

January 12, 1973

A Summary
SUNSET DRIVE AREA RESTUDY

Prepared by
Neighborhood Planning Division
Metropolitan Dade County
Planning Department

INITIATION OF AREA STUDY

This study was undertaken by the Planning Department at the request of the County Commission, for the purpose of developing a more detailed land use policy plan for the Commissioners' consideration and utilization in the review of pending and future rezoning applications within the area of study. An earlier study, the Sunset Drive Area Study (1970), encompassed most of the study area and basically constituted a refinement and an update of a portion of the General Land Use Master Plan. Its recommendations, however, were addressed specifically to those properties fronting on Sunset Drive.

BOUNDARIES

The area included within the study boundaries comprises approximately 3,970 acres or 6.2 square miles with Miller Road (S. W. 56th Street) on the north; the proposed Homestead Extension of the Florida Turnpike on the west; North Kendall Drive (S. W. 88th Street) on the south; and Galloway Road (S. W. 87th Avenue) on the east.

EXISTING LAND USE

This area has been characterized by low density residential uses and vacant land. However, it is beginning to feel the effects of the pressure of urban growth. Until recently, very little development existed west of the study area, and it thus constituted the outer suburban limits. Presently, however, one large development is being constructed and a number of others are in the planning stage.

Residential uses predominate in the study area. Past trends reveal a slow and steady growth in estate or semi-agricultural uses followed by large residential subdivisions in the 1950's and 1960's. Single family residential construction began a downward trend in 1957. However, by 1963, overall movement in the area took an upward trend with a renewed interest in subdivision activity. Estate development in clusters predominates in the north central portion of the area. Analysis of the existing land use patterns indicates the following:

1. A high percentage of single family homes emphasizes the low-density nature of the existing development.
2. The presence of large tracts of vacant land indicates the potential for growth within the area.
3. The relatively frequent occurrence of agricultural land uses within the area shows the irregularity of the "urban fringe" and the continued encroachment of sprawling urban development on farm uses.

The senior high schools and the junior high school that serve the study area operate on a 10 hour day which results in increasing their capabilities by at least 75 percent. The State Department of Education, in a recent survey, indicated the need for a new junior high school to be located on the Miami Killian Senior High School site, or at Galloway Road and S. W. 52nd Street.

Outside of the study area, the school board owns a 15 acre site at S. W. 52nd Street and S. W. 87th Avenue. This site, called the Dadeland Elementary site could be used for a junior high school and an elementary school. Ten acres of the large Kenwood Elementary School site, at S. W. 79th Avenue and 90th Street, were purchased for a junior high school facility. Although these sites are outside the study area they are feared to serve the area.

RECOMMENDED LAND USE PATTERNS, WITH POPULATION AND HOUSING IMPLICATIONS

The recommendations contained in the restudy are directed toward protecting the established low density character of the developed areas and toward establishing compatible land uses in the areas which are still vacant. Such proposals should be used as a guide when formulating any new development for the area. Specifically, the recommended land uses result in the following approximate relationships:

Total dwelling units	16,000
Total population	45,000
Average persons/dwelling unit	2.8
Average persons/acre	11.3
Average dwelling units/acre	4.0
Average persons/square mile	7,232

RECOMMENDED REZONING (See map following page 32 in study.)

Implementation of the Land Use Plan (Figure No. 3 in the report) will require the following zoning changes:

- Parcel 1 - RU-3M to RU-1
- Parcel 2 - BU-1A to RU-3M
- Parcel 3 - BU-1A to RU-1
- Parcel 4 - RU-2, BU-1, BU-1A to RU-1
- Parcel 5 - BU-1A to RU-TH
- Parcel 6 - RU-5 to RU-1
- Parcel 7 & 8 - BU-1A and BU-2 to RU-3M
- Parcel 9 - RU-5 to RU-5A
- Parcel 10 - RU-TH to RU-1
- Parcel 11 - RU-4L to RU-3M
- Parcel 12 - AU and CU to RU-1