

INTRODUCTION

This re-evaluation of the area covered in a 1968 study was undertaken because of the significant change in land use priorities for the old Tamiami Airport property. At the time of the earlier study, the entire site--nearly a full square mile--was to be developed as a regional park. Since then, the northern 345 acres have become the site of Florida International University. Construction is underway to accommodate the first classes in the fall of 1972. The design and character of Tamiami Park, which now occupies the southern portion of the former airport property, has been modified to fit the park's reduced size and changed user composition.

The ramifications of these changes constitute the basis for this study, which is divided into three parts: the first, an analysis of the community's characteristics and public facilities, including Tamiami Park; the second, the needs of the university; and the third, the recommendations for appropriate future land use patterns.

Study Area

The area included in this report has been extended to the east and south beyond the boundaries outlined in the earlier study. S. W. 97th Avenue is now the eastern boundary of the study area. The northern and western boundaries remain the same: Tamiami Trail and S. W. 117th Avenue, respectively. On the south, the boundary is S. W. 32nd Street. Existing and potential uses in adjoining areas outside the circumscribed study area that were felt to have an important bearing on determining major land use allocation were taken into account.

Background

A review of the study area indicates that very few physical changes have occurred in the three-year interval. With the exception of the development of the university and Tamiami Park sites these changes have followed the existing land use pattern. Several small single-family subdivisions --extensions of earlier ones--have been developed or initiated west of S. W. 107th Avenue and south of Coral Way.

Consideration of zoning for multi-family uses, which prompted the earlier study, resulted in action to rezone a 15-acre parcel to RU-4L near S. W. 28th Street and S. W. 102nd Avenue soon after the first study was completed. Construction is yet to be initiated on this parcel.

Interest in apartment zoning has continued, with further requests for zone changes being considered in early 1970. These (H. I. Holding Co., et al, and Alvin Rose, Tr.) were deferred for more definite answers to such matters as the influence of the university upon the area and the availability of utilities. These points are covered later in this study. The earlier analyses made of the existing zoning and land use are still relevant for the most part. The updated analyses follow in Part I, page 4.

During the course of this study, meetings have been held with the area civic associations to exchange views and get their inputs to the study. In addition to using the Florida International University master plan as a reference point, we have been in communication with the university administration throughout the development of the study plan. The owners of the undeveloped land in the critical area along the east side of 107th Avenue have been apprised of our criteria for development of that area and most of them have indicated a willingness to develop their property in keeping with the concepts presented in this study.

Part 1

STUDY AREA CHARACTERISTICS

The table below compares the study area with Dade County as a whole in terms of age and race distribution, and dwelling unit types. In comparison to the county, more of the area population--40.53% vs 29.20% is 18 years of age or younger; many more of the dwelling units--93.11% vs 57.60% are single-family residences; and more of the area's population--99.93% vs 85% is white.

The 1970 Census figures on the Latin population revealed that 26.3% of the population of the area is Spanish-speaking.

TABLE 1

A Comparison of Selected Characteristics of
Population and Housing in 1970 for the
Study Area and Dade County

Characteristics	Study Area		Dade County	
	Number	% of Total	Number	% of Total
Population				
White	5,558	99.93	1,078,068	85.00
Non-White	4	.07	189,724	15.00
Total	5,562	100.00	1,267,792	100.00
18 and under	2,257	40.53	370,616	29.20
Housing				
Single-Family Units	1,378	93.11	253,779	57.60
Multi-Family Units	102	6.89	186,559	42.40
Total Structures	1,480	100.00	440,338	100.00

SOURCE: U.S. Census, 1970

Changes are expected to occur in the socio-economic make-up of the area population as a result of the university's location in the area: a significant percentage of the future population will be connected with the university either by attendance, service or other university-oriented activities.

Land Use Analysis

Existing land use - Low density residential uses of two basic types set the pattern of development in the study area. One is the familiar single-family home on a subdivision lot. This type predominates in the study area between S. W. 97th Avenue and S. W. 103rd Place in Section 8 (north of Coral Way). In Section 17 immediately to the south, subdivision homes are concentrated in the southwesterly part of the section. The second residential type is the single-family home on acreage land zoned EU-1 or AU, both zones requiring 1 acre per residence. On the whole, these are older homes; many were built before the more typical subdivision with minimum-size lots appeared in the area. This is particularly true of the homes in the original Little Plantations of Miami Subdivision located in the northeast quarter of Section 17, where the platted lots are very deep, with narrow frontages. The homes on lots with Coral Way frontage are, for the most part, set several hundred feet back from the street.

Acreage homes in Section 18, on the south side of the proposed Tamiami Park site, are on larger sites ranging from one to 10 acres in size. Miscellaneous uses such as groves, dog kennels, plant nurseries and ranches are found in the agriculturally zoned areas. Some of the acreage homes are associated with these land uses. (See Figure 1, page 6.)

Zoning - Three zoning districts predominate in the study area: RU-1, EU-1 and AU. Small commercially zoned parcels of land exist on the south side of Coral Way near the S. W. 117th Avenue and S. W. 107th Avenue intersections. Another business zoned parcel is located on the southeast corner of S. W. 107th Avenue and the Trail. A small concentration of business zoned acreage is located on both sides of S. W. 107th Avenue north of S.W. 32nd Street. A neighborhood shopping center is located on the southwest corner of the Trail and S. W. 97th Avenue. Multi-family zoned land is presently limited to the 15-acre RU-4L parcel mentioned earlier, a 10-acre parcel of RU-4L on Coral Way, a small L-shaped parcel of RU-4L near the northwest corner of Coral Way and S. W. 97th Avenue, and a small tract zoned RU-3 near S. W. 107th Avenue and S. W. 32nd Street. There is some townhouse zoning in the southwest corner of the study area. (See Figure 2, page 8.)

