

V.F. Miami Beach - History

CITY OF

MIAMI BEACH

FLORIDA
ANNUAL REPORT

1926



City of Miami Beach, Florida First Annual Report

OF THE
City Manager

for the
Fiscal Year
November 1, 1925
to
October 31, 1926



21684F

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OFFICIAL DIRECTORY

LOUIS F. SNEDIGAR
MAYOR

COUNCIL

JOHN H. LEVI

PRESIDENT AND COMMITTEEMAN ON STREETS AND SEWERS

J. NEWTON LUMMUS, JR.

COMMITTEEMAN ON FINANCES

C. B. FLOYD

COMMITTEEMAN ON PUBLIC BUILDINGS

HARRY M. HICE

COMMITTEEMAN ON POLICE

FRANK C. HEAL

COMMITTEEMAN ON SANITATION

FRANK H. HENNING

COMMITTEEMAN ON FIRE AND WATER

WILLIAM A. SCOTT

COMMITTEEMAN ON PARKS AND DOCKS

LEGAL

S. GROVER MORROW

JUDGE OF MUNICIPAL COURT

G. E. McCASKILL

CITY ATTORNEY

ADMINISTRATION

CLAUDE A. RENSHAW

CITY MANAGER

C. W. TOMLINSON

CITY CLERK AND TAX COLLECTOR

J. S. STEPHENSON

DIRECTOR PUBLIC SAFETY

RAY S. MILLER

TAX ASSESSOR

ED. R. NEFF

CITY ENGINEER AND DIRECTOR

H. H. HORN

SUPERINTENDENT WATER DEPARTMENT

PUBLIC WORKS

A. C. RHOADS

BUILDING INSPECTOR

M. LATOUR

SUPERINTENDENT OF PARKS AND DOCKS

L. W. PLAGMAN

ELECTRICAL INSPECTOR

DR. C. F. ROCHE

HEALTH OFFICER

J. J. FARREY

PLUMBING INSPECTOR

G. L. BECK

SUPERINTENDENT SANITARY DEPARTMENT

H. R. DANIEL

SANITARY INSPECTOR

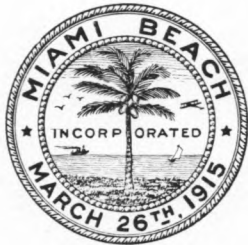
R. H. WOOD

CHIEF OF POLICE

J. D. HELMS

ACTING FIRE CHIEF

LOUIS F. SNEDIGAR
MAYOR



CITY OF MIAMI BEACH
INCORPORATED
MIAMI BEACH, FLORIDA

November 30th, 1926.

To the Honorable City Council,
Miami Beach,
Florida.

Gentlemen:-

It is with pride and pleasure that I submit to you a report prepared by our City Manager, C. A. Renshaw, showing the activities and municipal development of our city during the past five years.

A perusal of this report will convince you that our city's growth and development have been marvelous, and I believe without precedent.

Yours very truly,

A handwritten signature in cursive script that reads "Louis F. Snedigar".

LFS/C

Mayor

To the
Honorable Mayor and City Council,
City of Miami Beach, Florida.

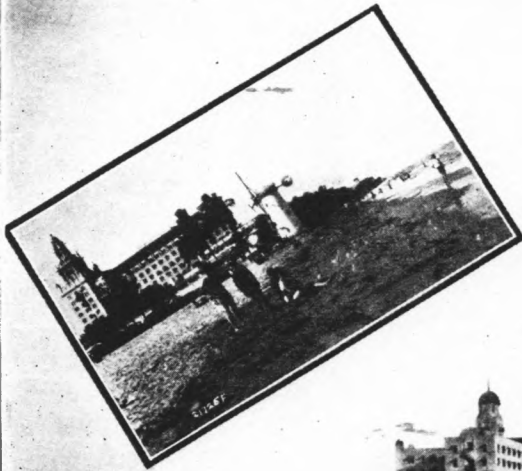
Gentlemen:

I am pleased to transmit herewith
the first annual report of the City
Manager, covering the activities of the
several departments of the city govern-
ment for the fiscal year ending October
31, 1926.

Respectfully submitted

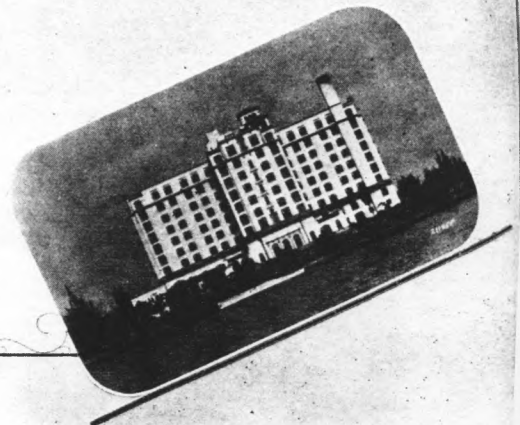
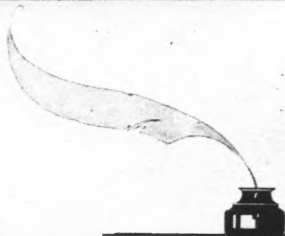
A handwritten signature in cursive script, appearing to read "Paul H. Henshaw". The signature is written in dark ink and is positioned below the typed name.

Miami Beach, Florida,
November 30, 1926.



A FEW OF
THE
MANY

HOTELS



GENERAL HISTORY

THAT HISTORY IS NOT SO MUCH a matter of a sequence of milestones of happenings and events along the march of time but rather a record of accomplishments and achievements, regardless of time, is proven by the story of the development of Miami Beach.

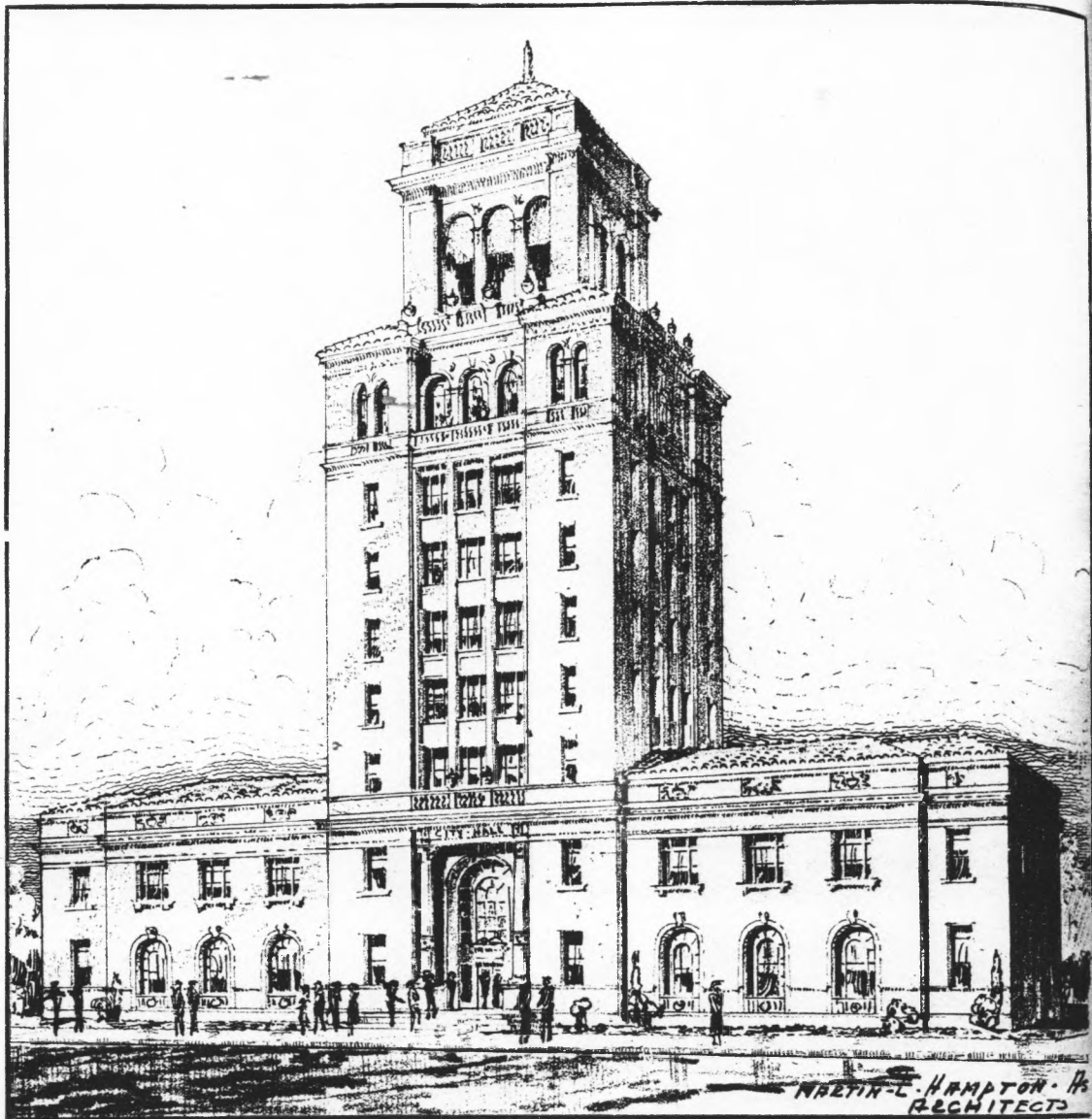
Not longer than twenty years ago sunny blue skies smiled down upon a semi-tropical island separated from the mainland of Florida by Biscayne Bay on the west, bathed on the east side by the beautiful waters of the Gulf Stream, and caressed by balmy breezes, but overspread everywhere by tangled mangrove swamp and inhabited by perhaps ten settlers. Such was the site of the City of Miami Beach.

Reclamation work began. Mangrove growth gave way before clearing forces; long bulkheads appeared and, under the onslaught of huge dredges, the bay surrendered its contribution for fills; magically, there arose, six feet above sea level, a great expanse of earth, spread over 6.98 square miles, or more than 4,406 acres. First row boats, then a wooden bridge, furnished the means of communication with the mainland. In 1920 a three-mile causeway was constructed, across which four lines of traffic and two lines of street railway now thread their way, and last year this was paralleled by a similar structure wide enough to accommodate an equal amount of traffic.

Landscape artists undertook to pattern a masterpiece of beauty on a scale hitherto unattempted weaving in riotous color gorgeous tropical shrubs and flowers along the broad avenues and picturesque waterways, transplanting to kindly soil full-grown trees, spreading green carpeted golf courses and parkways here and there, so that, with magnificent hotels and beautiful homes set like jewels in a tapestry, Miami Beach is today one of the most beautiful cities in the country and a far-famed playground.

A survey taken at the close of its eleventh year discloses the fact that Miami Beach is a city of approximately 10,000 all year residents, having an estimated winter population of 20,000, and an assessed property valuation of \$66,753,465. Palatial residences, quaint villas and modest bungalows go to make up the city's 782 homes. In addition there are 174 apartment houses, of from four to 50 units each; 50 hotels, ranging from 25 rooms to a \$2,000,000 palace; 300 stores and office buildings; and a hospital constructed at a cost of \$1,500,000. Five casinos and bathing pavilions, two polo fields, four golf courses, a million-dollar amusement pier, extending 600 feet into the ocean, and two ocean front parks provide every facility for enjoyment of the 360 days of sunshine and surf bathing per year which the City of Miami Beach can boast.

That an intensive effort has been made to keep pace with the city's phenomenal growth in providing municipal improvements is evidenced by the departmental reports herein embodied. Certainly no city of its size has ever attempted a more extensive construction program than that accomplished by Miami Beach within the past few years.



PROPOSED
MUNICIPAL OFFICE BUILDING

FUNDS AVAILABLE AND CONSTRUCTION AUTHORIZED

MUNICIPAL BUILDING OPERATIONS

IN ORDER TO SECURE THE MAXIMUM efficiency from the offices, not only more space but a concentration of the municipal departments, now scattered in various places, has become a necessity. Accordingly, bonds were voted for a new city hall July 31, 1925, in the amount of \$300,000 and, after careful consideration, a site on Washington and Drexel Avenues, between Eleventh and Twelfth Streets, was purchased for the sum of \$135,000.

Because this site borders on four streets the city hall here erected will stand out always in distinct relief, unobstructed by any other building or buildings. With this in mind, there was designed a structure, beautiful and architecturally graceful in appearance, yet an office building modern in every detail. The plans, as drawn by the architects, contemplate a modified adaptation of Spanish type, 167½ by 48 feet, two stories high, surmounted in the center by a nine-story tower, 50 feet square, rising 135 feet above the second story. Three major considerations were given attention in planning the interior, namely, to secure the greatest convenience at the least possible expense, and to provide for future growth.

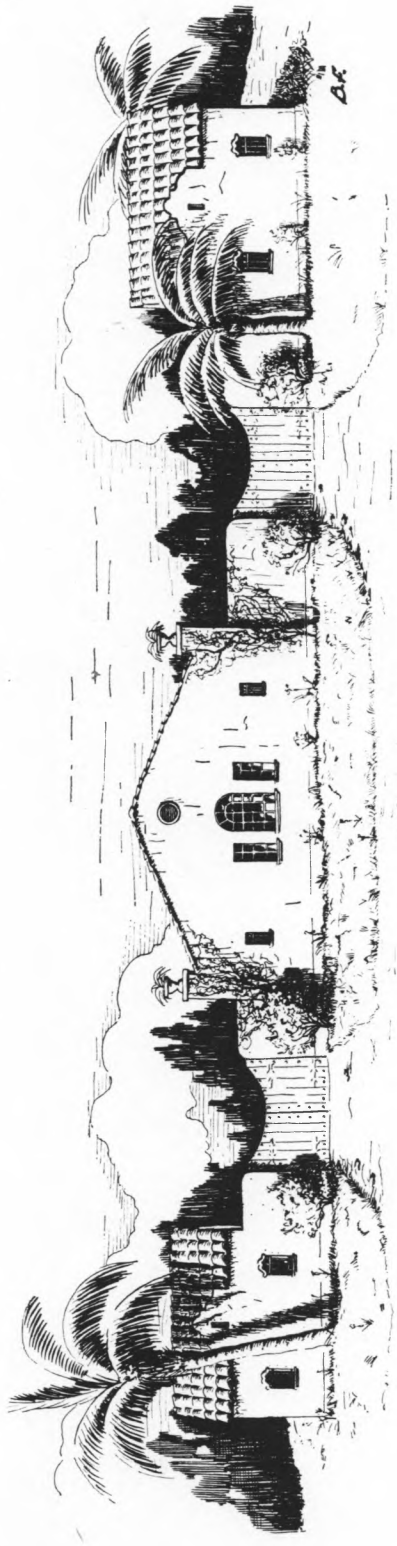
On September 8, 1926, 22 bids were received for the construction of this building, ranging from \$279,000 to \$362,870, but for various reasons it was deemed advisable to reject these bids and, while no definite date has been set, an early authorization for re-advertisement will undoubtedly be made and work will proceed without further delay. The end of the next fiscal year will, in all probability, find the city government functioning in a new home.

