to raise the necessary funds to finance this project. If The Peninsula Terminal Company had the money it could invest in stock of the new company and control the operations of the new company. Any profits from the sale of this project or from the operations of same would then be divided ultimately among the stockholders. Since The Peninsula Terminal Company does not have this money and since the minority stockholders will not contribute in proportion to their holdings to this new development, it occurs to me that The Carl G. Fisher Company and Irving A. Collins, or Miami Beach Bay Shore Company should own the stock of the new company and pay for same in proportion to their present investment in The Peninsula Terminal Company or such other proportion as they may agree upon. Any profits accruing from the sale or operation of this project would then accrue to those actually financing same, which is, to my way of thinking, the only equitable basis.

Since the new company will require space for landings on the Harbor Terminal Island and a right of way for railroad tracks, The Peninsula Terminal Company could sell to the new company the necessary right of way and landings and take stock, and in that way would become a party interested in the new company to the extent that the property thus conveyed becomes represented by stock in the new company and all the stockholders of The Peninsula Terminal Company would share in the profits from the sale or operations of the new enterprise. Such a sale, in my opinion, would be more desirable than a lease for the reason that the new company will not be in position to pay any lease rental probably for several years.

THE CARL G. FISHER PROPERTIES

Messrs. Carl G. Fisher and Irving
A. Collins

DATE November 7, 1930

Paul Kunschik

SUBJECT HARBOR TERMINAL

-2-

I am bringing this to your attention at this time because it is very important that we incorporate the new company at once in order that we may get all details worked out, and all permits issued before the end of this year. It is also important that the matter be given immediate consideration for the reason that we have already signed a contract for the construction of the car ferry float and the landing. The first payment under this contract, amounting to \$10,995.00 is due within the next 10 days and The Peninsula Terminal Company does not have that amount of money in its treasury. The money will have to be obtained in part at least from other sources. Kindly let me have your suggestions in this matter.

PK:MKH

Paul Kunschik
PAUL KUNSCHIK

CC: Robert H. Tyndall

November 24th 1931.

MB Saw details

Mr. Irving A. Collins,
Moorestown, N.J.

Dear Irv:

We are getting along very well with our buying and location for Howe and Miss McAgnon. I am sure it will be a good thing for everybody in the organization to get down to brass tacks and reduce a few pounds anyway.

I talked to you over the phone about the floors in the Gardens. I am glad to hear this. I think I know a couple of tricks where we can take a few cracks out of the floor, at only a few dollars cost. I had forgotten about the concrete floor, and if we can get a very light solution of lime dust in under this floor it will stop a lot of the dry rot. We have only a few places where the boards will have to be repaired.

Not having heard anything further from you regarding the Texas deal, I presume nothing has been settled. I would like very much to be able to turn Humpage loose on this oil proposition, if he is in New York and can get in contact with the heads, or he can come down here, and start all over again with these Departments here.

I believe this is a season when we can commence to get some returns from the Garden, if it is in the hands of a good manager, who has nothing else to think of, and I believe we have such a manager in young Bob Bullock. I am satisfied we could make it more than self sustaining, considering that our management is not going to be expensive, if will not be necessary to have secretaries and stenographers, and a lot of other expenses that usually go with this kind of a job. Everybody don't want to go to horse races all season.

Am writing to Jess Andrew regarding the Polo Club.

I made a deal this morning with Bob Reed and John Berry to each build a house in the lots south of the Flamingo, which we expected to sell to Commander Shantz. I don't believe he could promote a Yacht Club this year, and I don't like to build on a part of the old golf course, which the city may want to purchase next year, also Pete thinks the School Board will want the entire block adjoining the ball park.

Mr. Irving Collins - #2
Mr. Irving Collins, #2

Berry and Reed do not want to build up north, they prefer a location south. This gives us a good chance to at least start these houses without any expense to ourselves. They will build a sort of a wall around the property, and take it out on trade on the lots. Also they will build their houses. This gives us two houses that we can use as a sample, and the slight changes which John Berry proposes in the model house, will make it a splendid house.

The houses have been completed and they really look splendid, we can see two or three minor changes that we would make in their houses, but outside of minor changes, I don't see where we could better these jobs, and I am sure we are going to sell them. One mistake was made in painting the screen doors and window sash black. Have changed this to white. On the ground floor we have antiqued the garage doors, which make a wonderful improvement, at a very small expense, and the shrubbery job has been well done. The houses look fine.

Hope you will be down as soon as possible.

Yours very truly,

CARL G. FISHER

CGF-HM

MB Sav.

