

Exhibit A

FUTURE LAND USE ELEMENT

GOAL 1: ACHIEVE THE FOLLOWING COMMUNITY CHARACTER:

Miami Springs should be a residential community which offers the best possible residential environment consistent with its location and development history. Development policies should protect and preserve its single-family residential character and neighborhoods by maintaining an adequate supply of safe decent and affordable housing for its current and future residents.

Objective 1.1 Future Land Use Categories

Maintain existing development and achieve new development and redevelopment consistent with the community character statement articulated as the Community Character Goal above and which:

- 1) protects and preserves single-family neighborhoods as safe, decent and affordable residential areas; and*
- 2) otherwise coordinates future land uses with the appropriate topography and soil conditions and the availability of facilities and services.*

This objective shall be measured by implementation of its supporting policies.

Policy 1.1.1

The City shall enact and enforce land development code provisions which are consistent with the Future Land Use Map (Figure 1.1), including the land uses and the densities and intensities specified in Policy 1.1.8.

Policy 1.1.2

Between enactment of this plan and adoption of the land development code referenced in Policy 1.1.1, the City shall regulate all development in accordance the Future Land Use Map (Figure 1), including the land uses and the densities and intensities specified thereon and the description of the requirements of those categories, all of which are incorporated by reference into this Policy 1.1.2.

Policy 1.1.3

The City shall enact and enforce land development code provisions governing *subdivisions, signs and floodplain protection*. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines.

Policy 1.1.4

The City shall enact and enforce as part of the land development code a concurrency management system. The concurrency management system shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet level of service standards specified in the Infrastructure Policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place. The requirement that no development permit shall be issued unless public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective immediately and shall be interpreted pursuant to the following:

1. Measuring Conformance with the Level-of-Service

Public facility capacity availability shall be determined by a set of formulas that reflect the following:

Adding together:

- The total design capacity of existing facilities; plus
- The total design capacity of any new facilities that will become available concurrent with the impact of the development. The capacity of new facilities may be counted only if one or more of the following can be demonstrated:

(A) For water, sewer, solid waste and drainage:

1. The necessary facilities are in place and available at the time a certificate of occupancy is issued, or
2. Such approval is issued subject to the condition that the necessary facilities will be in place and available when the impacts of development occur, or
3. The new facilities are guaranteed in an enforceable development agreement to be in place when the impacts of development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order pursuant to Chapter 380.06, Florida Statutes (the Development of Regional Impact authorization).

In the case of water, sewers and solid waste, the formulas must reflect the latest population verses flows.

Design capacity shall be determined as follows:

Sewage: the capacity of the County sewage treatment system.

Water: the capacity of the County water treatment and storage system.

Solid Waste: the capacity of the County disposal system.

Drainage: The on-site detention capability and/or storm sewer capacity.

Roadways: The standard for measuring highway capacities shall be based on techniques that are compatible to the maximum extent feasible with FDOT standards. The measurement of capacity may also be determined by engineering studies provided that analysis techniques are technically sound and acceptable to the City engineer.

2. *Concurrency Monitoring System*

The manager or designee thereof shall be responsible for monitoring facility capacities and development activity to ensure that the concurrency management system data base is kept current, i.e., includes all existing and committed development. This data base shall be used to systematically update the formulas used to assess projects. An annual report shall be prepared. The City will adhere to the LOS, schedule of capital improvements, and public facility availability. The City shall establish joint processes for collaborative planning and decision making on population projections to accomplish coordination between the comprehensive plan and facility providers.

3. *Capacity Reservation*

Any development permit application which includes a specific plan for development, including densities and intensities, shall require a concurrency review. Compliance will be finally calculated and capacity reserved at time of final action on a **design review** or **building permit** if no design review is required or enforceable developers agreement. Applications for development permits shall be chronologically logged upon approval to determine rights to available capacity. A capacity reservation shall be valid for a time to be specified in the land development code; if construction is not initiated during this period, the reservation shall be terminated.

4. Administration

The City manager (or designee thereof) shall be responsible for concurrency management. The land development code shall specify administrative procedures, including an appeals mechanism, exemptions, plan modifications, burden of proof, etc.

5. Project Impact or Demand Measurement

The concurrency management user's procedural guide (a supplement to the land development code) will contain the formulas for calculating compliance plus tables which provide generation rates for water use, sewer use and solid waste, by land use category. Alternative methods acceptable to the City manager or designee thereof may also be used by the applicant.