MUNICIPAL GARAGE AND WAREHOUSE

One of the greatest opportunities for effecting a saving in municipal purchasing has been delayed, due to the fact that quantity purchasing could not be done to any extent. The city possessed no suitable place for the storage or handling of materials, making it necessary to buy in small quantities, generally at retail prices.

Along with this has grown the problem of adequate storage facilities for repairing city cars and trucks, the latter work having been handled during the past year by a division of the Water Department, charging each of the other departments its pro rata share of the cost. This necessarily overtaxed the capacity of the small shop of the Water Department, with a consequent overflow onto the city hall lot, thus creating an unsatisfactory, as well as unsightly, condition. To meet these needs a combination warehouse and garage is being constructed just south of Fifth Street on Alton Road.

Plans and specifications for the building were furnished by architects from a scheme worked out by the City Engineering Department. The industrial character of the structure is concealed by the artistic treatment of the exterior, an effort having been made to improve the general appearance of the locality, which borders on Biscayne Bay and constitutes one of the approaches to the city from the county causeway. Built about a rectangular inner court, only the walls of the building will be visible, all gasoline pumps, repair shops, black-



MUNICIPAL GARAGE AND WAREHOUSE

TO BE COMPLETED JANUARY 1, 1927

smith shops, storage rooms, etc., opening from the inside of this court. Shrubs and plants will be attractively placed so as to lend to the whole an appearance in keeping with the campaign to keep Miami Beach a city beautiful.

Construction of the building, now well under way, is scheduled for completion January 1, 1927, and, including the cost of the concrete flooring, the plumbing and the electrical work, to be done by the city's forces, it is estimated that the total cost will not exceed \$40,000.

CITY DOCKS During the past few months the Engineering Department has made plans for a dock and additional warehouse adjacent to the site of the municipal garage to provide for Miami Beach a proper landing place for regular boat service. This dock will be for passengers primarily and also will include facilities for handling some freight.

These plans include a seawall 415 feet in length, constructed of 38-foot steel sheet piling driven into solid rock, leaving only an eight-foot projection above "mean low water," behind which would be thrown a fill to the eight-foot elevation, using material from the channel cut. A warehouse 40 by 90 feet, approached by sidewalks and roadways, leading through suitable parkway to Alton Road, are a part of the design, execution of which would approximate \$125,000.

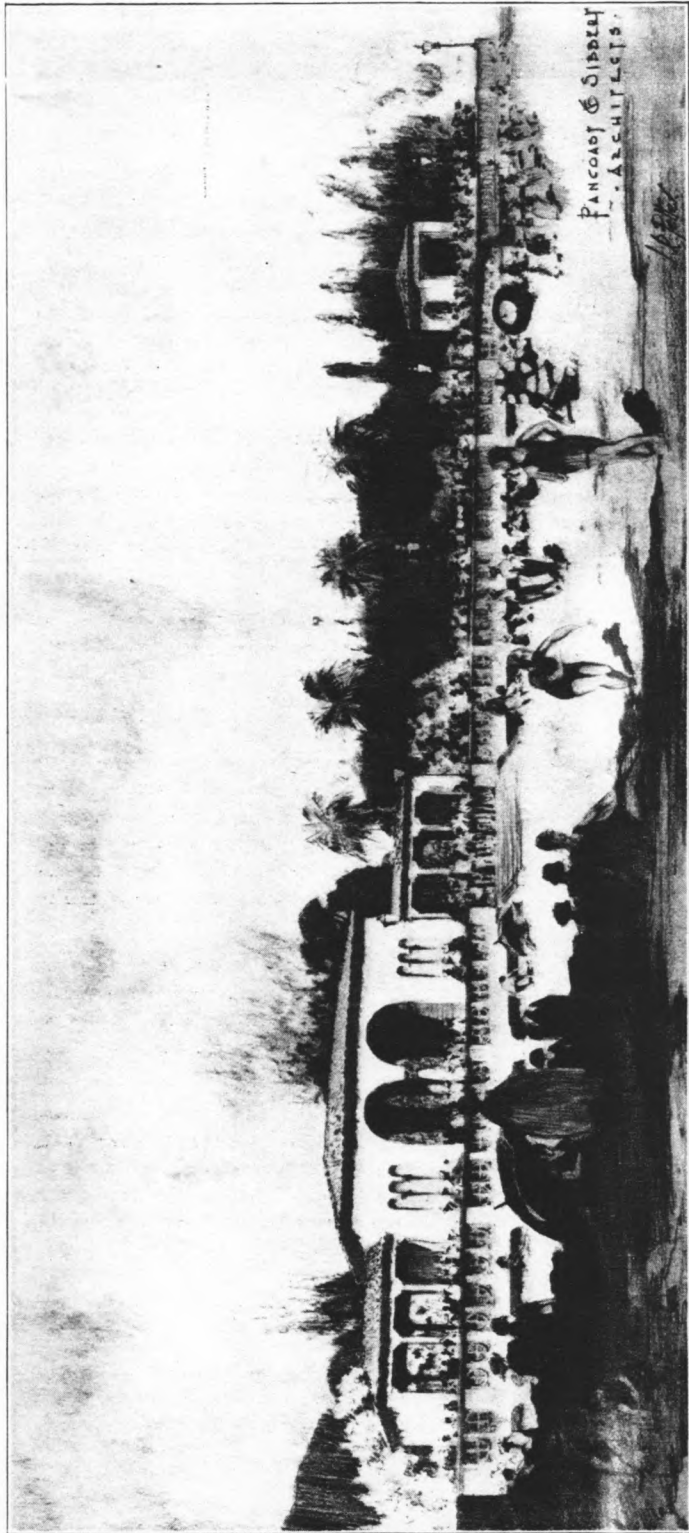
That such a landing place will eventually have to be provided is obvious, since at the present time not only all freight but all passengers must be transferred across the county causeway. Looking to future needs, plans have been made for this improvement and are being studied carefully.

BOARDWALK A bathing beach equalled by few places and surpassed by none exists at Miami Beach. No opportunity has been neglected to provide means for the fullest enjoyment of this asset and in August, 1926, the citizens of this city authorized a bond issue in the amount of \$475,000 for a further attraction in the form of a beautiful boardwalk along Lummus Park. Extending 4,085 feet, this is to be the first of three units, each of approximately the same length, so that when the plan is finally completed Miami Beach will have 12,000 feet of boardwalk.

To make this the most artistic as well as the most substantial structure of its kind was the aim of the architects, working in conjunction with the City Engineering Department, and a study was made of the most famous boardwalks of the world. A design has been produced so artistic as to be a monument to the city and so practical as to provide every convenience from drinking fountains to perfectly appointed rest rooms.

The Engineering Department designed the sub-structure of heavy concrete columns, supporting concrete beams, to withstand the heaviest seas. On this will rest the wooden deck, 40 feet in width, with two chair lanes, each six feet wide. Although this deck will have an elevation of approximately nine feet above the water it will be only two or three feet above the natural ground level so that it will in no way present an obstruction of the view of the water from Ocean Drive. At intervals of 200 feet stairways lead to the sand of the beach, while inclined ways will afford entrance from the park. Adequate lighting will be furnished by use of artistic lighting standards which harmonize with the general architectural scheme.

Bids on this structure were to have been received on October 13, 1926, but due to the unusual conditions existing just prior to that date on account of the storm of September 17-18, the matter was postponed temporarily. The next fiscal year, however, will doubtless include a report of the completion of this work.



PROPOSED BOARDWALK ALONG THE OCEAN FRONT

BONDS AUTHORIZED

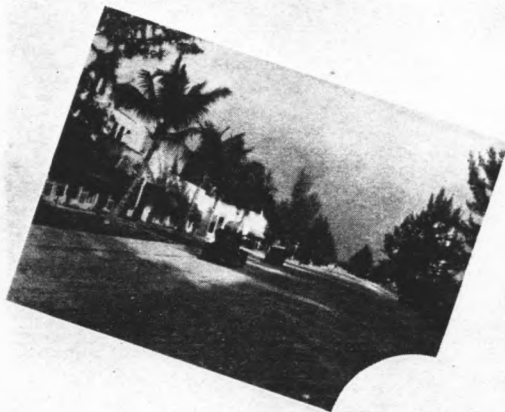
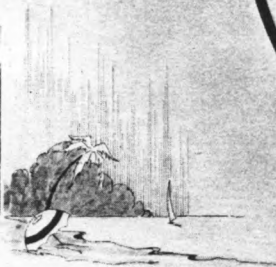
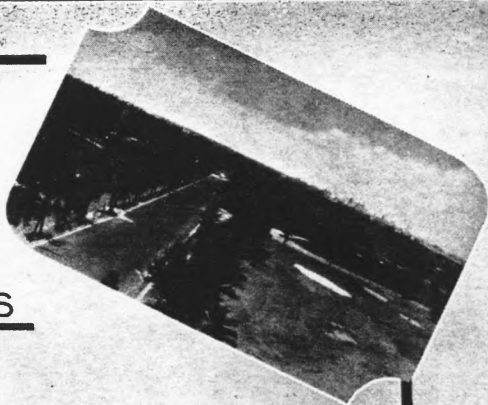
Part One

DEPARTMENT
OF
PUBLIC WORKS
AND
ENGINEERING





BEAUTIFUL
THOROUGHFARES



BUREAU OF STREETS

THE assistant engineer, two field parties, a chief draftsman, and three assistants compose the staff of this particular bureau. Though all matters are finally submitted to the city engineer, the assistant engineer with field parties and inspectors is directly in charge of all construction of street paving, sidewalks and street lighting installations. The chief draftsman, and his assistants, besides making all maps, checking record plats, and establishing street grades, also makes all plans for street improvements, sidewalks and seawalls; writes specifications for the contracts; makes estimates for payment; attends to the advertisements and tabulation of bids, and finally prepares the assessment rolls covering the cost of such improvements.

WORK The work of this division was unusually heavy during the past fiscal year, comprising the supervision and planning of all street paving construction, involving an expenditure of \$798,064; the construction of all sidewalks, amounting to \$67,911; and the installation of whiteway lighting systems, total cost of which was \$108,945. In addition to the supervision of these improvements comprehensive surveys were made on 60 streets and avenues, a total length of 20.2 miles; profiles run and platted; and grades established on all streets as far north as the U. S. Coast Guard Life Saving Station. Maps were prepared and grades established, plans were outlined and estimates drawn for 604,416 square yards of future paving, covering 52 streets and avenues and 37.87 miles of sidewalk, by way of contemplated improvement.

To 75 applicants the bureau furnished, free of charge, street lines and sidewalk grades. This service makes for uniformity of levels and lines where streets and sidewalks are concerned, being therefore, as decided a benefit to the city as to the private property owner.

HOUSE NUMBERING A house numbering system was inaugurated during the year and numbers placed on each building. At the same time an atlas was made composed of 91 sheets, scale of one inch to the hundred feet, including all of Miami Beach to the city limits, and a number of the islands. This record, being very complete, has been of great value not only to the city departments, but to the post office department and to others.

STREET SIGNS At the beginning of this year the streets of Miami Beach were inadequately marked with painted wooden signs, many of which had been in use so long that the paint had been removed by wind and rain. To improve this condition a study was made of uniform street marking systems, also of various types and materials, for selection of the sign best suited to the atmospheric conditions peculiar to this section. After very careful investigation an enameled iron sign, durable, legible, and attractive in appearance, was purchased.

A total of 989 of these signs, combined in pairs, with the pairs placed at right angles, were mounted on galvanized iron pipe standards, set in concrete footings at diagonal corners of each street intersection.

**STREET
PAVING**

The greatest factor of the modern traffic problem has been eliminated in this city by the plan of its streets, which at a minimum are 39 feet in width, with some of them approaching boulevard widths of 70 and 76 feet. Generally speaking, they are of asphaltic type and have been constructed under contract.

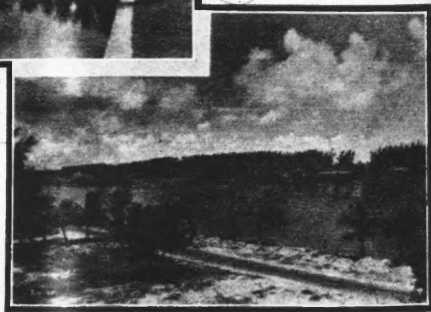
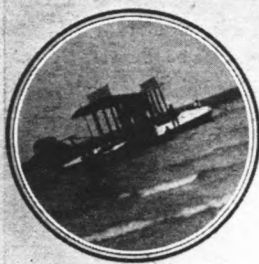
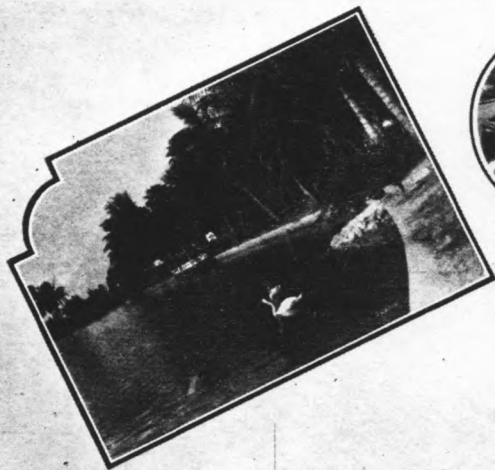
During the past year the following extensions were made which, according to the tabulation, are divided into three parts with regard to the date of contract for the work.