December 2nd 1931

Mr. L. R. Wasey,
420 Lexington Avenue,
New York City.

Dear Lou:

I thought you might be interested in the Flamingo sub-division, which we are putting on, just south of the Flamingo Hotel, on the big 600 foot lot by 230 feet in width. We will surround this lot with a very handsome wall, and have a street through the center, and a small private dock for the use of the other residents.

We have just put this sub-division on the market this week, and have sold four of these lots, and three houses will be started immediately.

Now the particular point that I thought might interest you is a small house on one of these Bay front lots, which would only cost you a total of \$15,000.00, using House D., and I have the big dock which is on this particular lot, which cost \$4,450.00, and is approximately two hundred (200) feet long, that I would be very glad to have you own. If you wish to purchase this lot I will give you the dock.

I think the lot would be a good investment, especially at the building prices we are getting. House D. you will note from the specifications on attached circular is as well built in every particular as you own home at Montauk. The house is built on tiling with solid concrete poured corner posts, and supporting slabs. The best Cuban tiled roof, oak floors, etc. This house is more than the equal of some of our Florida cottages, and at this price hope it will be attractive to you.

If you think you would be interested, I will hold this lot out for you until you get down, if you expect to get here in the near future.

Yours,

C. G. FISHER

November 22, 1932. *Card*

Mr. Gerald Cornell,
The Stevenson,
Detroit, Mich.

Dear Mr. Cornell:

Replying to yours of the 19th, if we could be satisfied of your reliability, financially and otherwise, we would be glad to talk to you regarding a stock company, on a percentage basis.

Our theatre can seat 5,000 persons; Will Rogers says that we have the best acoustics in our Garden Theatre of any building he has ever spoken in. We paid a large sum of money to Johns Manville Company to accomplish these results. Leo Carrillo drew several large audiences here; Will Rogers drew capacity; our stock company broke about even, but this was several years ago, and since this we have many more people to draw from.

However, you should run down and look the place over before you make up your mind.

Yours very truly,

C. G. FISHER

CGF-FM

MB Dow

April 19th 1933.

Mr. Harvey Firestone, Sr.,
Firestone Tire & Rubber Co.,
Akron, Ohio.

My dear Mr. Firestone:

I enclose you a new map charted as we expect to subdivide the polo field property. You will notice there is an eighty foot boulevard down through the center of the property, and in order to make it possible for you to help us and at the same time have a secure investment, we propose to sell you \$50,000 worth of 7% - three year, First Mortgage Bonds, as per bond circular herewith enclosed.

We propose to lease you the No. 4 field, as colored on the map, which gives you a considerable area of property outside the polo field to the east, as shown, or a total of 16 acres for a lease of \$1.00 per year, you to pay the taxes and maintenance of this area; you to have the privilege of turning in the \$50,000 worth of bonds, in complete payment for this area, on or before April 15th 1936, or we propose to redeem these bonds, if it is your desire that we do so at that time.

This period of three years will give us quite a breathing spell, and give you the use of the field for your own purposes, and under your own direction, and we feel that it will give you unusual security.

We also wish to include in this contract the club house property marked "X" which has 125 feet frontage by 150 feet deep. For your own quick computation of the value of this property, it will subdivide into 64 lots, which on today's market have a net selling value of \$1500.00 each.

The city ordinance here provides a limit on a dwelling site of 6000 square feet; if at any time in dividing this property, which is quite suitable for small attractive bungalows or homes, the property will subdivide into more than 100 lots, allowing liberally for streets, and you can fix in your mind, your own idea of not only the present value, but the future value of this security.

Mr. Harvey Firestone - #3

We are preparing to raise the present barns in order to furnish a city school site. We have two good barns that we will give you, if you want them over on this property, and of course the goal posts, and wall boards are all installed, and the clubhouse, as you know is complete.

If you do not feel that you wish to take over the field we hope you will subscribe for some of these 7% bonds to help us toward paying off the pressing mortgage, but if not, best regards and we will continue to make an effort in some other direction.

Yours,

CARL G. FISHER

CGF-HM
Enclosure

MB gardens
May 22nd 1933.

Mr. W. L. Stribling, Jr.,
Macon, Ga.

My dear Mr. Stribling:

For the past several years we have been approached by various interests to have a series of high grade wrestling matches and boxing matches in the Miami Beach Gardens.

We recently removed the stage, and made considerable improvements in the building for the use of the Flower Show. The building now is in very good shape.

I enclose you herewith a seating plan of the interior; I don't have the blue print of the entire building, but we have seven or eight small store rooms underneath the concrete balcony, suitable for small shops.