Ownership patterns - In mid-1970, in the undeveloped area east of S. W. 107th Avenue and opposite the park and university sites, the land was held in 18 separate ownerships. The smallest parcel was $2\frac{1}{2}$ acres with

3 tracts constituting about 40 acres each. Most of the others were between 5 and 15 acres in size. In the study area south of Tamiami Park, Section 18, there were over one hundred separately owned parcels, six of which were ten acres, none larger. Three of these 10-acre parcels fronted on the south side of Coral Way. Most of the tracts were $1\frac{1}{2}$ to 5 acres in size. Ownership of the undeveloped area to the southeast in Section 17 was in large parcels. However, in contrast to those in Section 18, to the west, many of the lots were long and narrow in one-acre increments with dimensions of 66' x 660'. The majority of the owners had at least 2 parcels for an aggregate area of about two acres. There is no indication that the ownership pattern has changed substantially.

Commercial facilities - Within the immediate study area, commercial development (other than service stations) is limited to two locations. In both instances the facilities are in the neighborhood "convenience" shopping category. The larger one is at the southwest corner of S. W. 97th Avenue and the Trail. The second one consists of a small cluster of stores on both sides of S. W. 107th Avenue near 32nd Street. There are service stations at both shopping sites, and at two additional locations along the Trail, at S. W. 99th Place, and at S. W. 107th Avenue. All of these commercial uses comprise about 9 acres, a little less than one-half of the existing commercially zoned land in the study area. Just outside the study area on the southeast corner of Coral Way and S. W. 107th Avenue, a new neighborhood shopping center is being opened.

Residents within the study area have three large shopping centers available to them just outside the study boundaries: to the east on Galloway Road at Coral Way and at Bird Road; and to the south at S. W. 112th Avenue and Bird Road. A new community shopping center is proposed in the section to the west of the study area. This center will serve the needs of the anticipated resident population in that area and to a lesser degree draw its patronage from those commuting along the Trail and the Homestead Extension of the Florida Turnpike. If any large shopping complex were to be developed in the Sweetwater community, it would be likely to serve basically the same population.

These projected community shopping centers would probably provide the wide range of commodities and services characteristic of such centers. They would be unlikely, however, to meet the somewhat different and specialized needs of the university population. The commercial area to serve the university should be located where the major contact with the community will take place. This has been concluded to be the east side of S. W. 107th Avenue opposite the university site. Although the primary orientation of this shopping center should be towards the needs of the university, which will have no on-campus shops, its locational advantage can be capitalized upon so as to serve the community as well. The propitious blending of the needs of both groups that might be achieved through good design could result in a unique center with a very positive impact on the community. (See Figure 3, page 21.)

Proposed Homestead Extension of Florida Turnpike



LEGEND

- LOW DENSITY RESIDENTIAL
MAXIMUM 1.0 UNITS PER NET ACRE
- LOW DENSITY RESIDENTIAL
MAXIMUM 3.5 UNITS PER NET ACRE
- LOW DENSITY RESIDENTIAL ATTACHED
MAXIMUM 12.9 UNITS PER NET ACRE
- MEDIUM DENSITY RESIDENTIAL
MAXIMUM 23 UNITS PER NET ACRE
- COMMERCIAL
- PUBLIC - SEMI-PUBLIC
- VACANT