CONTRACT LET BEFORE NOV. 1, 1925 AND FINISHED 1926

Location	Feet Length	Sq. Yds	Cost
First Street, Washington Avenue to Alton Road	720	6,393	\$ 21,865.09
Alton Road, First Street to Fifth Street.....	1,990	18,149	61,121.78
Washington Avenue, First Street to Lincoln Road.....	7,650	67,149	220,179.38
Washington Avenue, Biscayne Street to First Street.....	510	2,117	8,505.24
Fifteenth Street, Alton Road to Washington Avenue.....	2,950	13,675	48,426.31
First Street, Collins Avenue to Washington Avenue.....	280	721	3,010.81
Fifth Street, Washington Avenue to Collins Avenue.....	286	1,577	4,634.85
Ocean Drive, First Street to Sixth Street.....	2,180	5,631	15,846.89
Euclid Avenue, Third Street to Fifth Street.....	668	2,691	9,720.17
Fourth Street, Washington Avenue to Alton Road.....	1,830	7,483	26,393.15
Seventh Street to Fourteenth Street inclusive. Washington Avenue to Collins Avenue.....	1,520	7,958	22,985.46
Sixth Street, Washington Avenue to Collins Avenue.....	286	529	1,766.70
Twentieth Street, Park Avenue to Collins Avenue.....	650	2,307	6,996.53
Ocean Drive, Sixth Street to Fourteenth Lane.....	4,100	17,552	24,240.33
Alley between Michigan Avenue and Jefferson Avenue, Second Street to Third Street.....	400	800	1,142.48
Bay Road, Lincoln Road to Collins Canal.....	450	1,750	3,850.59
	26,552	156,730	\$480,685.59

CONTRACT LET AFTER NOV. 1, 1925 AND FINISHED 1926

Location	Feet Length	Sq. Yds.	Cost
Bridge Road on Belle Isle.....	1,290	6,682	\$ 35,901.29
Dade Boulevard, Biscayne Bay to North Meridian Avenue	3,425	21,432	92,439.22
Alley between Washington Avenue and Collins Avenue, Biscayne Street to Fourteenth Street.....	6,200	11,037	22,928.65
Michigan Avenue, Dade Boulevard to Alton Road.....	500	3,406	10,173.61
Eighteenth Street, Alton Road to West Avenue.....	400	2,818	16,793.00
Alton Road, Eighteenth Street to Nineteenth Street.....	370	2,751	11,161.34
Pine Tree Drive, Twenty-fifth Street to Thirtieth Street.....	1,200	.....	2,954.18
Alley between Ocean Drive and Collins Avenue, Four- teenth Street to Fourteenth Lane.....	500	400	1,902.58
Alley between Lenox Avenue and Alton Road, Fifth Street	300	654	1,672.43



Drexel Avenue, Fourteenth Street to Espanola Way.....	800	236.00	410.82
Second, Third and Fourth Streets.....	8,400	4,299.33	8,809.86
Ocean Drive, First Street to Sixth Street.....	4,000	3,074.52	6,740.94
Euclid Avenue, Third Street to Fifth Street.....	1,300	665.23	1,371.29
Eleventh Street, Alton Road to Washington Avenue.....	2,300	2,233.3 1050	1,958.95
Twentieth Street, Sheridan Avenue to Collins Avenue.....	900	500.00	845.34
Sheridan Avenue, Nineteenth Street to Twentieth Street.....	450	219.81	381.42
Twenty-ninth Street, Indian Creek Drive to Collins Avenue	650	371.60	634.56
Collins Avenue, Twenty-fourth Street to Thirtieth Street.....	500	1,742.6 556	1,794.94
Twenty-first Street, Washington Avenue to Sheridan Avenue	750	450.58	778.18
Meridian Avenue, Nineteenth Street to Collins Canal.....	500	274.34	461.33
Twenty-first Street, Park Avenue to Collins Avenue.....	600	344.50	591.16
Twenty-second Street, Park Avenue to Collins Avenue.....	600	346.78	623.85
Ocean Drive, Sixth Street to Fourteenth Lane.....	4,100	4,330.42	9,002.94
	59,990	30,211.72	\$61,511.77

CONTRACT LET DURING 1926

Location	Feet Length	Sq. Yds.	Cost
Dade Boulevard, Biscayne Bay to Alton Road.....	965	508.00	1,062.58
Eighteenth Street, West Avenue to Alton Road.....	570	494.00	1,015.54
Alton Road, Eighteenth Street to Nineteenth Street.....	740	641.00	1,271.10
Alton Road, Lincoln Road to Canal.....	1,678	1,678.00 910	1,550.78
Causeway Approach	575	1,600.00 788	1,500.00
TOTAL	4,528	4,788.00	6,400.00
GRAND TOTAL SIDEWALK CONSTRUCTION DURING YEAR	64,518	34,999.72	\$67,911.77
TOTAL SIDEWALKS IN THE CITY	58.5 miles		

Miami Beach has 7.72 miles of inland waterways which contribute largely to SEA WALLS the beauty of the city. These waterways are bulkheaded on either side and bordered by artistic parkways. On the west, the city has a bay frontage of 6.64 miles and, on the east, an ocean frontage of 7.89 miles. This frontage applies to Miami Beach proper and does not include the islands in Biscayne Bay, which islands lie within the city limits, and, when included, give the city a total bay frontage of 25.49 miles with 40.7 miles of bulkhead.

During this year a concrete seawall was built along the east side of Indian Creek from Twenty-seventh to Forty-fourth streets, a length of 4,400 feet, at a cost of \$51,789.32. This wall was designed by the Engineering Department, though built under contract.

Not including those on the Venetian Islands, the city has nineteen bridges. BRIDGES Two new bridges are being constructed across Collins Canal at a cost of \$78,000; one at Alton Road, the other at Twenty-third Street. Both are of reinforced concrete, with a 54-foot roadway, and a five-foot sidewalk on either side and each carrying single track railways, is capable of accommodating as much traffic as the county causeway with the new widened viaducts.

By agreement with the commercial light and power company, current and WHITEWAY maintenance of the city's whiteway lights is furnished at a unit cost, based on the size of the lamps. The completion of the whiteway program for 1926, now being carried out under two contracts, will cover 22,900 feet of streets with 382 lights, at a cost of \$108,945, giving this city an effective lighting system. On Washington Avenue

and First Street a combination trolley and light pole is being used, thus eliminating all wooden poles. The standards, unusually artistic, are set at 100-foot intervals, each carrying a 400-candle power lamp which makes of these streets highly illuminated and beautiful thoroughfares. On Dade Boulevard the light standards are set approximately 100 feet apart, but are so placed as to have a light opposite each fifty feet on the center line of street.

The installations for the year covered the following territory:

DADE BOULEVARD—

Pine Tree Drive to the Bay.

BRIDGE ROAD—

Across Belle Isle.

ALTON ROAD—

First Street to Fifth Street.

Lincoln Road to Nineteenth Street.

FIRST STREET—

Alton Road to Ocean Drive.

BISCAYNE STREET—

Washington Avenue to Ocean Drive.

WASHINGTON AVENUE—

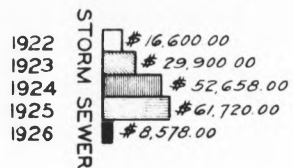
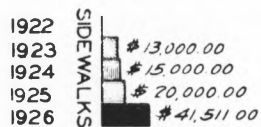
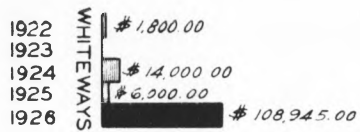
Lincoln Road to Biscayne Street.

TWENTY-THIRD STREET—

Park Avenue to Collins Avenue.

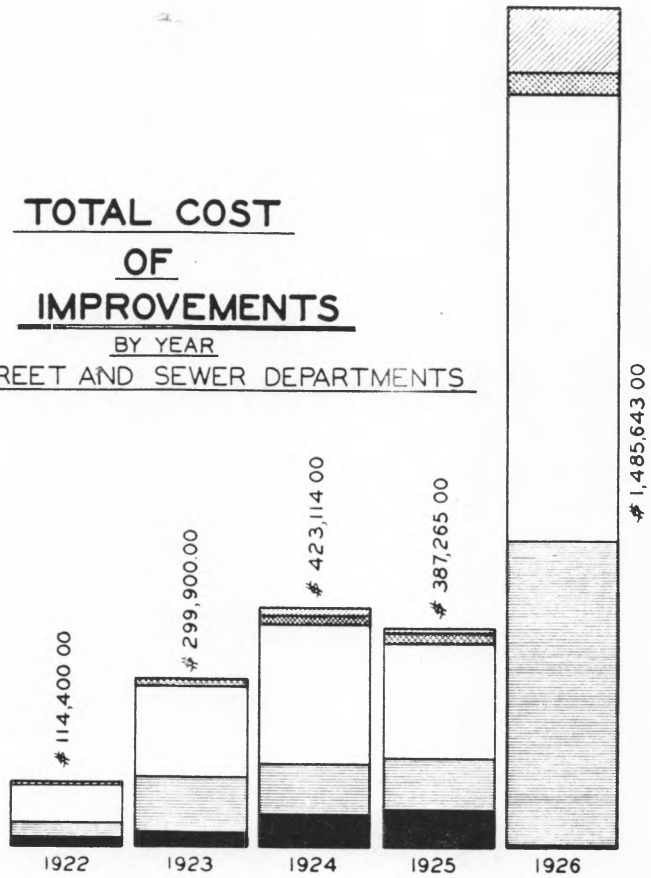
TOTAL WHITEWAY IN THE CITY.....28.26 miles

IMPROVEMENTS BY YEAR

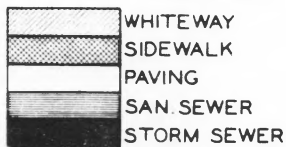


\$ 790,537.00

**TOTAL COST
OF
IMPROVEMENTS**
BY YEAR
STREET AND SEWER DEPARTMENTS



LEGEND



BUREAU OF SEWERS

THE BUREAU OF SEWERS consists of three branches, namely: design, construction and maintenance. The division of design is in charge of a chief draftsman, who, with his assistants, prepares plans of the various sewer systems; computes the estimates; draws up the specifications and arranges for letting of contracts. During the period of construction this force prepares the contractors' payment estimates, records the progress of the work, and does all office work in connection with the sewer construction, including the assessment rolls for such improvements.

The construction division is headed by a construction engineer who has at his command field engineering parties to make all surveys for proposed sewer work and give essential lines and grades to contractors. A corps of inspectors under this division is constantly on the job, while contractors are at work, to see that specifications are complied with.

The maintenance division has at its head an engineer who, in turn, has a few gangs of laborers, supervised by foremen, to accomplish the work of maintenance. This division takes over the sewer districts upon final completion by the contractors, keeping lines, man-holes and catch basins in operation by use of modern flushing and cleaning equipment and a constant surveillance and inspection of the sewers. Immediately after the back-filling of a sewer trench by a contractor, a maintenance crew repaves the torn up sections of the street. In the old sanitary sewer districts, where house connections were not extended to the property lines, the maintenance men connect the sewers to the property, upon petition of the owner. This division has also constructed several small sewer districts and done a variety of miscellaneous work, keeping the machinery at the pumping plants in good working order and operation.

The following summary gives the cost of the work of the bureau for the year:

CONSTRUCTION AND ENGINEERING COSTS

Cost of Sanitary Sewers, contracted and constructed.....	\$ 614,534.81
Cost of Storm Sewers, contracted and constructed.....	70,299.25
Cost of Miscellaneous work, contracted and constructed.....	212,203.70
Estimated Cost of Proposed Sanitary Sewers (plans prepared).....	265,000.00
Estimated Cost of Proposed Storm Sewers (plans prepared).....	735,000.00
TOTAL COST OF IMPROVEMENTS.....	\$1,897,137.76
Total cost of engineering for above.....	68,000.00
Percentage engineering cost to total cost.....	3.6%

SANITARY SEWERS The sanitary sewer system of the City of Miami Beach is divided into three distinct systems, the sewage in each district draining by gravity to a centrally located pumping station from which it is pumped through force mains to the outfall. These systems are classified as System No. 1, System No. 2, and System No. 3, respectively, and may be geographically located as follows: System No. 1 comprises the southern extremity of the city, with Dade Boulevard as its northern boundary; System No. 2 lies in the center of the city, Dade Boulevard being its southern boundary and Surprise Lake describing its northern border; System No. 3 extends north from Surprise Lake to the north city limits. These systems are subdivided into sanitary sewer districts according to location, the sewer requirements determining the boundaries of the district.

The sewage in System No. 1 drains into a well of 75,000 gallons capacity at the Eleventh Street Pumping Station, from which it is forced through a main by two electrical pumps, of 1,500 gallons per minute capacity each, to the outfall at the extreme southern tip of the city. Work on this system, which was the first prosecuted at Miami Beach, is now complete, giving service to 5,200 lots through 21.8 miles of trunk line.

The new Twenty-eighth Street Pumping Station, which is further described in this report, will take care of System No. 2, likewise forcing the sewage to the outfall. Approximately 75 per cent of this system is either now completed or in the process of construction, and within two months from the date of this report will be completed and in operation, serving 2,100 lots with its 15.8 miles of trunk line and 9.1 miles of laterals. With the completion of the entire system there will be in operation more than 21 miles of main line and 15 miles of laterals serving 3,500 lots.

As yet no work has been done or contracted for in System No. 3, but the designs are well under way and it will be but a short time until the steady growth of Miami Beach in this direction will demand work there.

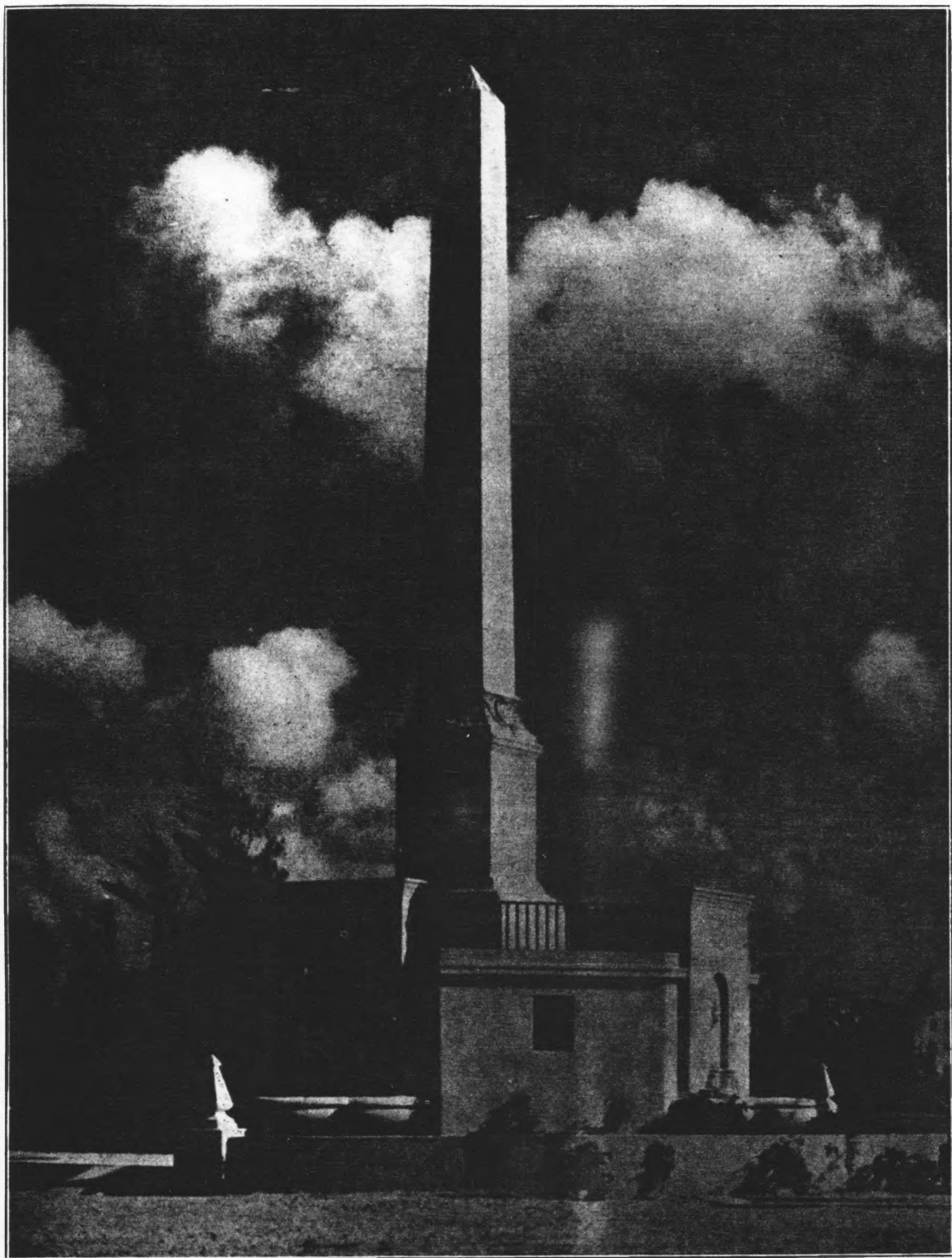
Charts accompanying this report indicate clearly the progress of sewer sanitation at Miami Beach during the last few years, showing the rapid growth of the city and the steps taken to meet the needs of the increased population. Preliminary surveys and plans have been made for 4.5 miles of proposed sanitary trunk lines and 4.5 miles of laterals in System No. 2, and designs outlined for System No. 3, by preparing plans for four miles of mains and 5.5 miles of laterals in that system, the cost of which is estimated at \$265,000.00.