We have, as you probably know, a ladies' rest room, mens' smoking rooms, ticket offices, baggage office, and a large amount of space outside of the main structure.

At one time we refused an offer of \$20,000 for the season for boxing purposes. We however, believe at this time that the building could be used for two or three high grade wrestling matches, and not over three high grade boxing matches during the season, that would draw capacity crowds, at good figures.

It was our idea originally to make a sport center of this building, and at one time I had a very fine miniature ice skating rink in the building.

Will Rogers drew a capacity house several years ago, and we had a Stock Company for one season that was only moderately successful.

This building cost us over \$200,000 and is not only fireproof, but hurricane proof, and situated in a very fine location.

We would sell this building, or lease it with the privilege of sale, to you or a manager of your calibre.

Mr. W. L. Strihling - #2

Let me know if you are interested, and we could send you a complete drawing.

I expect to be in New York in the next ten days, but would like to have some expression from you here, in the meantime.

Yours very truly,

CARL G. FISHER

CGF-HM
Enclosure.

May 29th 1933.

Irving A. Collins

Dear Irv:

Billy Ware was in this morning talking further about the office building, and he told me you had given him a price of \$125,000

I started in to talk to them about \$135,000 net, and asking price of \$150,000 subject to 5% discount for cash, and then allowing Ware to adjust his commissions so that our price would be net \$135,000.

He seemed to have a real prospect, and I don't believe they can duplicate this building at that price; considering the location, etc. the price should be attractive. However, I wish you would confirm the price made to Ware.

I had a call yesterday from Newt Roney. He is going north and he is going to see us some time there regarding the purchase of certain lots and some options. I believe he is getting ready to invest some extra money which he told me he would have soon. However, I will talk this over with you when I see you.

We are going along with the office drawings as fast as possible.

I am trying to get away now on next Thursday, but Dan Mahoney called me and wanted me to meet Jack LaGorce with the gentlemen he has here from Washington. I haven't any idea what it is all about, but I have been staying over a few days with the possibility of financing some small houses, and I think this morning I made a very good start in that direction.

There is a tremendous amount of activity around among builders, who want to build something, but they don't seem to have any surplus cash, and to get money from the bank seems to be harder than ever.

I got a price yesterday of \$9200.00 on a 50' x 85' building on Lincoln Road, two stories, giving three down stairs store rooms. It works out on a rental basis of about \$5800.00. If we can sell our building or fill it up with tenants, you can see what a tremendous saving we could make by having our own building across the street.

Regarding McDonald, after he saw you, I think he made arrangements for a partner who has some money. I was after the partner myself, and about the time I wrote you the letter, the partner decided to spend a lot of time and money in a visit to Mexico with the whole family, and from Mexico to Hawaii, and he told me he would be back in Miami in the Fall. I think this put the skids under anything McDonald had in mind at that time, at least that is the way I see the situation up now.

Yours,

CGF-HM

CARL G. FISHER

MBda
June 3rd 1933.

Mr. Victor H. Ehrhart,
Duquesne Club,
Pittsburg, Pa.

Dear Uncle Vic:

I have been delayed here day after day, and am just leaving tonight.

There still remains considerable business in the air around here. We sold the other day 200 feet on the Bay next to the Anglers Club to E. P. Maule for headquarters for his rock business, and unless we are stopped by a process of law, we have made arrangements for two buildings on Lincoln Road, one of which is leased to Donn the florist, and the other we expect to get leases for this summer.

The rental shows up very strong, considering that at the present time we are paying taxes on non productive ground. For instance a 50 foot, two story building on Lincoln Road will cost \$9500.00 and shows a return gross rental, without taxes, or interest on the investment of about \$5200.00, if the building is all kept rented.

I am trying to work out some plan to put 20 rooms on the Lincoln, with five small storerooms on the Washington Avenue side. I don't know whether I can finance this outfit or not, but it does look like a shame to let an opportunity like this go by, where the gross operating profit, not considering the ground value would be the same, plus between 35 and 50 percent.

This annex to the Lincoln would connect with a small passage way to the present annex, using the elevator system at the present annex, and making it very attractive Spanish architecture.

I believe the Lincoln will have even more business next year than it did this year, and I am going to drop Ed Romfha note and see if he can think of some plan by which we could tie up this investment to the

Mr. Victor Ehrhart - #2

present bonds, and get the money to do this job.
Hope you will have a chance to run down to Montauk.