6. Additional Criteria

A development order may be issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted plan's five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the FDOT five-year work program.

Policy 1.1.5

The City shall enact and enforce land development code standards and incentives to achieve **new development, renovated development and/or redevelopment** that meets high standards for **drainage and stormwater management, open space and landscaping**, and **on-site** circulation and parking and other development standards in keeping with the goals, objectives and policies of this plan.

Policy 1.1.6

The City will continue to permit mixed-use development and promote affordable housing opportunities to residents of various income levels.

Policy 1.1.7

Miami Springs will cooperate with the Miami-Dade County Water and Sewer Department and other Miami-Dade County departments to help ensure that wellfields and cones of influence are protected. Protection measures shall include restrictions on uses. *No new facilities that use, handle, generate,*

transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-12.1 of the Code of Miami-Dade County, as may be amended from time to time within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations.

Policy 1.1.8

The Future Land Use Category Descriptions:

Single Family Residential Category: This category of land use allows single family detached homes on lots of at least 7,500 square feet of net area. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship and public utility facilities necessary to serve the homes within this category. The 7,500 square foot lot size limitation shall not preclude the continued use, development or redevelopment of a home on a smaller lot where such lot or parcel was platted or otherwise of record prior to the adoption of this Plan. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. In addition to the 7,500 square foot minimum lot size, development shall not exceed 5 dwelling units per acre, including rights-of-way.

Multifamily Residential Category: This category of land use allows multifamily and single family attached residential development up to 20 dwelling units per acre. Neither public nor private rights-of-way shall be counted for the purpose of determining the permitted number of units. Accessory recreation facilities such as swimming pools and tennis courts may be permitted in residential developments provided they are for the exclusive use of the residents of the development in which they are located. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship, and public utility facilities necessary to serve the uses within this category. "Community residential homes" shall be allowed as special exceptions subject to such standards as are consistent with applicable state law in general and Chapter 419, F.S. in particular. Single family detached residential units may be allowed at a density of one dwelling unit per 7,500 square feet of site area allocated to single family use. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. [Scrivener's note: The cited statute requires local units of government to allow "community residential homes" with six or fewer residents in single family residential areas provided that they are at least 1,000 feet apart. It requires local units of government to allow "community residential homes" with up to 14 residents in multi-family areas provided that

they are at least 1,200 feet apart and provided certain additional conditions are met. One of these additional conditions is discretionary, namely that the character of the area not be changed.]

Central Business District Category: This category of land use is intended to foster a suburban downtown which will: 1) satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area; and 2) provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks; municipal buildings and facilities; and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

Neighborhood Business District Category: This category of land use is intended to foster commercial uses that accommodate the frequent retail and personal needs and desires of persons residing and/or working immediately adjacent residential neighborhoods. It is intended to make conveniently available to residents those goods and services which need to be purchased very frequently during the week. Zoning regulations which effectuate this category could allow a wide range of convenience facilities and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks, municipal buildings and facilities and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

In 2007, the City of Miami Springs abolished the Airport, Marine and Highway Business District to create three separate Districts in its place. Descriptions of the new districts are listed below:

Airport Golf District: The area comprising this district is bounded by Curtiss Parkway, Fairway Drive and Deer Run. This district is intended to encourage a wide range of compatible and complimentary uses, such as, to-wit:

- 1) Office and commercial business,
- 2) Restaurants,
- 3) Hotels,
- 4) Retail service operations,
- 5) Residential development in accordance with the City Charter,
- 6) Mixed-use projects,
- 7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted ~~a floor-area-ratio (FAR) of 4.0 by right~~ to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

NW 36th Street District: The area comprising this district extends from Curtiss Parkway on the west to the point where the Miami Canal intersects with NW 36th Street on the east. This district is intended to encourage large-scale developments of a wide range of compatible and complimentary uses, such as, to-wit:

- 1) Office and commercial business,
- 2) Restaurants,
- 3) Hotels,
- 4) Residential development in accordance with the City Charter,
- 5) Mixed-use projects,
- 6) Retail service operations,
- 7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Abraham Tract District: The area comprising this district is located south of NW 36th Street and was previously annexed by the City of Miami Springs with the approval of the property owner. This district is intended to encourage large-scale development of a wide range of compatible and complimentary uses, along with appropriately approved industrial and adult uses, such as, to-wit:

- 1) Office and commercial businesses,
- 2) Restaurants,
- 3) Hotels,
- 4) Retail service operations,
- 5) Residential development in accordance with the City Charter,
- 6) Mixed-use projects,
- 7) Adult-related business activity or use,
- 8) Industrial enterprises which are in conformity with the restrictions and limitations for such businesses to be provided in the District Boundary Regulations,
- 9) Other enterprises not inconsistent with the intent of this district that may be

provided in the effectuating District Boundary Regulations.