The following tabulation shows the sanitary sewer work done between November 1, 1925, and October 31, 1926, keeping in mind the fact that all of the sewer laterals are of six-inch pipe, and that 60 per cent of the trunk lines are of eight-inch pipe, varying uniformly to 36-inch as a maximum.

WORK UNDER CONTRACT NOVEMBER 1, 1925 Completed After That Date.

District No.	Feet Trunk Line	Feet Laterals	No. of Wyes	Total Cost
SR-52	5,263	13,558	530	\$40,291.24
SR-53	839	293	8	2,448.04
SR-55	5,520	3,398	132	11,320.27
SR-56	1,676	861	50	3,559.25
SR-61	1,557	0	29	1,680.65
SR-62	784	0	12	955.08
SR-63	410	531	16	1,085.25
SR-64	410	570	16	863.40
SR-65	542	46	15	1,146.16
SR-66	2,414	580	92	8,508.85
SR-67	1,725	1,057	47	6,603.93
TOTALS	21,143	20,894	947	\$78,462.13

Since the sewer construction above outlined was composed of so many short and more or less scattered lengths it is almost impossible to describe the location except in a general way. Districts SR-52 to SR-67, inclusive, comprise a part of System No. 1 and will provide sanitation for the area between Alton Road and Biscayne Bay, from Fifth Street to Twentieth Street; that section between Michigan Avenue and Alton Road, from Lincoln Road to Collins Canal; and the territory bounded by Park Avenue, Washington Avenue and Collins Canal.



TWENTY-EIGHTH STREET PUMPING STATION

**WORK CONTRACTED BETWEEN NOVEMBER 1, 1925, AND
OCTOBER 31, 1926**

District No.	Feet Trunk Line	Feet Laterals	No. of Wyes	Total Cost
SR-85	1,796	0	24	\$10,520.13
SR-89	8,726	5,714	161	95,812.99
SR-90	8,464	687	141	64,790.53
SR-91	6,858	5,497	205	35,705.22
SR-92	525	100	9	10,873.45
SR-93	8,062	4,708	158	44,276.76
SR-94	10,609	1,120	152	56,320.27
SR-95	1,265	330	35	5,071.27
SR-96	2,395	356	55	18,950.93
SR-81	846	530	58	2,532.20
SR-97	865	885	39	4,343.67
SR-98	13,416	13,673	427	78,446.17
SR-99	544	49	7	2,423.60
SR-100	2,074	1,626	86	7,564.79
SR-101	2,085	315	33	7,862.32
SR-102	7,883	8,367	231	38,199.65
SR-103	8,397	1,901	137	41,738.50
SR-104	1,682	763	74	7,071.02
SL-1		1,245	24	2,007.38
SL-2		450	15	1,561.83
TOTALS	86,572	48,316	2,071	\$536,072.68

Districts SR-85 to 104, inclusive, represent four-fifths of System No. 2 and were placed in those sections where the necessity for sewer extensions seemed most urgent.

STORM SEWERS The City of Miami Beach is divided into several storm sewer districts, the boundaries of which are determined by topographical features of the territory. These sewers are separate and distinct from the sanitary sewers and the districts follow no definite scheme of systems as do the sanitary lines. Through these sewers the water is carried, without the aid of pumps, by means of siphon action and by gravity, to the outfalls in Biscayne Bay and the many canals which weave their way through North Miami Beach.

One of the distinctive features of the storm sewers, now being incorporated in the designs, is the siphon outlet. This feature entirely eliminates the turbid appearance of the water, caused by the underground mangrove seepage, surrounding the outlets of a direct outfall sewer, by permitting the storm sewers to function only when the sewers are filled. Naturally, the rain water is of such volume that the slight amount of odorous, turbid water in the lines is so diluted that the outflowing storm water is clear and odorless. This feature has been thoroughly tested out and has proven highly successful.

Designs and plans were prepared during the year for 6.3 miles of storm sewers, taking care of 1,343 acres when completed. Together with the lines now in operation this will drain all of Miami Beach from its southern extremity to Sixty-third Street, an area of 1,995 acres, and will give the city an adequate storm sewer system for a total expenditure of \$900,000.

The following tabulations show the progress of storm sewer construction and a summary of the work accomplished during the year just closed.

Part Two

DEPARTMENT
OF
INSPECTIONS



**WORK CONTRACTED BETWEEN NOVEMBER 1, 1925 AND
OCTOBER 31, 1926**

District No.	Feet Trunk Line	Length Catch Basin Con.	Acres Drained	Cost
SR-88	438	731	63	\$8,578.48
TOTALS	438	731	63	\$8,578.48

**WORK UNDER CONTRACT NOVEMBER 1, 1925
Completed After That Date**

District No.	Feet Trunk Line	Length Catch Basin Con.	Acres Drained	Cost
SR-47	237	240	15	\$ 1,589.42
SR-57	1,330	289	26	5,175.40
SR-58	390	166	12	2,009.37
SR-59	2,421	716	87	29,143.91
SR-60	2,547	1,262	54	23,802.67
TOTALS	6,925	2,673	194	\$61,720.77

District SR-88 drains a narrow strip about 500 feet wide, north of Collins Canal from Prairie Avenue to the Bay, including the southwest corner of the north part of the Miami Beach Golf Course.

Districts SR-47 to SR-60, together with those previously constructed, drain the following described tracts: all of that territory lying between the Government Cut and Sixth Street; Meridian Avenue, between Sixth Street and Eighth Street; Meridian Avenue to the Bay from Ninth Street to Twelfth Street; Meridian Avenue to the ocean, from Eighth Street to Twelfth Street; Twelfth Street to Fifteenth Street, between Euclid Avenue and Meridian Avenue; Fifteenth Street to Lincoln Road, between Drexel Avenue and Alton Road; Lincoln Road to Collins Canal, between Alton Road and the Miami Beach Golf Course; Lincoln Road to Thirtieth Street, between the ocean, Miami Beach Golf Course, and Indian Creek.

TOTAL AREA NOW DRAINED BY STORM SEWERS.....652 ACRES

**MISCELLANEOUS
SEWER WORK**

Miscellaneous sewer work for the year consisted of the completion of work in four sewer districts, the Twenty-eighth Street Pumping Station force main, the Indian Creek siphon, and the construction of the Twenty-eighth Street pumping station. Work has also been started on relining the walls of the Eleventh Street pumping station.

Perhaps the most outstanding piece of work was the construction of the pumping station at Twenty-eighth Street. This structure, centrally located on a plot of ground bounded by Pine Tree Drive, Twenty-eighth Street, Flamingo Drive and Sheridan Avenue, is of a most modern type. As much care and thought was given to its architectural design as to the engineering features. Rising 50 feet above the ground from a magnificent base of artistic proportions is a slender obelisk, and surrounding this monument there will soon be flowers, palms and fountains, marking the station, not as an ordinary pumping plant, destined for some remote part of a city, but as a structure, splendid and graceful, surrounded by a beautiful park, yet performing an important duty, efficiently and silently. Two electrical pumps of 104 horse power each, capable of pumping together 7,000 gallons per minute from a well of 170,000 gallons capacity, force the sewage south through a 20-inch cast iron main. These are the most important parts of the mechanism, though the other parts, such as the sluice gates, screen chambers, and venturi meters, each perform their own particular function.

MISCELLANEOUS WORK CONSTRUCTED
Between November 1, 1925 and October 31, 1926

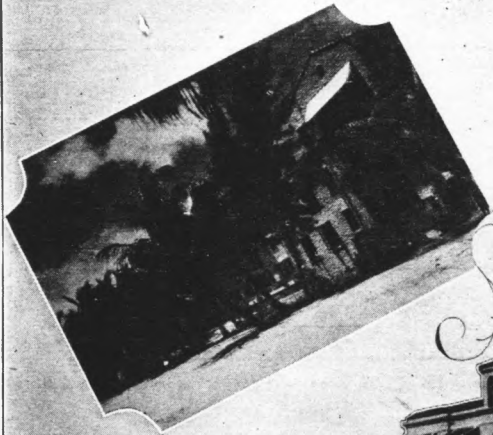
District No.	Length of 6-inch Laterals	Cost
HC-3	1,322	\$1,176.58
HC-4	242	268.62
HC-5	94	179.08
HC-6	78	84.24
TOTAL	1,736	\$1,708.52
Twenty-eighth Street Pumping Station Force Main.....		\$ 74,364.26
Twenty-eighth Street Pumping Station and addition to Eleventh Street Pumping Station		130,839.44
Indian Creek Siphon.....		6,000.00
Relining Walls Eleventh Street Station.....		1,500.00
Total		\$212,703.70
GRAND TOTAL		\$214,412.22

HC-3 is a sewer lateral district providing connections to an existing line in an alley between Collins Avenue and Washington Avenue running from Sixth Street to Fourteenth Way.

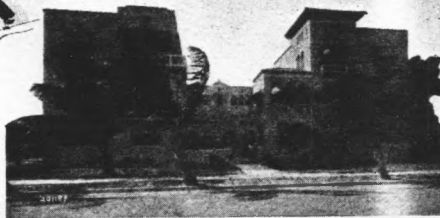
HC-4 provides connections from the existing sewer line on Alton Road extending from First Street to Fifth Street.

HC-5 provides connections in the alley south of Lincoln Road extending from Lenox Avenue to Alton Road.

HC-6 is in the alley west of Alton Road extending from Seventeenth Street to Collins Canal.



PARTMENTS



INSPECTION BUREAUS

RECORDS OF BUILDING OPERATION in Miami Beach were begun in the office of the building inspector in January, 1922. A complete story of the growth and development of the city may be found in those statistics today, as the figures following will indicate.

BUILDING CODE When it became obvious that the city was destined to speedy growth, attention was immediately turned to the adoption of a building code which would obviate the likelihood of inferior construction. Accordingly, after most careful consideration, there was drawn and adopted a building code which, rigidly enforced, has guaranteed the proper stability and protection.

TYPE OF CONSTRUCTION Generally, the predominant type of construction at Miami Beach has a distinct trend toward the stucco effect, blending naturally with the Spanish and Mediterranean architectural motifs being sought for "atmosphere" in this particular climate. Wholly concrete; a combination of frames and blocks; concrete frames and hollow tile and exclusively frame structures exist, depending entirely upon restrictions of the territory in which they are built. Because of this, it is impossible to say that Miami Beach has one particular and exclusive type of building construction.

ZONING While the city is not actually zoned, except as to fire limits, it is districted into sub-divisions which have been restricted as to types of construction and use.

These restrictions are clearly set forth in the deeds to the property. The sub-divisions are controlled by the development companies and when the permit has been issued by the building inspector there is no probability of violation of provisions.

ANNUAL ITEMIZED REPORT OF BUILDING PERMITS

From November 1, 1925 to October 31, 1926

	Permits	Amounts			
Residences	86	\$1,491,800	Retaining Walls.....	8	57,250
Apartments	27	1,400,500	Filling Stations.....	13	64,000
Stores	15	101,000	Boat House Docks.....	1	1,500
Additions and Alterations.....	84	244,650	Casinos	1	80,000
Stores and Warehouse.....	6	152,650	Pump Houses	3	1,650
Garages	25	103,380	Signs	9	1,945
Factories	6	133,000	Shops	2	3,000
Oil Tanks and Walls.....	1	57,000	Oil Burners.....	3	3,250
Warehouses	5	22,500	Porches	3	3,100
Temporary Barracks.....	4	2,250	TOTALS	408	\$6,486,196
Rest Room.....	1	700		Permits	Amounts
Barn	1	950	November	47	\$ 868,975
Offices	1	24,500	December	48	1,077,950
Telephone Office Bldg.....	1	150,000	January	41	409,700
Pumping Station.....	1	125,000	February	43	630,000
Refreshment Stands.....	8	6,160	March	26	463,450
Piers	2	620,000	April	50	807,090
Theatres	1	150,000	May	29	225,950
Hotels	3	668,000	June	33	908,705
Miscellaneous	55	49,155	July	26	185,960
Boat Slips	1	100,000	August	29	447,110
Water Tanks	1	15,000	September	19	321,775
Schools	1	275,000	October	17	139,525
Stores and Offices.....	20	307,000	TOTALS	408	\$6,486,190
Garage Apartments.....	9	70,300			

BUILDING OPERATIONS, 1921 TO 1926

	1921	1922	1923	1924	1925	1926
January	\$ 374,300*	\$ 41,910	\$ 341,950	\$ 216,300	\$ 338,300	\$409,700
February	301,100	29,080	189,847	287,900	274,250	630,000
March	136,850	63,600	121,140	211,800	609,250	463,450
April	295,050	79,280	531,520	1,074,450	1,239,250	807,090
May	231,850	253,960	1,236,300	1,169,550	1,169,650	225,950
June	89,650	172,650	377,510	920,550	2,017,424	908,705
July	40,030	173,380	363,965	549,100	3,547,133	185,960
August	34,375	162,275	173,668	393,750	2,290,350	447,110
September	33,060	112,990	268,500	408,900	3,049,700	321,775
October	40,525	146,550	265,550	535,450	1,220,300	139,525
November	70,040	116,130	203,950	477,500	868,975	.....
December	31,600	130,900	111,700	769,500	1,077,950	.....
TOTAL	\$1,678,430	\$1,482,705	\$4,185,600	\$7,014,750	\$17,702,532	.....

* Estimated.