Yours,

CARL G. FISHER

CGF-HM

MB dev

PLAN III ALLISON ISLAND

The general plan in mind is for a twenty foot road around the island 200 feet back of the water front, leaving the center of the island for tennis courts, parks, and hotel sites. An estimation is made of the selling value of only the land on the bulkhead. The hotel sites in the center of the land may be worth several hundred thousand dollars in the next few years.

The following is the estimated expense to complete this island with fill, bulkhead, top soil, planting, water mains, swimming pool, docks, light, and roads; and the proportionate costs to be charged to this unit from included railway connections, water connections, electric lights and power, street railway depot, bridge, and golf course.

Total length 3,000 feet	} 33 acres.
Total width 500 feet	
Rectangle 2,500 by 500 feet	
2 semi-circles 250 feet radius	

Engineering	\$ 3,000
Land (cost)	6,000
Clearing 10 acres @ \$80	800
Bulkhead 6,560 feet @ \$5	32,800
Filling 270,000 cubic yards @ 12¢	32,400
2 bridges	50,000
Water main	10,000
Lights, planting, top soil	20,000
Tennis courts	6,000
Swimming pool	4,000
	<hr/>
	165,000

GENERAL ITEMS of costs to complete the picture of Allison Island and to furnish ideal surroundings-- street car service, golf, etc.-- of which $\frac{1}{2}$ is charged to this Plan III.

Golf course	\$ 80,000
Golf club house	20,000
Water tower	12,000
3.2 miles electric railway @ \$30,000 ..	96,000
Planting expenses	20,000
Machinery for water tower	6,000
Main water main to connection	25,000
	<hr/>

Divided by -- 4) 259,000

64, 750

MB Lev

PLAN II LA GORCE ISLAND

The general plan in mind is for a twenty foot road around the island 350 feet back of the water front, leaving the center of the island for tennis courts, parks, and hotel sites. An estimation is made of the selling values of only the land on the bulkhead. The hotel sites in the center of this land may be worth several hundred thousand dollars in the next few years.

The following is the estimated expense to complete this island with fill, bulkhead, top soil, planting, water mains, swimming pool, docks, light, and roads; and the proportionate costs to be charged to this unit from included railway connections, water connections, electric lights and lower, street railway depot, bridge, and golf course.

Average (assured) ----- 60 acres
Perimeter (assured) ----- 5,500 feet

Engineering -----	\$	3,000
Land (cost) -----		12,000
Clearing 60 acres @ \$100 -----		6,000
Bulkhead 5,500 feet @ \$4 -----		22,000
Filling 390,000 cubic feet @ 12¢ -----		46,800
Road 2,000 feet -----		10,000
Bridge -----		16,000
Top soil and planting -----		5,000
Water main -----		8,000
Tennis courts -----		6,000
Street railway depot -----		2,000
Light and power -----		10,000
Swimming pool -----		4,000

\$ 150,800

GENERAL ITEMS of costs to complete the picture of La Gorce Island and to furnish ideal surroundings--street car service, golf, etc.--of which $\frac{1}{4}$ is charged to this Plan II.

Golf course -----	\$	80,000
Golf club house -----		20,000
Water tower -----		12,000
3.2 miles of electric railway @ \$30,000 -----		96,000
Planting expenses -----		20,000
Machinery for water tower -----		6,000
Mainwater connections -----		25,000

\$ 259,000

Divided by ---- 4) \$259,000
 \$ 64,750
 150,800
 Total ----- \$215,550

CORRECT BUILDING PERMITS

The following figures are not copies of reports in any other publication, but have been secured by us direct from the building inspectors of Miami and Miami Beach, and are, therefore, absolutely authentic. We recommend that these figures be saved by those who are interested in keeping up with the growth of the twin cities, inasmuch as correct comparisons may be made therefrom.

CITY OF MIAMI

	1921	1922	1923	1924	1925
January	\$ 229,700	199,700	321,500	454,989	1,058,631
February	199,700	108,500	209,100	1,351,900	3,716,990
March	398,200	266,700	422,600	643,663	2,599,480
April	424,300	225,700	836,300	1,915,342	2,729,548
May	615,800	385,600	499,000	1,469,060	
June	873,600	616,844	649,200	1,078,460	
July	400,900	367,300	1,229,900	1,927,830	
August	396,200	998,700	584,785	3,578,980	
September	412,100	528,600	489,725	1,426,539	
October	368,100	477,900	560,026	1,009,351	
November	440,000	191,400	475,438	1,395,660	
December	657,700	280,800	925,692	786,380	(4 months)
Total	\$5,416,300	\$4,647,744	\$7,203,266	\$17,038,154	10,104,649