EXISTING LAND USE

FLORIDA INTERNATIONAL UNIVERSITY - TAMIAMI

FIGURE NO. 1

TAMIAMI PARK AREA STUDY

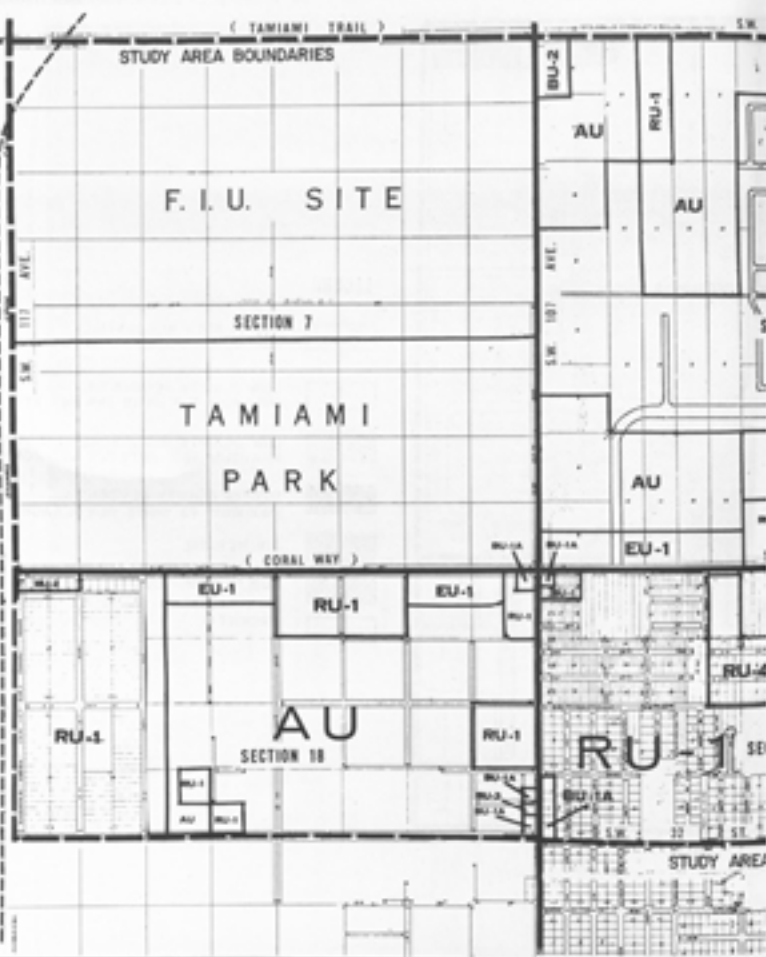


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Planning Department



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Proposed Homestead Extension of Florida Turnpike



EXISTING ZONING

FLORIDA INTERNATIONAL UNIVERSITY - TAMIA MI



FIGURE NO. 2

PARK AREA STUDY

LEGEND

ZONING DISTRICTS

EU-1	ESTATES 1/4 ACRE GROSS
RU-1	SINGLE FAMILY RESIDENTIAL
RU-TH	TOWNHOUSE
RU-4L	LIMITED APT HOUSE 23 UNITS ACRE
RU-5A	SEMI PROFESSIONAL OFFICES
BU-1	BUSINESS NEIGHBORHOOD
BU-1A	BUSINESS - MEDIUM (oil station)
BU-2	BUSINESS - MEDIUM (liquor)
BU-3	BUSINESS - LIBERAL (wholesale)
AU	AGRICULTURAL
OU	INTERIM AWAITING SPECIFIC ZONE



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Transportation

Existing streets - Principal east-west arterial streets in the study area are Coral Way and the Tamiami Trail. The Trail is a four-lane facility whereas Coral Way is at present a two-lane street. North-south section line streets, providing access to the area at one-mile intervals, are: S. W. 97th Avenue, S. W. 107th Avenue and S. W. 117th Avenue. S. W. 102nd Avenue and S. W. 32nd Street serve as collectors in Sections 8 and 17. As the area develops, S. W. 112th Avenue and S. W. 32nd Street will have continuity in Section 18.

Traffic Circulation Improvements (1972-75) - The following traffic circulation improvements can be expected in the study area during the next three to four years, some of them by the time Florida International University opens:

Homestead Extension of the Florida Turnpike (West Dade Expressway/ State Road #321) - the portion of this State Turnpike project within the study area will shortly be under construction, and the entire project is scheduled for completion by 1973.

Right-of-way at Tamiami Trail will be obtained to allow ultimate construction of a half cloverleaf interchange on the south side of Tamiami Trail; initial construction is to include only an off-ramp from the south and an on-ramp to the south; i.e., Tamiami Trail traffic to and from the north will not be accommodated initially. It is not known when the complete interchange might be built. Although connections to and from the north will be needed, are called for in the Miami Urban Area Transportation Study, and have been strongly advocated by the county, they are not included in present plans. It is recommended that the full interchange be built as soon as possible.

A grade separation at Coral Way will be provided, since it is recognized that Coral Way must be extended westward.

S. W. 117th Avenue - construction of the Homestead Extension of the Florida Turnpike interchange at Tamiami Trail will require realignment of that part of 117th Avenue. Approximately one-quarter mile south of its present intersection with Tamiami Trail, 117th Avenue will begin to curve eastward towards the parking area of the FIU campus. It will then turn northward to intersect Tamiami Trail and Canal and connect with 112th Avenue, which presently stops on the north side of Tamiami Canal.

S. W. 107th Avenue (from Coral Way to Tamiami Trail) - the master plan has been completed and engineering designs will shortly

be undertaken by consultants for the improvement of this street to a six lane divided facility with special auxiliary storage and turning lanes for FIU traffic. Double turning lanes are planned at the FIU entrances and at the Tamiami Trail intersection. This construction is scheduled for completion within one year from the time it is started.

S. W. 107th Avenue (from Tamiami Trail to Flagler Street) - construction of a two-lane street, with a three-lane bridge over the Tamiami Canal was completed in September 1971. Plans allow for future widening of the street to four lanes, and the bridge to five.

S. W. 107th Avenue (from Coral Way to Miller Drive) - This will be constructed as a four-lane road. Design and right-of-way acquisition is scheduled for 1976-77 and construction for 1977-78. However, in view of the projected population for the area it is recommended that construction be initiated at an earlier date.

S. W. 16th Street - the extension of S. W. 16th Street westward to S. W. 107th Avenue is deemed inadvisable because it may cause conflict between the west-oriented traffic generated in the area west of the Palmetto Expressway between Coral Way and Tamiami Trail and the traffic flowing north and south.

Coral Way - when this street is extended westward from S. W. 87th Avenue, it will overpass S. W. 117th Avenue, Snapper Creek Canal, and the Homestead Extension of the Florida Turnpike. However, additional lanes at grade will be built to the right of the Coral Way overpass to provide continued access to 117th Avenue. Right-of-way acquisition is programmed during 1973-74, with construction and street widening to four lanes with a median to occur after 1978.

Public Transit

The Metro Transit Authority recently circulated questionnaires concerning improved bus service in a section of the county which includes the study area. Proposed on an experimental basis was a "dial-a-bus" system which would connect with a downtown bus at one of the nearby shopping centers. Although the initial response has been unenthusiastic, it is still possible for bus service improvements to be instituted.