	1923	No.	1924	No.	1925	No.
Residences	\$1,604,300	134	\$2,238,600	150	\$4,481,349	237
Hotels	1,516,745	16	1,771,000	8	4,850,750	21
Apartments	677,450	40	1,584,050	33	6,019,550	101
Hospitals .....	.....	.....	364,000	1	.....	.....
Store Buildings and Offices.....	26,500	5	255,850	8	1,459,100	77
Repairs and Alterations.....	86,590	68	207,350	91	129,525	73
Auditoriums and Theatres.....	50,000	1	164,750	2	.....	.....
Office Buildings.....	52,350	9	109,000	2	.....	.....
Miscellaneous	65,380	39	91,100	38	434,675	31
Powerhouses .....	.....	.....	75,000	1	.....	.....
Garages	30,028	20	60,000	22	57,850	26
Oil and Filling Stations.....	17,750	3	45,300	4	.....	.....
Fire Stations.....	.....	.....	16,000	1	.....	.....
Schools	16,665	1	25,750	1	.....	.....
Club Houses.....	.....	.....	4,500	1	24,250	1
Barns	34,652	9	2,000	1	.....	.....
Pump Houses.....	2,500	1	.....	.....	.....	.....
Bandstands	6,690	1	.....	.....	.....	.....
Churches .....	.....	.....	45,625	1	.....	.....

ELECTRICAL INSPECTIONS As shown by insurance records the number of fires attributable directly to faulty electrical wiring would readily convince the most thoughtless of the importance and necessity for such inspections. It is required, therefore, that a permit be secured for all such installations. For each permit a fee is charged, based on the number of outlets, and the aggregate of these fees, turned in with the city's general revenue, is used for maintaining this branch of work. Using the standards of Insurance Underwriters, these installations are further followed up and inspected to insure their safety.

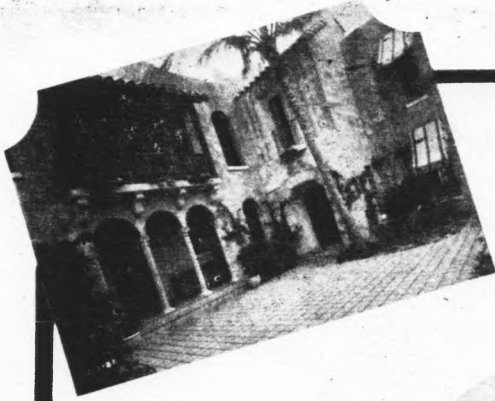
During the fiscal year just closed the following electrical permits were issued:
TOTAL PERMITS ISSUED DURING YEAR.....729

**PLUMBING
INSPECTIONS**

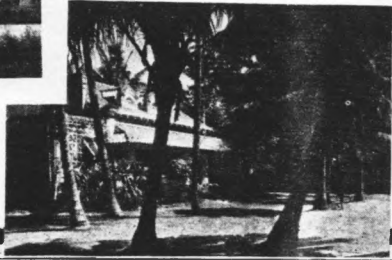
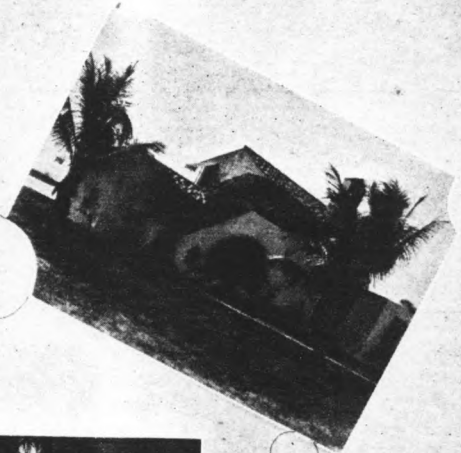
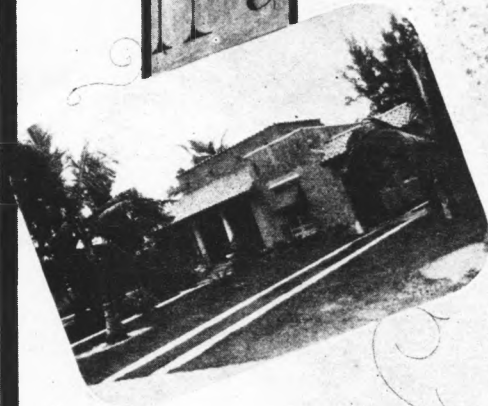
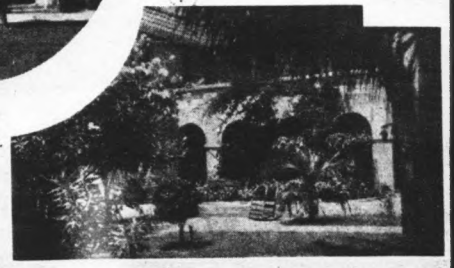
Proper observance of rules and regulations for the installation and connection of plumbing fixtures is almost as important as that of electrical installations. And, in a similar manner, permits are issued and inspections made.

TOTAL PERMITS ISSUED DURING YEAR..... 984

INSPECTIONS MADE1,758



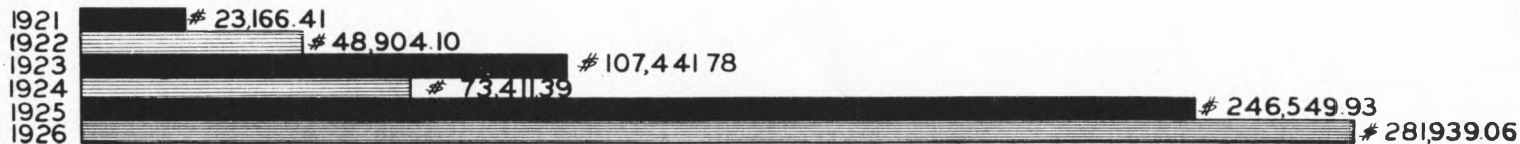
Homes



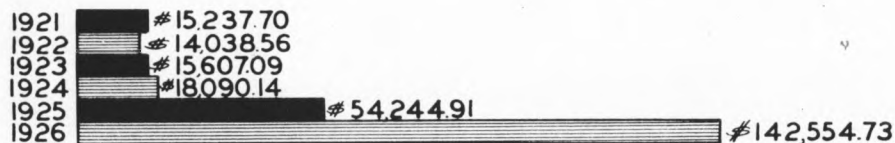
Part Three

WATER
DEPARTMENT





BOND FUND EXPENDITURES



COLLECTIONS



AVERAGE AMT. OF WATER USED PER.
24 HOURS -- TAKEN DURING MONTH OF FEB

WATER DEPARTMENT

OWING TO THE PROXIMITY of the City of Miami Beach to the ocean and the bay, it is impracticable to obtain locally a supply of water which can be readily softened by ordinary chemical processes. Consequently, in March, 1925, the city council entered into a contract with the Miami Water Company for the delivery of softened water to the Miami Beach supply line at the west end of the county causeway, where it is metered, and then conducted through a 16-inch wood line across the causeway to be distributed through the municipal distribution system. The water is secured from deep wells near Hialeah: softened, filtered, and chlorinated by use of most modern equipment. Both wells and equipment are the property of the City of Miami, and the water, when finally turned into the mains ranks, by Government analysis, with the very best chemically softened waters in the United States.

SUPPLY LINES When the peak of consumption reached 2.75 million gallons per day during the winter of 1925-26, due to the unprecedented growth of Miami Beach, it became apparent that the 16-inch supply line would soon be inadequate. After a thorough study of the situation, anticipating the future growth and development of the city, plans were prepared for auxiliary lines across the new Venetian Way. Accordingly, the Water Department is now engaged in laying two 16-inch cast iron lines, one on either side of the viaducts, merging into a 20-inch cast iron main on the fills. When this work is completed, as scheduled, by December 25, 1926, at a total cost of approximately \$175,000, the capacity of the city's water system will have been trebled, or increased to 6,400,000 gallons per day. Plans prepared call for additional supply lines across the bay on other causeways, as they are constructed to the north. These supply lines were designed so that in the future, should conditions warrant, Miami Beach can acquire its own source of water supply and feed all of its lines from the west side of the bay.

DISTRIBUTION SYSTEM The distribution system, which is owned by the city, is made up of approximately 45 miles of pipe, principally cast iron, ranging in size from six to ten inches; 13 miles of small temporary lines, ranging from three to six inches; and nine miles of large cast iron equalizing mains of from 12 to 20 inches diameter. Considerable difficulty has been experienced in the past in securing uniform pressure on account of the extreme length of the City of Miami Beach and the fact that all of the water has heretofore been supplied from the county causeway near the south end of the territory. At times the pressure, particularly in the territory north of Collins Canal, has been wholly inadequate. To correct this deficiency, a 16-inch cast iron main has been constructed on Jefferson Avenue, from Eleventh Street to Collins Canal, and is now being extended along Prairie Avenue to Forty-seventh Street, and tied into cross lines at frequent intervals. A 12-inch cast iron main has also been installed on Sixty-third Street, connecting the Alton Road, Bay Road and Collins Avenue lines. These, together with 53 smaller projects, involving six-inch to 20-inch pipe, ranging in length from a few hundred feet to several thousand feet, constitute the major portion of the year's water main extension program. Although there is yet much to be done in this direction, these improvements will aid greatly in solving the problem of equalization of pressure.

The following tabulation shows the size and extent of the mains installed during the year just closed.

	Feet
6-inch Cast Iron Main.....	36,310
8-inch Cast Iron Main.....	23,390
10-inch Cast Iron Main.....	4,800
12-inch Cast Iron Main.....	7,200
16-inch Cast Iron Main.....	5,310

TOTAL MAIN INSTALLED THIS YEAR.....77,010 feet

Note: In addition this department installed 10,000 feet of 20-inch pipe for the sewer bureau.

TOTAL MAIN SYSTEM IN THE CITY.....66.7 miles

PALM AND HIBISCUS ISLANDS SYSTEMS

Until recently Palm and Hibiscus Islands were supplied with water from an independent system owned and operated by a development company. Acting on a petition of the property owners of these islands, the distribution systems mentioned were purchased by the City of Miami Beach for the sum of \$9,500 and connected to the supply line across the causeway.

SERVICE LINES

All service lines, from the main in the street to private property lines, are constructed, upon application of the owner of the property, and billed to him by the Water Department on a basis of actual cost of the installation. These lines, varying in size from three-quarters of an inch to eight inches, are maintained by the city, but beyond the property line, where the meter is usually placed, the responsibility for maintenance rests with the property owner.

At the close of this fiscal year there was a total of 1,450 services in the city, as shown by the following summary:

6-inch services	3
4-inch services	14
3-inch services	11
2-inch services	147
1½-inch services	101
1-inch services	184
¾-inch services	990

TOTAL SERVICES IN CITY.....1,450

METERS

In January, 1926, approximately 60 per cent of the services were metered. Since there is actually no equitable method of assessing water charges other than by meter measurement, and because of a change in water rate schedule in July, 1925, the department undertook to meter every service line in use. By May, 1926, this work was completed so that the city is now 100 per cent metered, and, while the consumers' bills in many instances decreased, the city's revenue has nevertheless increased. This is easily accounted for when one stops to consider the question of leakage, which consumers are prompt to have repaired when the service is metered, but dilatory often when the service is being billed at a flat rate or charge. These meters are read and bills rendered quarterly.

RATES As previously stated, water is purchased from the Miami Water Company at wholesale and distributed to Miami Beach consumers by the city. This wholesale cost to the City of Miami Beach, at the west end of the causeway, is slightly in excess of 14 cents per thousand gallons. Owing to pipe line losses, slow registration of consumers' meters, and other contributing causes, only about 72 per cent of the water purchased is actually accounted for by the revenue collected. Therefore the water, as used by the consumer, costs the city nearly 20 cents per thousand gallons, without taking into account interest and depreciation, maintenance of lines, reading of meters, and general overhead. The retail price to consumers, as fixed by the present rate schedule, ranges from 40 cents to 25 cents per thousand gallons, depending upon the quantity used, and averages, after allowing the five per cent deduction for prompt payment, approximately 31 cents per thousand gallons. Although this rate is not at this time sufficient to make the Water Department absolutely self-supporting, it is hoped that by a continued increase in water consumption, and a correspondingly decreased overhead, added to an improvement in the percentage of water accounted for, that it will be possible during the coming year to make a substantial reduction in the water rates.

EMERGENCY AUXILIARIES Four water tanks, one of 500,000 gallons and three of 100,000 gallons capacity, guarantee ample storage of water in case of emergency. Two auxiliaries which can be put into operation upon a few minutes' notice, each made up of an eight-inch, four-stage Manistee centrifugal pump, operated by a six-cylinder Sterling engine of 225 h. p., are also a part of the auxiliary system. Gasoline furnishes the motive power for these units, one of which is located at the steel water tower at First Street, the other at Headquarters Fire Station at Liberty Avenue and Twenty-third Street. Several wells stand in readiness, should it be necessary to use them in case of extreme emergency or disastrous fire.

FIRE HYDRANTS These appurtenances, although virtually the right arm of the fire department, are installed and maintained by the Water Department. It is perhaps pertinent here to mention the fact that, due to improvements in the water system, as well as to the efficient fire department, during the past year the Board of Fire Underwriters has changed the classification of Miami Beach, for the purpose of determining basic fire rates, from third to first classification, plus ten per cent.

During the year 80 fire hydrants were added to the system.

TOTAL NUMBER OF FIRE HYDRANTS.....210

Part Four

DEPARTMENT
OF
PUBLIC WELFARE



BUREAU OF HEALTH

THE CLOSE OF THE PRESENT fiscal year marks the third anniversary of the Health Bureau of Miami Beach. Sponsored and aided by representative leaders of the community, the bureau was officially created prior to the opening of the fall term of the public schools in September, 1923, when the city council appointed a practicing physician as health officer and a community nurse to supervise and direct the public health policies of the city.

HEALTH CONDITIONS

It can be safely stated without fear of contradiction, that no city in the United States has a lower disease incidence per capita than Miami Beach. This, in spite of the fact that from November until May, yearly, winter guests are drawn from all sections of the country at a time when the curve of acute infectious diseases begins to be sharply accentuated upward in the north, reaching its peak in March. A late medical authority several years ago, in writing of the great susceptibility to pneumonia during the winter months, applied to this condition the fitting phrase of "Captain of the Men of Death." Records on file and open to inspection fail to indicate more than one-half dozen such cases in a period of three years in this city, and the greater part of them, mild in character. Disease producing bacteria cannot exist in the presence of fresh air and sunshine, supplemented by clean food, and milk and water of unexcelled quality.

SCHOOL CLINIC

Supervision of upwards of one thousand school children is maintained in the public schools during the year, and this service will be extended to the private institutions this season. Every child must have a physical examination before qualified for admittance. All defects are noted and parents promptly notified. Each child is weighed at intervals of five weeks and individual nutritional factors closely scrutinized throughout the year. Daily inspections are made for the purpose of immediate detection of any abnormality. Water, milk and food receive daily attention in the municipal laboratory. Vaccination, though not compulsory, is urged for all children who have not been provided with this protection and is done without charge at the school clinic. A modern first aid unit in charge of graduate nurses is provided for immediate first aid. The health program in the schools may be considered thoroughly modern.