CITY OF MIAMI BEACH

	1921	1922	1923	1924	1925
January	\$ 199,075	\$ 41,910	\$ 341,950	\$ 216,300	338,300
February	301,100	29,080	189,847	287,900	274,250
March	136,850	63,600	121,140	211,800	575,750
April	295,050	79,280	531,520	1,074,450	1,239,250
May	231,850	253,960	1,236,300	1,169,550	
June	89,650	172,650	377,510	920,550	
July	40,030	173,380	363,965	549,100	
August	34,375	162,275	173,668	393,750	
September	33,060	112,900	268,500	408,900	
October	40,525	146,550	265,550	535,450	
November	70,040	116,130	203,950	477,500	
December	31,600	130,900	111,700	762,100	(4 months)
Total	\$1,503,205	\$1,482,705	\$4,185,600	\$7,007,350	2,427,550

MIAMI AND MIAMI BEACH

	1921	1922	1923	1924	1925
January	\$ 428,775	241,610	663,450	671,289	1,396,931
February	500,800	137,580	398,947	1,639,800	3,991,240
March	535,050	330,300	543,740	855,463	3,175,230
April	719,350	304,980	1,367,820	2,989,792	3,968,798
May	847,650	639,560	1,735,300	2,638,610	
June	963,250	789,494	1,026,710	1,999,010	
July	440,930	540,680	1,593,865	2,476,930	
August	430,575	1,160,975	758,453	3,972,730	
September	445,160	624,450	825,576	1,544,801	
October	408,625	624,450	825,576	1,835,459	
November	510,040	307,530	679,388	1,873,160	
December	689,300	411,700	1,037,392	\$1,548,480	(4 months)
Total	\$6,919,505	\$6,130,449	\$11,388,866	\$24,045,504	12,532,199

Proposed Florida License Law

(Continued from Page 5)

ship, association or corporation, who as owner or lessor shall perform any of the acts, aforesaid, nor to persons acting as Attorney-in-fact under a duly executed power of attorney from the owner authorizing the final consummation by performance of any contract for the sale, leasing, or exchange of real estate, nor to include the services of an Attorney-at-Law in the performance of his duties as such Attorney-at-Law; nor to include, while acting as such, a receiver, trustee in bankruptcy, administrator or executor not to include a trustee acting under a trust agreement, deed of trust, or will, or the regular salaried employes thereof.

Section 3. It shall be unlawful for any person, firm, partnership, co-partnership or corporation to do business as a real estate broker or salesman until they or it shall have paid the license and registration fee as follows: the annual fee for each real estate broker license shall be \$10; the annual registration fee for each real estate broker in addition thereto shall be \$3; and the annual license for each real estate salesman shall be \$5 and in addition thereto an annual registration fee of \$1.50; said

registration fees shall be paid into a special fund of the State Treasury known as the Real Estate Brokers Registration Board Fund.

Section 4. Every applicant for a real estate brokers or salesman's license shall apply in duplicate, to the County Judge wherein he resides, or if a partnership, co-partnership, or corporation, in the County in which the principal place of business is located. Said application shall be on blanks prepared and furnished by the real estate brokers registration board. The application shall be accompanied by a license fee of \$10, and the registration fee of \$3 if a broker, and \$5 license fee and \$1.50 registration fee if a real estate salesman. The application shall also be accompanied by the affidavit of two citizens stating in said affidavit that they are citizens and freeholders, that they are not related to the applicant and have owned real estate for a period of one year in the county in which said applicant resides or has his place of business, and shall state that the applicant bears a good reputation for honesty, truthfulness, fair-dealing and competency and recommending that a license be granted to the applicant.

Every applicant for a broker's license shall state the name of the person, firm, partnership,

co-partnership, Association or corporation with which he will be associated in the business of real estate, and the location of the place, or places, for which said license is desired, and set forth the period of time, engaged in the real estate business, and if license has been refused or revoked in this or in any other state and shall be properly sworn to before a Notary Public or other officer duly authorized to administer oaths.

Every applicant for a license shall furnish a sworn statement setting forth his present address, both of business and residence, a complete list of all former places where he may have resided or been engaged in business during the last five years, and the length of such residence, together with the names and address of at least one real estate owner in each of said counties where he may have resided or have been engaged in business.

Every applicant for a salesman's license shall in addition to the requirements of this Section, also set forth the period of time engaged in the real estate business, stating the name and address of his last employer and the employer into whose service he is about to enter.

Every application for a real estate license shall be accompanied by the registration fee herein prescribed.

Every non-resident applicant



\$10,000,000 MIAMI-BILTMORE HOTEL AND COUNTRY CLUB AT CORAL GABLES