One of the major and undeniably valid objections that is commonly raised in opposition to multi-family development is the increase in traffic it causes. The widening of roads is only a temporary answer to the problem

of increased traffic volumes--the improved streets rapidly become part of the problem by attracting additional traffic. Public transit geared to the needs of the residents appears to be the only real solution. Its advantages for the young and elderly--two predominant groups in multi-family development--and for the FIU personnel and students are readily apparent. The advantages to the typical middle-income family of using the bus instead of getting a second--or third--car will gain acceptance more slowly.

However, merely by registering their endorsement and support of the concept of improved bus service, the residents could help to solve the traffic problem before it even appears. The advantages of utilizing the bus service seems to be a logical consequence that will result from the existence of the service in the area, a consequence which will benefit all of the residents directly and indirectly.

Utilities

Water is presently provided to existing developments in the area by the Community Utilities Corporation from the east and by the City of Miami from the southwest. The Southland Utilities Corporation has the capability of providing water to the study area from the west across S. W. 117th Avenue. Community Utilities provides sewer service to most of the developed portions of Section 8. The county sewer lines serving Florida International University or Community Utilities' lines could be extended to the rest of the section. Either system would pump the waste to the county's West Dade Interceptor which would transmit it to the City of Miami treatment plant on Virginia Key.

The construction of the first-phase structures in the FIU complex, scheduled for completion in the fall of 1972, will necessitate corollary sewer line extension to the university site by that time. This sewer main is planned to be placed within the 117th Avenue right-of-way from the Sweet-water area.

Elementary and Secondary Schools

Existing elementary and secondary schools located to the southwest, east and southeast presently serve the study area. These are the Village Green, Coral Park, Rockway and Olympia Heights facilities. Within the study area a site for a future elementary school (W. Coral Park) has been reserved at S. W. 103rd Avenue and S. W. 16th Street. Another elementary school site just outside of the study area is held in reservation at the southwest corner of S. W. 32nd Street and S. W. 110th Avenue. Development of these two sites is contingent upon the outcome of future studies.

A combined elementary, junior and senior high complex on 40 acres of land at S. W. 26th Street and 132nd Avenue is being planned. It is expected, upon completion, to draw high school students from the study area.

Neighborhood and Community Parks

There are no existing neighborhood or community parks in the area. The county has a 2.5-acre park site adjacent to the proposed West Coral Park Elementary School.

The first four-mile segment of the projected county-wide linear park system will run through the southeast corner of the study area. Development of this segment is scheduled for late 1972.

Tamiami Park

This metropolitan park was originally planned to provide a wide range of recreational facilities and activities but the plan was severely curtailed when more than one half of the original acreage was allocated for the FIU site. Because of this acreage cutback, an emphasis will be placed on active recreational facilities at the expense of open spaces and passive use areas. To mitigate this shortcoming, efforts will be made by the university and Parks Department to make joint use of such potential common use areas as parking lots and athletic fields.

The impact of the park upon the community will be felt in many ways in view of its area-wide generating potential. However, due to the limitation to active recreation use of the park, its drawing power and corollary effect on the community will not be as high as it might have been because of the loss of many special feature facilities originally planned for the park. The reduction of open space will mean that compensatory open areas should be planned for any future developments in the vicinity. If existing patterns for park use hold true, the community can expect a marked increase in weekend traffic to the park, originating within a radius of about 9 miles. However, unless there is a special feature event taking place at the park such as the Youth Fair activity program or projected high school athletic activities, the traffic generated by the park throughout the weekdays will be less than what might be generated if residential uses occupied the site.

As to park usage measured by resident demand, it is expected to be high because of the makeup of the park with high participation activities such as ball diamonds, tennis courts and picnicking. Some socio-economic factors which will increase recreational park use demand in this area are family composition, age and education. The influence of education will largely result from the location of the university to the north. The

park will be intensively used with active recreational pursuits leading all others. In view of this active use emphasis, the importance of unrestricted open spaces should be recognized and provided whenever the opportunity arises in the community.

Public Service Facilities

Library/Government Center - A twenty-acre site on Coral Way, just east of the study area and adjacent to the county's linear park system, has been selected for the location of a library and the west Dade county government center. Acquisition of the first of the two ten-acre parcels involved is nearing completion. The second is expected to be acquired shortly. The influence of the library alone may not be appreciable at first, but with the establishment of branch offices of various county service agencies, the entire complex will have a significant positive impact on the general West Dade area as a whole in terms of community cohesion and identity. It would be desirable to have the library oriented towards the adjacent linear park, making it more readily accessible from the park and providing an interesting nodal element.

Public Safety - A new police substation is located within the Concord Shopping Center near Bird Road and S. W. 113th Avenue. This station is close enough to afford good response time for any emergency runs. The City of Sweetwater station, at S. W. 109th Avenue north of the Trail and Tamiami Canal, is even closer. When the West Dade government center is built, this station will probably be moved to it.

With growth, the Public Safety Department anticipates the need for more men to keep pace with this growth and the corollary service demands it would generate.

Fire - The study area is within the district served by Station No. 3 at Bird Road and S. W. 82nd Avenue. Response time to the university area is estimated to be about 7½ minutes whereas the desirable maximum is no more than 5 minutes. This station presently has one pumper which is adequate until an appreciable increase in moderate and high-rise apartments are built in the general area. This modulation in the physical profile of the community will necessitate the need for a hook and ladder truck to handle emergencies in high-rise structures. In addition to mobile equipment to improve services, study plans indicate a need for a new station (minimum one acre) to be located in the study area, preferably near the Trail.