Developments within this district shall be permitted to utilize a floating Floor Area Ratio (FAR.) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Public Recreational Open Space Category: This category of land use allows public noncommercial recreational uses such as passive and active parks, playgrounds, golf courses and ancillary and secondary uses supportive of such activities. Buildings within this category shall be limited to 20 feet in height and 10 percent lot coverage.

Public Building Category: This category of land use allows government buildings including administrative buildings and health care facilities where compatible with the surrounding area. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 1.0.

Public and Private Education Category: This category of land use allows public and private educational uses, including elementary schools, middle schools and high schools. Passive and active parks, playgrounds and ancillary and secondary uses supportive of educational uses should be permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

Religious Institutional Category: This category of land use allows facilities for religious and similar institutions, including, but not limited to, houses of worship and related schools. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

Medical/Residential Category: This category of land use allows nursing homes and similar facilities for long term medical care in a residential environment. Buildings within this category shall be limited to a floor area ratio of 0.5. Residential dwelling units shall be limited to a density of 20 dwelling units per acre.

Public Well Field Site Category: This category of land use allows public well fields and open space and recreation uses.

Water Body and Water Way Category: This category of land use allows water ways and water bodies and no other development.

Objective 1.2 Redevelopment and Renewal

Encourage the redevelopment and renewal of blighted areas which may be suitable for affordable, workforce residential and mixed-use projects.

Policy 1.2.1

By 2016, the City will adopt a community redevelopment plan that will address commercial redevelopment and deteriorated and blighted areas within the community.

Policy 1.2.2

From the community and/or redevelopment plan prepared under Policy 1.2.1, formulate an overall implementation strategy consisting of a mix of programs and funding sources best suited to the development and redevelopment needs of Miami Springs.

Policy 1.2.3

Implement community development and physical redevelopment plans for the Downtown and the NW 36th Street Commercial Corridor. These plans will include land use and mixed-use design concepts, infrastructure and transportation, with implementation mechanisms.

Policy 1.2.4

Restrict new retail facilities in the downtown redevelopment area to allowable uses and a size which is compatible and consistent with the character of the area and the nearby residential uses.

Policy 1.2.5

The City shall vigorously enforce codes which require the maintenance of residential and non-residential structures. Particular emphasis shall be placed on pursuing this policy in a way which protects and preserves historic structures and prevents single-family homes from falling into disrepair.

Policy 1.2.6

Should the properties in the block between Curtiss Parkway and Eldron Drive be consolidated, either by a Community Redevelopment Agency or by a private developer, the City shall consider abandoning Eldron Drive. Actual abandonment shall not occur until a site plan for the block or major portion thereof shall be approved. The site plan shall include provisions for vehicular circulation external to the block itself.

Objective 1.3 Elimination or Reduction Uses which are Inconsistent with Community Character

In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses. This objective shall be measured by implementation of its supporting policies.

Policy 1.3.1:

Inconsistent uses as referred to in Objective 1.3 above are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

Policy 1.3.2:

The City shall continue to enforce land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use for an extended period of time.

Objective 1.4 Ensure Protection of Natural Resources

In general, ensure protection of natural resources. In particular, upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards.

Policy 1.4.1

The City shall enact and enforce land development code provisions that require one inch of on-site drainage detention, post development runoff equal to or less than pre development runoff, erosion control, a minimum percentage of pervious open space, maintenance of swales, drainage level-of-service standards, and other environmentally sensitive land protection measures. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code requirements. They shall also be consistent with applicable standards promulgated by the South Florida Water Management District; the South Florida Regional Planning Council; the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs; the Florida Department of Environmental Protection; and/or other agencies with relevant jurisdiction and/or information.

Policy 1.4.2

The City shall continue to follow all or a portion of the recommendations of the May 1995 Storm water Management Masterplan prepared by Post, Buckley Schuh & Jernigan, Inc. The policy implications of the Post, Buckley, Schuh & Jernigan, Inc. study are incorporated herein by reference.