HOSPITAL

During the past year the city has made a decided forward advance in matters pertaining to health efficiency, comment on which is fitting at this time. Until this year the community has been without hospital facilities, which in times of emergency have been acutely felt. In July of this year an arrangement was made by the city, with the Allison hospital, whereby the latter institution would place at the disposal of the city six beds, available at all times for the proper disposition of such contingencies as might arise. The result of this splendid acquisition has been a feeling of security not heretofore possessed because of the knowledge that a part of a thoroughly modern institution is now added to the armamentarium of the bureau.

MUNICIPAL LABORATORY

Another commendable feature has been the establishment of a municipal laboratory, available to all physicians, without which health administration is sorely handicapped. Daily reports are now available as to the purity and quality of milk, water and foodstuffs. Particularly advantageous has been its application to clinical diagnosis wherein the prompt determination of a suspicious case is of paramount importance.

Man should crave no greater asset than the knowledge that he is physically and mentally sound. Parents prize no security comparable to the realization that the health of their children is considerably less assailable than under average conditions. This knowledge and that security operates to a high degree in a community situated ideally from a geographical and climatological standpoint as is Miami Beach, and as borne out by tabulated statistics.

BUREAU OF SANITATION

THE GROWTH OF THIS DIVISION came in conjunction with the growth of the City of Miami Beach. Previous to December, 1925, there was a sanitary inspector for the city, but no record was kept as to the work executed until December, 1925, when a record was begun, showing every inspection as well as all work done under the bureau.

A foreman was later engaged to relieve the inspector of the field sanitation work, previously under the latter's direct charge, and an extensive program of cleaning the premises of the hotels, restaurants, places of business, apartment houses and private residences was inaugurated. The bureau had on its payroll between 30 and 35 laborers, three trucks, a team of mules and a cart for hauling trash from hotels, restaurants, business places, apartment houses, private residences, vacant lots and streets.

SCOPE OF WORK

The work handled by this division covers an extensive field, as indicated by the following headings:

- I. Inspections.
 1. Health Certificates.
 2. Premises of hotels, restaurants, meat markets, grocery stores, soda fountains and bakeries.
 3. Prior to issuance of license.
 4. Barber and beauty parlor shops.
- II. Beach Cleaning.
- III. Picking up Papers.
- IV. Lot Cleaning.
- V. Hauling Trash.
- VI. Sanitary Dump.
- VII. Complaints.
- VIII. Sanitary Bonds.

INSPECTIONS

Persons employed in handling food, foodstuffs, dishes and utensils used in serving the public, are required to be examined by the city health officer, a practicing physician, by whom the certificate of good health is issued. By this means the public is protected from infectious diseases.

Hotel and restaurant kitchens, dining rooms, ice boxes and food storage rooms, are thoroughly inspected for cleanliness and sanitation. Soda fountains are given frequent inspections and particular attention is given to drinking glasses and receptacles used for serving the public.

Storage rooms of bakeries, the materials used for baking, and the shelves and equipment used for baked products, as well as the store where baked goods are exhibited and sold, are required to be clean and sanitary. Bakery delivery cars must be adequately equipped, well kept and clean to comply with the sanitary regulations.

Meat markets and grocery stores are more frequently inspected, with particular attention to ice boxes, and the foodstuffs sold. The cooperation of the merchants has been such that it has been necessary to bring only one case into court for the entire year. Since December 15, 1915, to the present date, 915 inspections have been made.

Before restaurants, soda fountains, delicatessen stores, ice cream parlors, grocery stores, meat and fish markets are issued a license to operate, an inspection of the proposed place of business is made to ascertain whether there is adequate plumbing, proper equipment and proper screening to comply with the sanitary regulations. Fifty-two such inspections have been made since December 15, 1925.

Barber shops and beauty parlors are required to have at all times a sufficient supply of hot and cold water, to give special attention to sterilization of brushes, combs, razors, shears and clippers, and the supply of clean linen, and every six months the operators are required to procure a health certificate.

Whenever contagious and infectious diseases are reported, this bureau communicates with the health officer, and, at his order, proper procedure is taken for the isolation or quarantine of the patient, and the disinfecting and fumigating of the room used by the patient. Only six cases of contagious diseases have been reported since December 15, 1925, to the present time.

All complaints regarding stagnant water; the accumulation of garbage, or the burning of same on premises; septic tank leakage or any other sanitary nuisance or violation, trivial, or well founded, are investigated by this bureau and given prompt attention. It would be impossible to classify and accurately report the number of such calls and investigations which were taken care of during the year.

BEACH CLEANING The beach, a playground which this city offers to the public, comes under the jurisdiction of this division. That the beach may always be a clean and safe place where citizens and visitors may enjoy a healthful pastime, all rubbish found on the beach is picked up and deposited in large cans placed conveniently for that purpose, while driftwood and like accumulations are burnt or removed, and the sea-weed raked and buried. The distance on the beach cleaned daily averages around two miles or 600 miles a year.

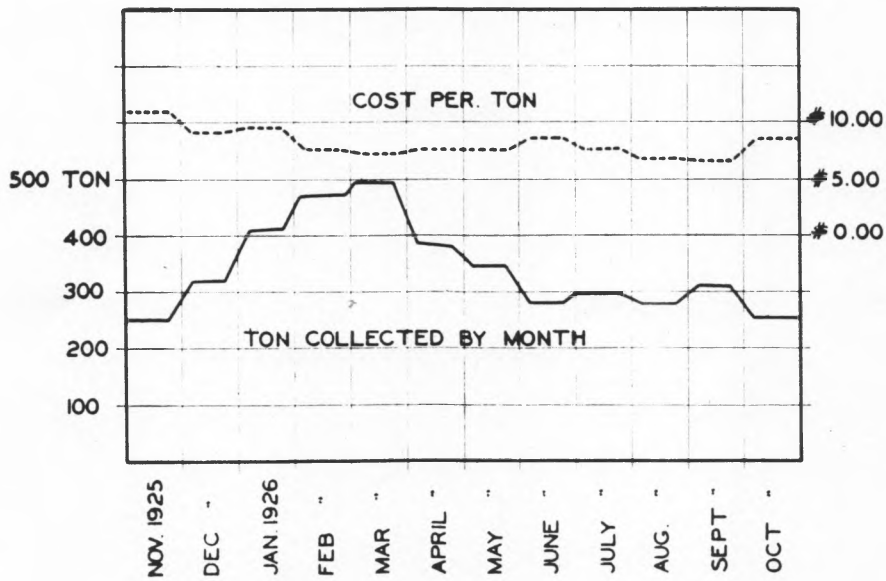
PICKING UP PAPERS An average of four men employed to pick up papers strewn about the streets, sidewalks, lots and other parts of the city are at this work every day.

LOT CLEANING The owners of all property are required to destroy weeds, undergrowth, rubbish, trash and unsanitary matter within 15 days after December 1st, March 1st, June 1st and September 1st, all within the fiscal year from November 1st to October 31st. On failure of property owners to comply with this requirement, the city causes such work to be done and makes the cost a charge and lien against the property.

This work is under the jurisdiction of the sanitary bureau, and is under the direct charge of the sanitary inspector.

Lots cleaned for the year 1926 total 12,834.

HAULING TRASH To insure a clean and sanitary city, this division has for its use trucks for hauling trash and rubbish left on sides of streets, vacant lots and public places. Private hauling has been done to accommodate the public, but since the operation was a total loss, and a large percentage of the bills have not been paid, the work was gradually reduced, and finally dropped.



**COST OF
COLLECTION & DISPOSAL
OF
GARBAGE**

CITY OF MIAMI BEACH, FLA.

SANITARY DUMP

In order to accommodate the other departments of the city, private haulers and citizens who do their own hauling, a dumpman has been stationed at the city dumping grounds, Bougainvillea Avenue, Biscayne Point, to take care of the place.

SANITARY BONDS

With every building permit issued by the building inspector, a cleanup bond of \$50.00 is required to be deposited with the city to insure the proper cleaning of the premises after the completion of the building. Unless the premises are cleaned within a reasonable length of time after completion of the building, this division undertakes the work and deducts from the bond the amount so expended. A total of 206 inspections of this kind have been made.

COLLECTION GARBAGE

Garbage tags are secured from the city, for which there is a charge of \$5.00 for one year's service, or \$3.00 for six months for residences, and ten cents per can for hotels, restaurants, or apartment houses. This tag, numbered to correspond with the records of the department, must be displayed in a conspicuous place near the place of deposit of garbage cans and entitles the holder to collection twice a week for each residential tag, and daily at hotels and apartment houses, cans being furnished by the city. Four trucks, fitted with special bodies for holding the cans begin their itinerary each morning loaded with empty cans and lids for replacement of the filled cans as they are collected along the routes. The trucks, when loaded to capacity, proceed to the garbage dock at the foot of Biscayne Street, where as soon as the load is deposited, clean cans are loaded on for delivery.

GARBAGE DISPOSAL

Immediately after the can is placed on the dock it is emptied onto a belt conveyor and conveyed to a lighter, this belt conveyor being a great labor saver. The top of the lighter is about 10 feet above the dock and as soon as a truck load of cans are loaded into one of the hoppers of the lighter, the hatch is covered until the arrival of another truck load. The two men, who load the garbage into the lighter, wash and disinfect the can immediately, placing them in the rack for distribution by the next truck.

The steel side dumping lighter, 91 feet by 31 feet, with six hoppers having hatch covers, and a total capacity of 13,409 cubic feet or 275 tons, was built for the City of Miami Beach in 1925. Draft when loaded is about six feet and the lighter is fitted with high pressure gasoline-driven pump with two-inch hose.

Every Wednesday this lighter is towed out to sea approximately ten miles and dumped into the Gulf Stream, and as soon as this is done, the pump is started and all hoppers, as well as the deck of the lighter, are washed clean before the lighter is towed back to the docks.

BUREAU OF PARKS

THE IMPORTANCE OF THIS DEPARTMENT cannot be measured by the size of the organization conducting it. Its personnel numbers a superintendent, time keeper, one nurseryman, an expert tree mover and three practical gardeners, with laborers varying in number according to the work under way. Their equipment consists of two trucks and a tree lifting apparatus mounted on a Mack truck chassis.

Considering the fact that there is no dormant season in this climate and that the luxuriant tropical foliage and flowers constitute one of the city's chief attractions, the importance and scope of this work of the Park Department cannot be overestimated or over

valued. No effort has been spared to make the appropriation of \$15,800, set aside for that work, count for the largest possible showing in caring for the city parks, street parkways, canal banks and bridge approaches, besides maintaining the playgrounds, tennis courts, life-saving stations and comfort stations. Every nook and corner has been viewed with an eye to making the most of its latent possibilities.

Streets and avenues bordered by stately coconut, cabbage palms, Washingtonian palms, Australian pines and almond trees, interspersed with hedges of gorgeous flowering hibiscus, plumbago and oleanders, scarlet bougainvillea vines, clambering here and there between rows of brilliant crotons, parkinsonias, russelias, pittisporum and other plants and shrubs greet the eye of the beholder at every turn and transform the city into a veritable garden of riotous color.

Further than this, it is the delight of the superintendent of the department to assist in every way possible at all times by supplying advice and information to private property owners interested in the matter of beautification by planting.

LUMMUS PARK Along the ocean front from Sixth Street to Fourteenth Terrace extends the city's beautiful play and recreation center known as Lummus Park. With a magnificent driveway on one side and bathing beach on the other; with picnic grounds and a band stand; with tennis courts, volley ball courts, and children's playgrounds, amusement and recreation is here for old and young alike. Last year at least 2,000 persons daily availed themselves of these features for enjoyment.

COLLINS PARK This park, located at the north end of the city, between Twenty-first and Twenty-second Streets, also lies along the ocean front, but is divided into two parts by Collins Avenue. To make this a beauty spot with more or less formal planting, grass and trees, is the aim of the department rather than to provide an amusement park. Space has been reserved here with the hope that within the not far distant future a public library and an auditorium may be there erected.

PLAYGROUNDS The public playground in Lummus Park affords many hours of joy to all the children of Miami Beach. Equipped with merry-go-rounds, see-saws, athletic bars, swings, slides and other apparatus for healthful play and exercise, this space is the scene of youthful happiness every day in the year. While no supervised play has been inaugurated, a competent park attendant is on hand at all times, and the proximity of the life-guard station, with its trained beach patrol, guarantee the safety of all.

It is certain that no better expenditure could be made than for this purpose and present plans provide for the addition of more playground equipment each year and additional amusement features as the use of the playground increases.

PARKWAYS With more than 100 miles of streets and over seven miles of inland waterways, most of which are bordered by parkways, the work of keeping these in trim is no small task. Washington Avenue, Meridian Avenue and Dade Boulevard, however, are fine examples of the result of thoughtful planting and painstaking care of the Park Department in this line of endeavor.

Palm trees, bamboo and a variety of shrubs, planted along the grass plots on the banks of the canals, lend a pleasing appearance to these picturesque waterways, traversed by small boats and gondolas and marked here and there by artistic landings.

An attempt has been made to beautify the approaches to all bridges by artistic groups of adaptable shrubbery and vines.

Immediately upon completion of the Twenty-eighth Street pumping station, further described in this report, the Park Department undertook the work of laying out and planting a park on the grounds which would do credit to the handsome structure.

SCHOOLS

FOR THE BENEFIT OF THOSE unacquainted with the state system it may be briefly stated here that no report of public schools is embodied herein for the reason that, while the City of Miami Beach constitutes a distinct school district, with three trustees, this work is entirely under the jurisdiction of Dade County Board of Education and is supported by county, state and special school district funds. It might be added, however, that a new Junior-Senior High School now being constructed, will be completed by January 1, 1927, which, together with the elementary school located on Washington Avenue and several excellent private schools, provide ample educational advantages for the children of this city.

BUREAU OF PUBLICITY

IN COMPLIANCE WITH CONCLUSIONS, after a thorough investigation of the subject, particularly from the standpoint of ultimate benefit to the City of Miami Beach as a whole, authority was given for the establishment of a municipal news, or publicity, bureau.

Such a bureau, sponsored by the City of Miami Beach and supervised by the Miami Beach Chamber of Commerce, was established on August 15th, 1926. Recommendations of the publicity and advertising committee of the Chamber of Commerce to the effect that the bureau be maintained on a budget of \$15,000 from the general publicity fund were approved by the city council, after which the bureau was placed in operation. Need of an all-year-round service was evident and for this reason, an all-year-round director was appointed, along with an additional director to serve during the period of the winter season.

Upon its establishment the bureau's general program of activities was outlined as follows.

ACTIVITIES

1. To gather, prepare and distribute news and publicity pertaining to the City of Miami Beach to northern newspapers and magazines.
2. To gather, prepare and distribute photographs of people and events at Miami Beach for publication in northern newspapers and magazines.
3. Assemble material, prepare for publication and distribute articles on all special events to be held at Miami Beach, such as horse shows, regattas, tennis and golf tournaments, polo and similar events.
4. To provide northern newspapers with reports of arrival of visitors and of social activities at Miami Beach during the winter months.
5. To prepare, place and supervise, whatever paid advertisement might be authorized from time to time.
6. To prepare any special booklets or other advertising material deemed advisable for distribution.
7. To assist and advise officials of the city and of the chamber of commerce on all subjects related to gathering and distribution of information pertaining to Miami Beach.
8. To concentrate upon the subject of keeping the name of Miami Beach before the public in every way possible.