Part 2

FLORIDA INTERNATIONAL UNIVERSITY

Site in the Area Context

The Florida International University campus with which this study is concerned is the first of a projected three-campus Dade County complex, and is designated as the Tamiami Campus. It occupies, as has been previously noted, the northern half of the former Tamiami Airport site, with Tamiami Park occupying the southern half. Although the campus and park are today on the western fringes of urban development, they will soon be encompassed by urbanization, as the westward shift of the county's population center continues.

As an urban, upper-division and graduate university, FIU is expected to absorb many of the Junior College graduates. Most of the students are expected to come from areas within a 30 mile radius of the campus, with a substantial number coming from the eastern part of the county.

FIU/Community Goals

A recent study¹ has suggested the following five criteria for a suitable land use plan for the area surrounding FIU:

1. The land use plan must meet the requirements for housing facilities, neighborhood and community services, that will enable the district to function efficiently.
2. The land use plan must reflect a symbolic relationship between the university, the Tamiami Park and the community.
3. The plan must enable the formation of activity centers at focal points within the community, where interaction between different sectors of the community will be possible.
4. The plan must enable maximum accessibility to and from the Study District.
5. The plan must offer safe pedestrian links at the major activity zones.

¹D'Jaen, Ricardo S., FIU Community Land Use Study, a thesis. (University of Miami, January, 1970).

The achievement of these goals, which are basically sound and have been incorporated in the recommended land use plan (Page 20), require the provision of the following elements: adequate housing of all the types needed to shelter a heterogeneous population; neighborhood facilities within walking distance of each neighborhood; and community facilities providing a greater range of goods and services. Depending on the location and the primary population to be served, recreational, education, social and cultural facilities could very effectively be combined with these other uses in either neighborhood or community shopping centers.

University Population

Florida International University will open in the fall of 1972 with an estimated enrollment of 4,250, of whom 350 will be graduate students, the remainder upper-division under-graduates.² These figures are expected to increase to 20,000 and 4,000 respectively, by the year 1980, as shown in the table below. The faculty and professional staff, plus the non-academic and non-professional personnel are expected to total about 675 in 1972, and 2,511 in 1980.

TABLE 2

Year	Head-Count Enrollment -- Fall Quarter			Total
	Under-graduate	Beginning Graduate	Advanced Graduate	
1972	3,900	350		4,250
1973	5,400	790		6,190
1974	6,900	1,230		8,130
1975	8,410	1,670		10,080
1976	9,920	2,110	20	12,050
1977	11,440	2,550	40	14,030
1978	12,960	2,990	60	16,010
1979	14,480	3,430	90	18,000
1980	16,000	3,880	120	20,000

SOURCE: Greenleaf/Telesca, The Birth of a University...And Plans For Its Development, September, 1970.

²Greenleaf/Telesca, The Birth of a University...And Plans For Its Development, September, 1970.

Case studies of the areas around the north and south campuses of Miami-Dade Junior College were used in the D'Jaen thesis to develop population trend projections for the Tamiami Campus area. The validity of this approach rests on the characteristics common to both the junior college and the university--they are (a) commuter institutions, (b) in Dade County, and (c) the junior college students are essentially the same ones who will be attending FIU. Also taken into consideration were: the character of the school, the availability and cost of developable land, and the needs of the community.

The influence of the university upon population growth in the study area was calculated by using an interpolated impact coefficient factor of 1.19.³ Projected housing needs for students, faculty, staff, and other university employees choosing to live in the university vicinity was estimated, using the impact factor, to be approximately 2,500 units by 1980. However, the area used in making this projection extended west and north of the campus, encompassing twice the land area included in the present study.

Housing Needs

In the county's summary report on "Housing in the Metropolitan Plan" allocation of 350 subsidized housing units for low- and moderate-income families was recommended for the report's Districts 73 and 74, of which this study's area constitutes approximately the northwest one-third. Should these units be built near the university, they may provide housing for some of the maintenance or service employees of the university.

Development already approved or under construction within a 1½-mile radius of the campus totals 24,000 units, plus 1,000 mobile home units. Thus the housing supply appears to be adequate to meet university needs as well as normal population growth demands.

³ D'Jaen, op. cit., p. 19: "The impact factor is the ratio between the actual population of the community at the time and the impact is measured and the projected population, for the same community and time, prior to the opening of the University in the community."

Part 3

SUMMARY AND RECOMMENDATIONS

Introduction

Changes in the study area are inevitable--and would be so even without the university's presence. Traffic, for example, will increase considerably and this will be the result of the westward shift of the county's population center, already mentioned, and other factors such as Tamiami Park as well as the university. However, with the exception of traffic, most university-related changes will be of a positive nature. Universities have more--much more--to contribute to the community than traffic and long-haired blue-jeaned kids. There is a special characteristic aura about university communities that is as undeniable as it is undefinable; that is greater than the sum of its intellectual and cultural parts. When the university arrives--as does FIU--while there is still considerable potential in the area for growth and the opportunity to guide that growth it can be an immeasurably favorable addition to the community.

Development Concepts

Two aspects of the area of major import in developing the recommended land use configuration were housing, existing and needed; and the Tamiami Trail, its unique characteristics and its two significant functions.