Policy 1.4.3

The City shall continue to incorporate in its capital improvements program any and all expenditures necessitated by the implementation of Policy 1.4.2 above.

Policy 1.4.4

The City will periodically test pollutant loads in its six stormwater outfalls.

Policy 1.4.5

The City shall update its Drainage Comprehensive Plan as necessary to ensure the continued efficacy of its provisions to upgrade the storm sewer system.

Policy 1.4.6

The City will continue to ensure coordination between land use and future water supply planning.

Objective 1.5 Protection of Historic Resources

Ensure the protection of the City's most valuable historic resources. This objective shall be measured by implementation of its supporting policies.

Policy 1.5.1

Retain, revise as may be appropriate, and enforce the City's historic preservation ordinance.

Policy 1.5.2

Vigorously enforce existing building maintenance codes in order that historic structures do not fall into such severe states of disrepair that they cannot feasibly be brought up to standard condition.

Policy 1.5.3

The City's most valuable historic resources are hereby defined to include: 1) The Pueblo Hotel portion of the Fair Havens Nursing Home, which is a state-designated historic site; and 2) The Curtiss mansion at the Villas. Additional potential historic sites include, but are not limited to those listed in Table 1.1 of the Future Land Use Element.

Objective 1.6 Hurricane Evacuation

Coordinate future land uses by encouraging the elimination or reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations and enhance the efforts of the Miami-Dade Office of Emergency Management by providing it with all relevant information. This objective shall be measured by implementation of its supporting policies.

Policy 1.6.1

The City shall regulate all future development within its jurisdiction in accordance with the Future Land Use Map. It shall also consider the most current Interagency Hazard Mitigation Team Report as part of the development regulations. The City shall periodically review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.

Policy 1.6.2

The City Manager or designee shall annually assess the City's existing and permitted population densities to determine if changes are significant enough to transmit such data to the Miami-Dade Office of Emergency Management to assist in their hurricane evacuation planning.

Objective 1.7 Discourage the Proliferation of Urban Sprawl

Discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy.

Policy 1.7.1

It is a legislative determination of the City that development according to the Future Land Use Map will discourage urban sprawl by continuing to provide residential and employment opportunities in Miami Springs, which is inside the Miami-Dade County Urban Development Boundary.

Objective 1.8 Drainage and Sewer System Land Needs

In general, ensure the availability of suitable land for drainage and sanitary sewer system facilities needed to support planned infrastructure improvements. In particular, retain all land owned by the City suitable and necessary for infrastructure.

Policy 1.8.1

The City shall not vacate any road rights-of-way without first determining that the vacated right-of-way is not necessary to accommodate future storm and/or sanitary sewer facilities, all of which are expected to be needed in the future can be accommodated in such rights-of-way.

Objective 1.9 Innovative Development Regulations

Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed use development techniques. This objective shall be measured by implementation of its supporting policy.

Policy 1.9.1

The City will pursue the below techniques as a means for accomplishing the objectives to provide adequate sites for low, very low, and moderate income housing, including but not limited to:

- a) Mixed-use development
- b) Environmentally conscious or “green” housing design
- c) The use of traffic circulators throughout the City routed near affordable housing developments

Objective 1.10 *Decisions regarding the location, extent and intensity of future land use will be based upon the physical and financial feasibility of providing all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.*

Policy 1.10.1

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at the levels of service (LOS) which meet or exceed the LOS standards specified in the Capital Improvements Element (CIE).

Policy 1.10.2

Miami Springs shall consider maintaining and enhancing formalized requirements and procedures for all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land therefore, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site.

Policy 1.10.3

Miami Springs shall continue and, where possible, improve efforts to coordinate projects to construct or repair infrastructure such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

Objective 1.11 *The location, design and management practices of development and redevelopment shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.*

Policy 1.11.1

Development orders shall be consistent with the goals, objectives and policies contained in the Conservation Element of this Plan, and with all applicable environmental regulations, as well as all other elements of the Comprehensive Plan.

Policy 1.11.2

Significant natural resources and systems which shall be protected from incompatible land use include the Miami River, the Ludlam Canal, and potable water-supply wellfield areas identified in the Future Land Use Element.

Objective 1.12 *Assure compatibility of adjacent land uses and developments through plan adoption and implementation procedures.*

Policy 1.12.1

Continue to revise the Land Development Code for compliance and consistency with the Comprehensive Plan.

Policy 1.12.2

Provide proper buffering between uses and differing types of development through the adoption of urban design guidelines (as defined by district boundary regulations), governing land use transitions, as well as traditional screening and setback requirements.