GENERAL SURVEY

Immediately after establishment of the bureau, the director in charge made a general survey of the city collecting data on public construction, private developments, possible activities for the winter season, accumulation of photographs, and such other information as might be useful to a bureau generally looked upon by newspapers and periodicals as a bureau of public information. Much of this preliminary work, however, was of no avail, as records obtained were severely damaged during the storm of September 18th.

IMPORTANCE

Importance of the publicity bureau as a need to the city was clearly demonstrated during the hurricane period, and immediately following. In such disasters, a news bureau automatically becomes responsible for two services: first, assistance in maintaining local morale; second, distribution of authentic information to points outside the district.

First reports of any event similar to the storm are chiefly based on rumor, and are, of a necessity, exaggeration. The only remedy is to overcome the situation created by a truthful, whole-hearted display of real conditions existing.

Within 24 hours after the storm the bureau was at work, endeavoring in every possible manner to broadcast authentic reports and the information that Miami Beach had started reconstruction and would be in a position to entertain visitors as usual by December first.

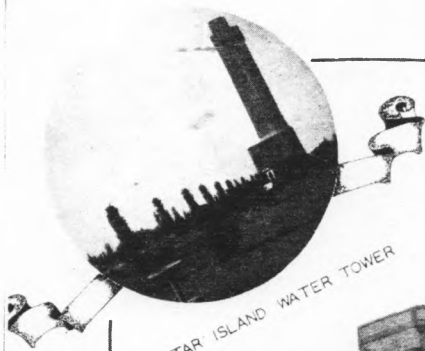
An appeal was made that people immediately start writing letters to their friends, telling the truth but pointing out the fact that the reconstruction program was well under way. A sample letter was provided, and over 1,500 copies of it were used for mailing purposes.

A list of 440 newspapers of the United States, the combined circulation of which covers the entire country, was next prepared and to these newspapers was started a series of articles dealing with the storm damages, and particularly, rehabilitation. The first story of 2,700 words was accepted by the Red Cross as an official report and copies of it were placed on file in the offices of the League of Red Cross, Paris, France. Other copies were requested from Germany.

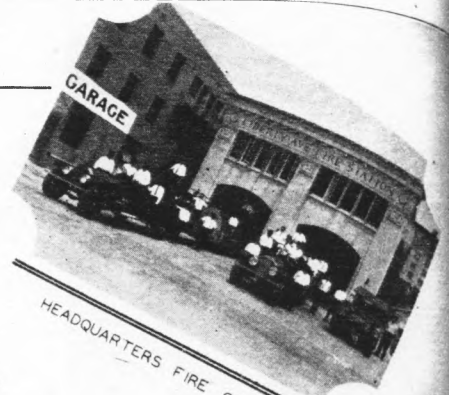
Between the date of the storm and November 1st, the bureau concentrated entirely on rehabilitation stories, photographs and preparations for the winter season campaign, beginning the new campaign featuring rehabilitation work, Miami Beach's program for winter visitors, the city's recreations, the supervision of a paid advertising program, and a vast number of other details too numerous to mention here.

CONCLUSION

While a centralized bureau of publicity and advertising has been in existence less than four months at the time of this report, the great number of newspaper clippings on file, combined with operations during the hurricane, substantiate in every degree the conclusion that such a bureau will prove of unquestionable benefit to the city as a whole, if for no other reason than that of simply keeping the name of Miami Beach before the world.



STAR ISLAND WATER TOWER



HEADQUARTERS FIRE COMPANY



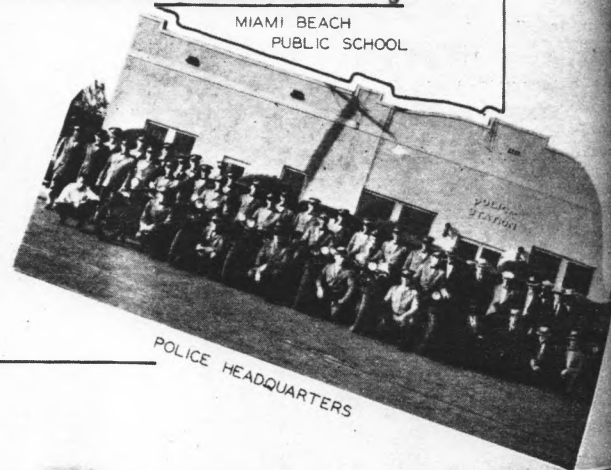
VOLUNTEER LIFE SAVING CORPS



MIAMI BEACH PUBLIC SCHOOL



ALLISON ISLAND HOSPITAL



POLICE HEADQUARTERS

Part Five

DEPARTMENT
OF
PUBLIC SAFETY



POLICE DIVISION

THE ROSTER OF THIS DIVISION comprises a chief, two lieutenants, two sergeants, twenty-four patrolmen, six motorcycle officers, a mechanic for repair of police motor equipment, a chief of detectives, four detectives, four plainclothes men, a clerk of the municipal court, who also serves as secretary of the police division, and one custodian—a total enrollment of 47 men.

The uniforms, which are furnished by the department, have been selected with care and thought and are of the best grade of khaki colored whipcord.

Headquarters for the division is maintained in the same building which accommodates the municipal court and the city jail, located at the corner of First Street and Meridian Avenue, and which has recently been repainted and remodeled.

WORK Police problems have been aggravated here by conditions brought about by the phenomenal growth and development of the city during the past 18 months. Unusual prosperity and quick growth tend to attract from other cities a certain element with questionable, if not often criminal, records. Add to this the fact that a large percentage of the city's population for the greater part of the year is transient, and from all parts of the country, and it can be readily seen that the problem of law enforcement and crime prevention is a difficult one.

Although Miami Beach is the fortunate possessor of thoroughfares wide enough to preclude necessity of one-way streets, for relief of congestion, it has its traffic problems. With an influx of winter visitors each season, and an almost daily crowd from neighboring cities which visits to enjoy the beach, the problem of making each guest welcome and at the same time enforcing compliance of regulations, of which they may be ignorant, requires an almost impossible nicety of balance. A constant effort is made, however, to simplify these regulations and to make them as comprehensive as possible to the traveling public through curbs and lines always distinctly marked with traffic paint.

ALARM SYSTEM A Gamewell "call" system with 15 call boxes and 48 miles of wire leading to its central station is being installed at a cost of \$16,000 and will be completed within thirty days. This will enable the headquarters to keep more closely and quickly in touch with the patrolmen and will afford like communication to the patrolmen for signalling relief or assistance.

POLICE RECORDS The following tabulation of arrests and convictions, classified according to offence, sets forth the principal activity of the division of police for the year:

ARRESTS

Larceny, Gambling	89
Auto Theft	17
Suspicious Characters	96
Eighteenth Amendment	652
Disorderly Conduct	543
No License-Miscellaneous	232
Traffic Violation	1,205
TOTAL	2,834

MISCELLANEOUS WORK

Auto Accidents	213
Motor Cycles and Cars Found	172
Theft	360
Cars Stolen	268

FIRE DIVISION

A PROTECTION WHICH AFFECTS not only the community at large but extends, indirectly, to the lives and property of each individual, is afforded by this division composed of 25 men.

The force is divided into two companies, according to their assignment to fire stations, and further divided into platoons for the purpose of handling the working shifts of 12-hour periods. All are trained fire fighters whose compensation includes uniforms and housing, and since the men themselves have provided their own mess halls at the stations it may be said they virtually live at the stations, both off and on duty.

FIRE STATIONS When the Liberty Avenue Fire Station was built in 1924, at a cost of \$13,000, headquarters of the fire division was transferred from Number One Station at the city hall to the new station. During the fiscal year just closed funds were authorized for the building of a third station at Sixty-third Street and this work will probably be undertaken in the not far distant future.

EQUIPMENT Fire fighting equipment, altogether modern and ample, includes two American La-France trucks, type 75, triple combination; a 75-foot, type 17, La-France aerial ladder truck, two Cadillas cars, a number of smaller cars and trucks; 6,400 feet of two and one-half inch hose, in addition to smaller accessories, such as chemical hose, tanks, small ladders and other small equipment.

FIRE ALARM SYSTEM A four circuit board with motor generator set for charging storage batteries, located at the Liberty Avenue fire station, is the pulse of the Gamewell fire alarm system in operation in the city, and the top position on every pole is reserved for its several miles of wires. There are at this time only 32 alarm boxes. Funds have been provided for 68 additional boxes to bring the total up to 100, and it is planned to install these at an early date.

RECORD Operating on the theory that fire prevention is equally as important as fire fighting, an intensive campaign has been waged to that end. Frequent inspections are made of premises, no outdoor fires are permitted within 50 feet of a building, and none without a permit from the fire inspector. Accumulations of trash are not permitted and its burning is allowed only when carefully guarded.

The work entailed by this campaign and its effectiveness is proven conclusively by the following report for the year.

Total Inspections for the Year.....	3,188
Permits to Burn.....	271

FIRES AND CLASSIFICATIONS

Grass	101
Trees	5
Bridge	2
Defective Wires	13
Trash	26
Tar Pots	7
Boats	6
Garage	1
Automobiles	19
Electric Stove	1
Apartments	3
Oil Stoves	4
Trunk	1
Log	1
Rag	1
Flues	4
Electric Pole	1
Buildings	9
Awning	1
Gasoline	1
False Alarms	11
TOTAL CALLS ANSWERED	218

**FIREMEN'S
FUND**

The city has no pension system but the firemen themselves have created a benefit fund through their own efforts which now amounts to approximately \$8,000. While it is a subject outside of official jurisdiction, governed entirely by rules made by the members, the plan has been encouraged, both for the purpose of providing for disabled, or incapacitated, men of the division and for the promotion of good fellowship among them.

CITY COUNCIL

THE CHARTER OF THIS CITY provides for a city council of seven members, elected at large, five of whom are elected every two years, the other two who have received the highest number of votes in the preceding election serving four years.

All meetings of the council are open to the public and during the past fiscal year 55 meetings were held, the proceedings of which are spread over 507 pages of the minute book.

WORK To attempt to give in this report a detailed account of the amount of business transacted and matters considered by the council would be an impossibility. Attention was occupied by hearing reports of committees, authorization of final procedure in matters upon which decision was reached, the passage of 266 resolutions and the adoption of 12 ordinances.

It may also be mentioned that a committee was appointed to codify the ordinances and it is expected that, the work having been nearly completed, the committee will report at an early date.

Matters entirely administrative in character were referred to the city manager, or other administrative officers, with or without specific instructions, and in a number of instances the city manager was authorized to make investigations on behalf of the council and to render a report of same, one of the most important matters so referred being his delegation to negotiate with the Internal Improvement Board for bay bottom lands to be later filled and used for park purposes.

GENERAL ACTIVITIES On November 18, 1925, objections were waived by the Miami Beach City Council, and Gov. Martin, Senator J. W. Watson and Representative Norris McElya were urged by them to speed the passage of the Bay Bottom bill, granting certain bay bottom lands to the City of Miami for municipal purposes, in order that the development of the proposed comprehensive harbor plans, generally referred to as the Orr Plan, might be gotten under way at once. The plan was also endorsed at the War Department hearing March 13, 1926.

For the purpose of enabling a project to proceed which eliminates practically the last of the mosquito breeding mangrove swamp areas within the city, Council, on November 18, 1925, waived all objections to the proposed construction of Sunset Islands.

On December 3, 1925, Council endorsed the Everglades Avenue-Normandy Isle Causeway project, as planned by the Dade County commissioners, thus making it possible to proceed with the preliminary work in conjunction with the construction of another main artery leading to the mainland.

In February all of the oil companies storing gasoline and oils were required to build retaining walls around their properties and further protect adjoining properties by installing proper fire fighting apparatus, thus reducing to a large extent the fire hazard which had existed heretofore.

Early in the fiscal year an immense and comprehensive public improvement program was planned and preliminary steps taken for the carrying out of a considerable portion of same during this year. The following tabulation gives an idea of the scope of the proposed work which it was the intention of Council to carry out in sections over a period of possibly two or three years, as seemed practicable from time to time.

COMPREHENSIVE PROGRAM

WATER DEPARTMENT	Extension of mains.
	Replacing of temporary lines.
	Purchase of pumping equipment and station.
	Purchase of additional meters and fire hydrants.
	Construction of an additional supply main from the mainland. TOTAL, \$750,000.
FIRE DEPARTMENT	Extension of present fire alarm system.
	Building site, building and equipment for proposed station in extreme north end of city. TOTAL, \$137,000.
	Dredging along Biscayne Bay front as a part of the future harbor project.
PARKS AND DOCKS DEPARTMENT	Permanent improvements in all city parks.
	Grading, grassing and beautifying street parkways.
	Building life guard towers and comfort stations. TOTAL, \$297,000.
	The purchase of a permanent site and the necessary equipment and improvements thereon for the disposal of garbage and refuse. TOTAL, \$210,000.
STREET DEPARTMENT	Numerous street paving and sidewalk projects.
	Construction of additional whiteway lighting systems.
	Construction of concrete arch bridges over Collins Canal at Alton Road and Twenty-third Street and over Indian Creek at Fifty-first Street. TOTAL, \$4,259,000.
	Completion of sanitary sewer system south of Biscayne Waterway, and construction of main sewers as far north as Sixty-third Street.
SEWER DEPARTMENT	Completion of primary storm sewer system south of Sixty-third Street. TOTAL, \$2,235,000. GRAND TOTAL, \$7,888,000.

An election was held on February 26, 1926, at which the voters almost unanimously endorsed the plans of the city council on this contemplated improvement program.

Approximately \$1,000,000 worth of these bonds have already been sold and the work contemplated thereunder is either completed or under way.

The following is a list of all bonds sold during the fiscal year ending October 31, 1926:
(The list includes the aforementioned \$1,000,000 issue)

**BOND ISSUES
SOLD**

\$1,055,000 Public Improvement Issue dated March 1, 1926, bearing interest at 5½% per annum, maturing serially 1927 to 1946, inclusive.

\$469,000. Improvement Issue, series "J", dated March 1, 1926, bearing interest at 6% per annum, maturing serially from 1927 to 1945, inclusive.

\$510,000. Public Improvement Issue, dated July 1, 1926, bearing interest at 6% per annum, maturing serially 1928 to 1937, inclusive.

\$488,000. Improvement Issue, series "K", dated July 1, 1926, bearing interest at 6% per annum, maturing serially 1928 to 1937, inclusive.

In general these issues cover the following improvements:

Extension of water mains and construction of supply main over Venetian Way.

Permanent improvements to public parks and street parkways.

Numerous street paving projects.

A portion of the storm and sanitary sewer systems.

Construction of pumping plant.

Construction of two Collins Canal bridges.

Fire department equipment.

Sanitary department equipment.

Construction of city hall.

Construction of city garage and warehouse.