Residential Land Uses - The maintenance and enhancement of the character and quality of the area calls for a residential land use pattern that is primarily low-density. However, the study recommends some multi-family uses, in recognition not only of the university's needs but also of the existing trend which reflects changing life styles and economic conditions throughout the county and, indeed, throughout the nation.

Tamiami Trail - Development along Tamiami Trail must be compatible with the dual role that the Trail will play as the primary gateway to FIU as well as a major arterial street. A related study of the area eastward to the Palmetto Expressway, which is nearing completion, stresses the importance of the Trail and the consequent significance of all future development adjacent to it. Any development fronting on the Trail should meet the following standards:

- . If the use is one which requires a major arterial location and direct Trail access, it shall be so designed as to minimize the disruption of traffic flow caused by its residents, or patrons, entering from or exiting to the Trail.
- . All other uses shall be oriented to local street access.
- . In either case, the development as seen from the Trail must be visually pleasing, esthetically befitting the Trail's role as the Dade County and Florida International University entrance-way. This may be accomplished through structural character, landscaping or combination of the two.
- . Wherever trees of significant size or other important landscape materials already exist, they should be incorporated into any proposed development plan.

It is doubtful that these criteria can be met by any development that only narrowly meets the minimum county setback requirements; therefore, it is recommended that additional setbacks of perhaps twenty percent be required. There is functional as well as esthetic justification for this. The Dade County Department of Traffic and Transportation has stated that, by 1980, the volume of traffic will have reduced the level of service to such a degree that, unless the East-West Expressway (SR 836) extension is continued west of 117th Avenue, there will be pressure for widening Tamiami Trail to six lanes.⁴ This means, of course, that the present unused state road right-of-way, which gives the illusion of being part of the setback, will be paved and teeming with cars. Moreover, the limited area between the existing pavement and the Canal on the north side of the road suggests that most of the right-of-way for widening would have to come from the south side of the Trail, thus diminishing still further the space between the roadway and development.

Further improvement in the appearance of the Trail could be achieved by putting the utility lines underground; or, failing that, by planting trees and shrubs along the utility easement to soften the visual impact of the row of poles. Billboards are an additional source of "uglification". A plan for the orderly phasing out of all billboards along the Tamiami Trail should be initiated. They are not in keeping with the kind of first impression of the university and Dade County that Tamiami Trail could and should create. Nor are they conducive to a pleasant residential environment.

Land Use Recommendations

University-Oriented Development - In addition to the above general development guidelines, there are more specific criteria for the area along the

⁴Memo dated December 16, 1971, from Dade County Department of Traffic and Transportation.