Objective 1.13 *Provide continuity between the old and the new in the built environment. Retain the scale and the unique character of the Commercial Districts.*

Policy 1.13.1

Retain the older, historically valuable buildings in and around the Commercial Districts. Encourage adaptive re-use of older buildings by promoting rehabilitation and reuse of existing structures that contribute to the overall design character of Commercial Districts.

Policy 1.13.2

Maintain the existing scale of Commercial Districts. New construction should fit into the context of the existing built environment and complement Commercial Districts' character. Encourage infill development that is compatible with existing uses and improves the pedestrian environment and the streetscape. Permit taller buildings only if they are in scale with other structures in the area.

Objective 1.14 *Improve the visual quality of the Commercial Districts, with an emphasis on the pedestrian environment.*

Policy 1.14.1

Support entrance and facade remodeling on the Commercial District's buildings that will contribute to the pedestrian environment and the character of the Commercial Districts.

Policy 1.14.2

Develop city programs to improve the pedestrian and aesthetic nature of the Commercial Districts environment.

Policy 1.14.3

Encourage cooperation between the business community and the City in the establishment of attractive and successful Commercial Districts. Require individuals (merchants, owners and business people) to contribute and maintain landscaping throughout Commercial Districts on their own property and in the public domain.

Policy 1.14.4

Recognize that different parts of the Commercial Districts have special character, and develop programs to strengthen and reinforce them. Develop land use, density, special design features, and building guidelines.

Objective 1.15 *Ensure that the Commercial Districts enhance Miami Springs unique social and cultural character by making the Commercial Districts a center with both daytime and nighttime activities.*

Policy 1.15.1

Provide cultural activities and opportunities for diverse ethnic, age, and social groups in the Commercial Districts.

Objective 1.16 *The City will adopt Land Development Code/Regulations that enhance the redevelopment potential of the NW 36th Street District and the Abraham Tract District.*

Policy 1.16.1

The City will create a new section within the LDRs to provide specific redevelopment incentives and parameters for the NW 36th Street District including, but not limited to:

- Permitted and prohibited uses
- Setbacks, lot coverage and floor area ratios
- Architectural design standards
- Standards for off-street parking
- Development review procedures

Policy 1.16.2

The City will create a new section within the LDRs to provide specific redevelopment incentives and parameters for the Abraham Tract District including, but not limited to:

- Permitted and prohibited uses
- Setbacks, lot coverage and floor area ratios
- Architectural design standards
- Standards for off-street parking
- Development review procedures

Table 1.1
Historic Resources

<i>Address</i>	<i>Comment</i>	<i>Date</i>
200 Azure Drive	Osceola Apartments / Hotel	1925
309 Azure Way		1920-29
325 Azure Way		1920-29
333 Azure Way		1920-29
Canal Street	Miami Springs Bridge	1930
30 Canal Street		1920-29
24 Carlisle Drive		1920-29
125 Carlisle Drive		1920-29
45 Curtiss Parkway	Clune/Stadnik Building Fair Haven Center Drive	1925
201 Curtiss Parkway		1920-29
4020 Curtiss Parkway	Blessed Trinity Catholic Church Lua Curtiss House I/The Alamo Glenn H. Curtiss Estate	1930-39
85 Deer Run		1926
500 Deer Run		1925
465 DeLeon Drive		1920-29
111 Fairway Drive		Hernance Residence Drive 1920-29
Flamingo Circle	Cinema Park Hunting Lodge & Skeet Club	
281 Glendale Drive		1924
240 Hibiscus Drive		1920-29
31 Hunting Lodge Court	G. Carl Adams House Miami Golf Course	1926
Hunting Lodge Drive		
27 Hunting Lodge Drive		1920-29
150 Hunting Lodge Drive	Lua Curtiss House II Drive Millard-McCarty House Hequembourg Home	1920-29
424 Hunting Lodge Drive		1926
851 Hunting Lodge Drive		1930-39
960 Hunting Lodge Drive		1920-29
Lafayette Drive		1920-29
633 La Villa Drive		
526 Navarre Drive		1920-29
241 Palmetto Drive		
265 Palmetto Drive		1920-29
51 Park Street	Miami Springs Elementary Kendall Residence Leaycraft Residence Circular Park	1937
22 Pinecrest Drive		1925
299 Pinecrest Drive		1925
Poinciana Boulevard		