CITY TAX ASSESSMENT

FOR THE INFORMATION of the property owners of Miami Beach as to the method by which the assessed valuation is determined for real estate within the corporate limits of the city, the following may be of interest.

The fiscal year of the city begins November first and ends on October 31st of each year, but the tax year is the same as the calendar year, January first to December 31st, at which time the land is assessed on the basis of approximately 50 per cent of its value, and the buildings thereon at approximately 10 per cent of the cost of construction.

TAX ROLL The tax roll is presented to the city council in June of each year, at which time a day is set, and notice given to the public, that the council will on that day, or days, sit as a board of equalization to hear any persons who may desire to present complaint as to the valuation placed on his or her property.

BUDGET As soon as possible thereafter, the heads of the various departments submit to the city manager an estimate of expenditures necessary to maintain their respective departments during the next fiscal year and the manager, in turn, presents a budget to the council.

After determining the total amount of revenue needed to carry on the operations of the city, and deducting all revenues derived from other sources, the tax rate or millage is fixed.

ASSESSED VALUATION AND RATES The total assessed valuation of property within the city limits of Miami Beach for the year 1925-26 amounted to \$44,094,950, while for the year 1926-27 it amounts to \$66,753,465, representing an actual value of \$154,716,130. The tax rate fixed on this assessed valuation for the year was \$21 per \$1,000 on all property within the city limits, and \$19.50 per \$1,000 on all property included in the territory recently annexed to the city.

Part Six

DEPARTMENT
OF
ADMINISTRATION
AND
FINANCE



CITY MANAGER'S OFFICE

THE OFFICE OF CITY MANAGER was created by the adoption of Ordinance No. 194, on September 5, 1923, subsequently amended on October 21, 1925, section 2 of which amendment, given below, outlines the scope of work so clearly that further comment is unnecessary on this subject except to state that the personnel numbers, besides the city manager and secretary, an assistant city manager, by whom the work of purchasing and attendant details of payment of accounts is largely handled.

ORDINANCE NUMBER 225

SECTION 2. That the powers and duties of the City Manager shall be:

- A. To see that the laws and ordinances are enforced.
- B. To appoint and remove all directors of the departments hereinafter mentioned, except those made appointive by the Mayor, which appointments or removals, however, shall be submitted to and confirmed by the city council.
- C. To exercise control over all departments hereinafter mentioned.
- D. To attend all meetings of the city council with the right to take part in the discussion, but having no vote.
- E. To recommend to the city council for adoption, such measures as he may deem necessary or expedient.
- F. To keep the commission fully advised as to the financial condition and needs of the city.
- G. To have general and special supervision and control, subject to the control by the city council, over the functions of the several departments hereinafter mentioned, and he shall be purchasing agent of the city with authority to delegate such duty.
- H. To perform such other duties as may be prescribed by the city council by ordinance or resolution, the departments mentioned being the following:
 1. Police department, which shall embrace all of the police, and be under the head of the chief of police.
 2. The sanitary and health departments.
 3. The street and sewer departments, which shall have the management and charge of the construction, improvement, repair and maintenance of streets, sidewalks, alleys, lanes, bridges, sewers, drains, canals, public parks, buildings and playgrounds.
 4. The finance department, which shall embrace the matter of assessment and collection of taxes, the collection of all other monies due the city, and the issuance and sale of bonds, the receipt and disbursement of the proceeds of the sale thereof, the receipt and disbursement of all taxes and other monies received and paid by the said city, and the keeping of the records of the said city.
 5. The fire department.
 6. The water department.

OFFICE OF
CITY CLERK AND TAX COLLECTOR

FROM THE SCOPE OF WORK handled by the city clerk and tax collector, his division might be designated the finance department, as it is his duty to supervise the collection and disbursement of all monies, working, of course, in conjunction with the city council, city manager, and the various department heads.

COLLECTIONS During each fiscal year the current year's general taxes are collected, based upon the budgetary needs and the assessment roll heretofore mentioned.

While the law does not require the billing out of general taxes, the clerk has made a practice of preparing tax bills, with a statement of all special liens and assessments due and payable attached thereto. These are prepared in triplicate, one copy being mailed to the property owner on or about October 15th, the other two copies being filed, one of which becomes the official receipt handed to the property owner when the tax is paid, the other going into the office file.

In connection with the collection of the 1925-26 taxes it might be interesting to note that of the total of \$902,289.44, 22 per cent of same, or \$201,063.15, was collected during the month of November, 1925 (all taxes collected during this month being subject to a discount of two per cent). During the month of December, 23 per cent of the total roll was collected, or \$209,543.70 (the collections during the month of December being subject to a discount of one per cent).

There remained uncollected of the total roll on April 1st, \$259,566.69. Delinquent tax notices were sent out at this time resulting in the collection of \$236,507.99, leaving a balance uncollected on June 7th, the date of the delinquent tax sale, of only 6.6 per cent of the total roll, or \$59,058.70.

Assessment rolls covering the various assessable projects, which are presented from time to time throughout the year by the engineering department, after being confirmed by the city council are then posted in the ledgers in the collection department. Bills covering the same are then prepared and mailed to the property owners with explanation as to the manner in which same may be paid.

The balance of collections made in addition to general taxes and special assessments are as follows:

- Occupational license fees.
- Sale of garbage tags and garbage service fees.
- Building, plumbing and electrical fees.
- Builders' bond fees.
- Excavation permit fees.
- Dog licenses.

The city clerk also acts as clerk of the municipal court, thus handling all fines and forfeitures.

These various accruals are used each year to reduce the budgetary requirements when fixing a tax or millage rate for the year.

ACCOUNTING All monies are paid out on a voucher system and all purchases are made under a requisition and purchase order system requiring the approval of department head and the city manager before any funds are disbursed.

The accounting division is one of the most important in the city government, inasmuch as it must be familiar in detail with the operations of each and every department in order to properly supervise their expenditures. They must be able to determine at all times, whether or not monies are on hand for any proposed construction project or maintenance expense. They must also keep an accurate account of collections from all sources. Their work, therefore, is quite intricate and consists of considerably more detail than the average citizen would imagine.

DISTRIBUTION OF 1925 BUDGET

Each \$21.00 Collected Was Used for the Following Purposes, Resulting in the Following Totals by Funds for the Entire 1925-26 Tax Roll

	Share of Each \$21	Total
For the GENERAL FUND which covers the administration of the city, and maintenance of the fire, police and sanitary departments	\$5.50	\$242,522.22
For the WATER FUND which covers the purchase of water, pumping expense, and the maintenance of the water system throughout the entire city	1.50	66,142.43
For the REPAIR AND INTERNAL IMPROVEMENT FUND which covers the maintenance of streets, sewers, bridges, parks, docks and municipal buildings and the operation of the engineering department	5.00	220,474.75
For the PUBLICITY FUND, which is disbursed by the Miami Beach Chamber of Commerce for advertising and publicity purposes, under the supervision of the city council	1.00	44,094.95
For the purpose of RETIRING MUNICIPAL BONDS AND NOTES which fell due during the year, and the payment of interest thereon	8.00	329,055.09
	<u>\$21.00</u>	
TOTAL 1925-26 TAX ROLL		\$902,289.44

COUNCIL WORK The city clerk's work in connection with the city council calls for the keeping of all minutes of their meetings, the recording of all instruments in connection therewith, and the preparation of a large portion of the routine acts and resolutions of the council.

The city clerk must also prepare all of the data in connection with the various necessary legal steps which are taken in the preparation of a bond issue, such as the posting and publishing of notices within the required time, submitting data showing each step taken, to some nationally known bond attorney whom the city council may select to pass upon the validity of the bond issue.

PERMITS ISSUED	Permits and licenses issued during the fiscal year ending on October 31, 1926:
	Building permits .....408
	Plumbing permits .....984
	Electrical permits .....729
	Dog licenses 74

GARBAGE SERVICE COLLECTIONS

TAG SERVICE FOR RESIDENCES.

Tags were issued as follows:

Yearly	349
Winter season	671
Summer season	509

TOTAL GARBAGE TAGS ISSUED	1,529
TOTAL FEES COLLECTED	\$4,936

HOTELS, APARTMENTS, RESTAURANTS, ETC.

During the fiscal year garbage service was rendered to 275 hotels, apartment houses, restaurants and grocery stores. Collections for this service amounted to \$15,287.70.

OCCUPATIONAL LICENSES

License fees collected by months from November, 1, 1925 to October 31, 1926

November	\$ 6,059.60	June	586.40
December	7,537.00	July	381.61
January	3,181.80	August	170.00
February	2,359.60	September	169.00
March	2,225.09	October	70.75
April	1,659.05		
May	1,000.00	TOTAL	\$25,399.90

Licenses issued for the following occupations or businesses:

Accountants	1	Hardware Stores	4
Advertising	9	Hotels and Apartment Houses	184
Amusements and Receptions	21	Ice Factory	1
Attorneys	6	Ice Wagons	3
Auto Dealers	16	Insurance	15
Awning Factories	8	Jewelers	3
Bakeries	7	Lumber Dealer	1
Bank	1	Lunch Rooms and Tea Rooms	25
Barber Shops	14	Masseur	5
Beauty Parlors	14	Meat Markets	5
Boat Liveries	3	Merchants	117
Cars for Hire	143	Music Shops	2
Cigar Stands	8	Natoriums	6
Cold Drink Stands	59	Newspapers	2
Contractors, Builders	38	News Stands	4
Contractors, Electrical	91	Paint Shops	4
Contractors, Plumbing	71	Peddlers, Fruit and Vegetable	24
Contractors, Miscellaneous	23	Photographers	20
Detective Bureau	1	Pop Corn and Peanut Stands	7
Drug Stores	14	Pressing Clubs	19
Factories	7	Print Shops	3
Filling Stations	14	Professionals	30
Furniture Stores	3	Realtors	247
Garages	15	Restaurants	80
Grocery Stores	21	Septic Tank Installation	9

Steam Laundries	4	Street Cars, Operation of	1
Shoe Repair and Boot Blacking	7	Tailors	3
Shoe Shops	2	Telegraph Offices	2
Sign Shops	10	Transfer Companies	10
Slot Machines, Scales and Gum	6	Window Cleaners	5
Soda Fountains	14	Yacht Brokers	2
Steamship Agent	1		
Stevedoring	2	GRAND TOTAL	1,501
Stock and Bond Brokers	4		

RECEIPTS AND DISBURSEMENTS
For Fiscal Year Ending October 31, 1926

Cash on hand, Nov. 1, 1925\$ 979,947.65

RECEIPTS

Taxes 1925-26 (less discounts and abatements)	\$ 893,963.26
Improvement Lien Collections	166,641.89
Water Service Collections	143,067.93
Departmental Revenues	106,614.89
(From lot cleaning, fines, garbage service, etc.)	
Licenses and Permits	45,450.55
(Building, occupational, etc.)	
Bond Sales	2,646,647.00
(Bonds and notes)	
Interest	54,115.27
(On deposits, sinking funds, improvement liens, etc.)	
Miscellaneous	31,570.06
(Refunds, funds held in escrow)	

Total Receipts 4,088,070.85

\$5,068,018.50

DISBURSEMENTS

DEPARTMENTAL OPERATIONS

Administration	\$ 81,470.56
Fire	68,176.60
Police	138,607.94
Sanitary	83,161.70
Publicity	48,576.33
Water	162,770.61
Street	113,511.61
Sewer	23,413.24
Engineering	17,683.76
Parks and Docks	16,953.59
Building	25,238.67

\$ 779,564.61

Public Improvements	2,289,686.23	
(Highways, sewers, bridges, buildings, etc.)		
Interest and Sinking Disbursement	319,792.50	
(Retirement of bonds and interest on outstanding bonds)		
Miscellaneous	29,658.32	
(Refunds, funds held in escrow)		
		<hr/>
Total Disbursements	3,418,701.66	
Cash on hand Oct. 31, 1926.....	1,649,316.84	
		<hr/>
		\$5,068,018.50

THE STORM WHICH STRUCK the southern coast of Florida on the morning of September 18, 1926, was probably the most severe disturbance of its nature which has occurred in this country in recent years. The wind attained a velocity of 128 miles per hour, and perhaps exceeded 100 miles for a period of four hours.

Considering the severity and duration of the storm, there was comparatively slight loss of life and damage to property in this city. Although charged with 15 casualties, only three lives were actually lost in Miami Beach, the balance having been lost on dredges, or watercraft at sea. The property damage will, in all probability, not exceed \$4,000,000, and this principally to windows, parapet walls and roofs, structural damage having been done to substantially constructed buildings in only a very few instances.

The cost of clearing the streets and private property, and of repairing the damage to streets, bulkheads, municipally owned buildings and utilities, will not exceed \$750,000. Of this amount about \$400,000 is of an emergency nature and will be financed from the city's surplus, and from the proceeds of a \$300,000 emergency bond issue.

When this emergency work has been completed, as it will be about December 20, except for damage to the beautiful tropical vegetation, the wounds to which time only will heal, practically no trace of the unfortunate storm will remain. Property owners have completed the repair of their buildings in most instances, and the city is prepared to entertain its winter visitors as usual.

Certainly no community has ever staged such a remarkable "come-back," following a major disaster, as has Miami Beach. Petty differences were forgotten, divergent interests were merged, and the morning after the storm found every citizen, from colored chauffeur to millionaire developer, at work with hammer and rake, building an even better and more beautiful city. With a confidence born of a faith in the stability of its construction and the brightness of its future, Miami Beach looks FORWARD.

Miami Beach



LOCATION—Directly on the Atlantic Ocean, three miles eastward from the mainland of Florida and connected with the City of Miami by two causeways.

AREA—The territory within the city limits comprises 6.98 square miles of land and 10.26 square miles of water.

POPULATION—Estimated permanent 10,000.

ASSESSED VALUATION 1926—\$66,753,465.

LAST TAX LEVY—\$21 per \$1,000. No personal tax.

MILES PAVED STREETS—115.

MILES WATER MAINS—66.7.

MILES OF SANITARY SEWERS—56.7.

PUBLIC PARKS—Two, both fronting on the ocean are maintained by the city.

SCHOOLS—A Junior-Senior high, a complete grade and two private schools.

CASINOS AND BATHING POOLS—Five.

HOTELS—57.

APARTMENTS—174

WHITEWAY LIGHTS—28.26 miles.

SIDEWALKS—58.5 miles.

WATER FRONTAGE—Ocean, 7.89 miles; bay, 25.49 miles; inland waterways, 7.72 miles.

GOLF COURSES—Four.

CORRECTIONS

Location	Length Feet	Sq. Yds.	Cost
PAGE SEVEN			
Twenty-third Street, Collins Canal to Collins Avenue	679	4,279	\$12,220.40
PAGE EIGHT			
Eleventh Street, Alton Road to Washington Avenue	2,300	1,050	1,958.95
Collins Avenue, Twenty-fourth Street to Thirtieth Street	500	556	1,794.94
Alton Road, Lincoln Road to Canal	1,678	910	1,550.78
Causeway Approach	575	788	1,500.00