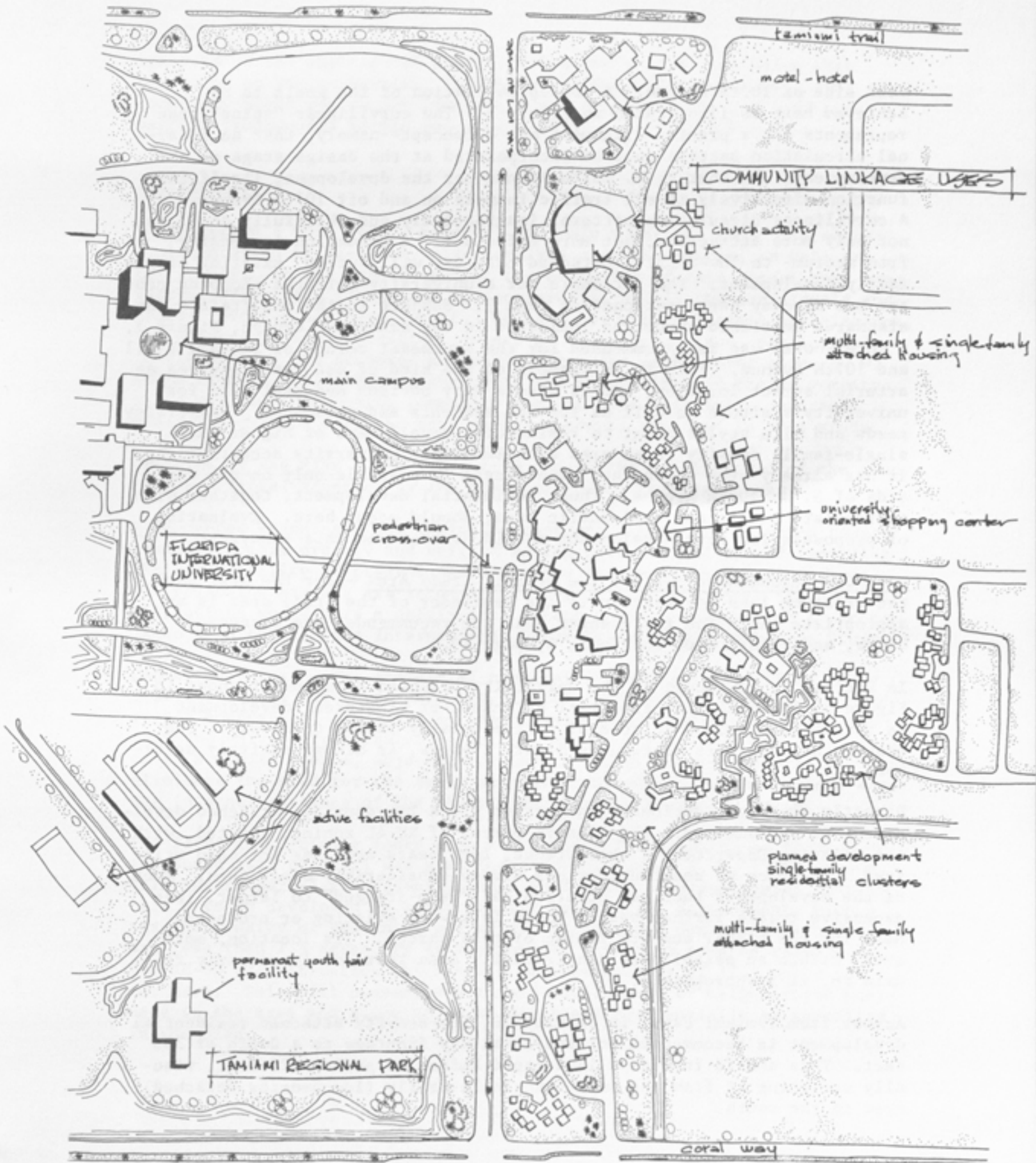


figure 3

COMMUNITY — UNIVERSITY FUNCTIONAL LINKAGES

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east side of 107th Avenue. A conceptualization of the goals to be achieved here is illustrated in Figure 3. The curvilinear "spine" road represents not a precise alignment but a concept--namely, that an internal circulation pattern must be incorporated at the design stage of the development. Neither S. W. 107th Avenue nor the development itself can function effectively if all traffic funnels on and off 107th Avenue. A curvilinear circulation pattern, imaginatively and skillfully done, is not only more attractive, but more efficient. A gradation in density from medium- to low-density detached category will buffer existing single family development. The rationale for a university-oriented shopping center has already been mentioned on page 7. Subject to the constraints and standards mentioned above and indicated in the schematic design, Figure 3, a motel-hotel use is recommended for the southeast corner of Tamiami Trail and 107th Avenue. This is an example of the kind of use that requires an arterial street location, and is also a very obvious and real need for university visitors as well as for new students and personnel. University needs and life styles point to residential development of higher than single-family density in an area with immediate university accessibility. It has already been shown that such access is possible only on the east side of S. W. 107th Avenue. Thus, residential development, together with appropriate public and semi-public uses, should occur here. Evaluation of proposals for such development should be based on this study.

Land Use Recommendations for the Overall Study Area - For the most part, the existing land use pattern in the remainder of the study area is an appropriate one. The few changes that are recommended are discussed below, and illustrated in Figure 4, page 24.

In Section 8, southeast of the university-oriented development shown in Figure 3, low-density residential attached, or clustered, development is recommended around an area of medium-density facing Coral Way. The eastern half of this section as Figure 1 shows, is almost entirely developed.

Directly south of Section 8, in Section 17, a low-density, attached development is recommended. The 15-acre parcel of RU-4L zoning, granted, with the Planning Department's concurrence, four years ago, has not been utilized. The pace of construction has slowed considerably since then. Much of the development that has occurred had "leap-frogged" to larger, less expensive tracts further west. There is now no existing or projected need for the higher density zoning of this parcel. Its location, moreover, within an established single-family area that should properly remain so, is inappropriate.

Across from Tamiami Park, in Section 18, low-density attached residential development is recommended for the Coral Way frontage to a depth of 330 feet. This should include a landscaped buffer of perhaps 25 feet, visually screening it from the adjacent single-family (low-density detached) area to the south.

Analysis of the anticipated growth of the study area, including that generated by the university, indicates the housing, commercial, and community needs can be met adequately and compatibly by the land use pattern recommended herein and schematically outlined in Figure 4.

Implementation

Introduction - This study, however, can only point the way. The actual implementation of the study plan devolves upon the people, as well as the county. It was pointed out at the beginning of this report that the participation, the ideas, and the cooperation of all the individuals and groups involved has been sought. We have met with the civic associations, the university administration, owners of undeveloped land, particularly in the area of the proposed university-oriented development along S. W. 107th Avenue, and discussed the needs and constraints of the university vis a vis the surrounding community and, for the most part, indicated their concurrence with the development concepts proposed in this study.

Adoption of the Plan - The first step toward the effectuation of the study is its official adoption by the Board of County Commissioners.





Recommended Rezoning - The following recommendations are directed toward creating a more orderly and unified zoning pattern, and toward improving the compatibility of present and projected land uses in the study area. The following parcels are incompatible because their present zoning classifications would have a detrimental effect unless reclassified in accordance with the Florida International University-Tamiami Park Area Study.

Commercial Areas - The commercial needs of the study area will be amply provided for by the three shopping centers located just outside the study area's boundaries, the existing commercial within the boundary, and the proposed university-oriented commercial development within the study area on S. W. 107th Avenue, adjacent to Florida International University. These eliminate the need for the small scattered parcels of business zoned acreage in other sections of the study area that are currently vacant.

The first commercially zoned area recommended for rezoning is located on the south side of Coral Way near the intersection of S. W. 117th Avenue. This vacant parcel is presently zoned BU-2. The plan designates that this area be developed as a low-density residential development, with a maximum density of ten units per acre. Because the ownership patterns are less than 2.5 acres, it is recommended that this area be rezoned to the RU-3M classification which has a maximum density of 12.9 units per net acre. This will prevent any future development of neighborhood business in the area and allow it to be developed residentially as specified in the plan.



LEGEND

-  LOW DENSITY RESIDENTIAL
MAXIMUM 1.0 UNITS PER NET ACRE
-  LOW DENSITY RESIDENTIAL
MAXIMUM 2.0 UNITS PER NET ACRE
-  LOW DENSITY RESIDENTIAL
MAXIMUM 3.5 UNITS PER NET ACRE
-  LOW DENSITY RESIDENTIAL
MAXIMUM 10.0 UNITS PER NET ACRE
-  MEDIUM DENSITY RESIDENTIAL
MAXIMUM 12.5 UNITS PER NET ACRE
-  MEDIUM DENSITY RESIDENTIAL
MAXIMUM 23 UNITS PER NET ACRE
-  COMMERCIAL
-  PROFESSIONAL OFFICE
-  MOTEL OR MEDIUM DENSITY RESIDENTIAL
-  PUBLIC & SEMI-PUBLIC
-  VACANT
-  RECOMMENDED COLLECTOR
STREET SYSTEM

RECOMMENDED LAND USE

FLORIDA INTERNATIONAL UNIVERSITY - TAMAMI PARK AREA STUDY

FIGURE NO. 4



0 400 800
Metropolitan Dade County
Planning Department



DEC. 1973

The second commercially zoned area is located on the south side of Coral Way at the southeast corner of S. W. 107th Avenue. The proposed land use pattern for this area recommends reclassification of the existing BU-1 and BU-1A zoning to RU-3M, which has a maximum density of 12.9 units per net acre rather than RU-TH because the ownership is less than 2.5 acres.

Residential Area - The residential area designated for rezoning consists of a vacant 15-acre parcel located near S. W. 28th Street and S. W. 102nd Avenue. As mentioned earlier, consideration of zoning for multifamily uses resulted in an action to rezone this parcel to RU-4L. However, construction was never initiated on this site. The reclassification of this area would allow the inclusion of the parcel in the larger area recommended for development having a density not to exceed 3.5 units per acre. It is therefore recommended that this parcel be rezoned to RU-1.

Implementation Legislation - The adoption of the "planned commercial" zoning district presently being drafted will be an effective tool for achieving the university-oriented shopping center as shown in Figure 3.

Implementing Policies - Once the study has been officially adopted, a policy of implementation must then be established. County officials should adopt and enforce the legislation necessary to implement this study. Many existing legislative and administrative measures are already in effect and the "planned commercial district", it is hoped, will be adopted shortly. Each policy will be most efficacious if they have the understanding and support of all concerned. This report is part of our endeavor to provide the opportunity for understanding and to enlist the support and participation of all interested citizens.

Amended
Agenda Item No. 7 (f) (4)
~~XXXXXX~~ 12-6-72

RESOLUTION NO. R-1862-72

RESOLUTION APPROVING FLORIDA
INTERNATIONAL UNIVERSITY TAMiami
PARK AREA STUDY BY METROPOLITAN
DADE COUNTY PLANNING DEPARTMENT
AND BUILDING AND ZONING DEPARTMENT

WHEREAS, a review and analysis of the Florida International University Tamiami Park Area with recommended patterns of land use and zoning to guide future growth and development has been prepared by the Metropolitan Planning Department and Building and Zoning Department; and

WHEREAS, the basis for the study is divided into three parts: the first, an analysis of the community's characteristics and public facilities, including Tamiami Park; the second, the needs of the university; and the third, the recommendations for appropriate future land use patterns,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board hereby approves the Florida International University Tamiami Park Area Study, a copy of which is attached to the original hereof. The "recommended land use" plan (Figure No. 4) is revised to show:

1. "Medium density residential maximum 12.9 units per net acre" in the area located north of and adjacent to Coral Way (S. W. 24 Street) between S. W. 103 Avenue and 103 Court (previously shown as "medium density residential maximum 23 units per net acre"); and.

- 2. "Low density residential maximum 2.0 units per acre" in the area located south of and adjacent to Coral Way between S. W. 117 and 107 Avenues (previously shown as "low density residential maximum 10.0 units per net acre").

The foregoing resolution was offered by Commissioner Beverly B. Phillips, who moved its adoption. The motion was seconded by Commissioner Mike Calhoun, and upon being put to a vote, the vote was as follows:

Harry P. Cain	Aye
Mike Calhoun	Aye
Edward C. Fogg III	Aye
Mrs. Stanley (Joyce) Goldberg	Aye
Edward T. Graham	Aye
Beverly B. Phillips	Aye
Harvey Ruvin	Aye
Edward T. Stephenson	Aye
John B. Orr, Jr.	Aye

The Mayor thereupon declared the resolution duly passed and adopted this 6th day of December, 1972.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

Approved by County Attorney as
to form and legal sufficiency. ES

By: EDWARD D. PHELAN
Deputy Clerk.

At the time of this report's preparation, the membership of the Metropolitan Dade County Planning Advisory Board and Board of County Commissioners was as follows:

Planning Advisory Board

Joseph A. Turturici (Chairman)	Thomas H. Riggins
Richard M. Jones (Vice Chairman)	Kenneth Rosen
Mrs. Harold Kendall	Neil Schiff
Paul Losner	Richard W. Tobin, Jr.
Jay Morton	Ronald Young
Philip Pearlman	

Board of County Commissioners

Stephen P. Clark, Mayor	Rev. Edward T. Graham
Mrs. Stanley (Joyce) Goldberg, Vice Mayor	James F. McKillips
Harry P. Cain	Harvey I. Reisman
S. A. Dansyear	Edward T. Stephenson
Edward C. Fogg III	

Copies of this report are available from:

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1351 N. W. 12th Street
Miami, Florida 33125
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