

PART 1

INTRODUCTION

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.

During the past few months, a number of zoning applications have been received requesting uses that are more intensive than those presently existing in this area. Three major rezoning applications in the study area are scheduled to be reviewed by the County Commission on January 4, 1973.

In the past, this has been an area of low density residential uses with a significant amount of large vacant and undeveloped tracts scattered throughout its developed areas. These tracts are now receiving increased attention because of mounting pressure for more intensive urban uses.

Subsequent to the completion of this report, it has been the subject of a review by the Planning Advisory Board and the subject of a public hearing conducted by the Planning Advisory Board within the area on February 13, 1973. Following the hearing, both planning staff and the Planning Advisory Board reevaluated the original recommendations. At a special meeting of February 27, 1973, the Planning Advisory Board accepted and endorsed by resolution the Sunset Drive Area Restudy plan, as herein amended.

STUDY AREA BOUNDARIES

The area included within the study boundaries comprises approximately 3,970 acres or 6.2 square miles; and includes all of Sections 28, 29, 30, 31, 32, and 33 of Township 54-40, and portions of Sections 36 and 25 of Township 54-39. The boundaries are as follows:

Miller Road (S. W. 56th Street) on the north;
Proposed Homestead Extension of the Florida Turnpike
on the west;
North Kendall Drive (S. W. 88th Street) on the south;
Galloway Road (S. W. 87th Avenue) on the east.

METROPOLITAN RELATIONSHIPS

The study area is located in the southern part of the County approximately fifteen miles southwest of Biscayne Bay and the Miami Central Business District. Lying two miles west of the City of South Miami, and three miles south of the Town of Sweetwater, this area is a part of a largely vacant, but rapidly developing, section of the county. A mile east of the area is the Palmetto Expressway which serves as the primary north-south expressway connecting the area to Miami International Airport, and other points north in the county. Two major higher education institutions, Florida International University and Miami-Dade Junior College (South Campus), are in close proximity to the study area. A short distance east of the area is Dadeland Shopping Center which serves as a major regional commercial center.

The Homestead Extension of the Florida State Turnpike, which is estimated to be completed in 1973, will undoubtedly have a significant effect on the area as it will provide more accessibility to its neighborhoods that will encourage its urbanization.

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. This pressure has become more apparent since the influence of the Miami Urban Core has weakened and the general pattern of development for the county has been at an overall low density, resulting in a sprawling metropolis. Until recently, very little development existed west of the study area, and it thus constituted the outer suburban limits. However, presently one large development is being constructed, and a number of others are in the planning stage.

RECENT DEVELOPMENT ACTIVITY

A review of the study area indicates that within the past three years, several subareas within the study area have been developed as per approved site plan or within the limits of their zoning district. They are:

1. A ten acre shopping center at the southwest corner of Galloway Road (S.W. 87 Avenue) and Sunset Drive (S.W. 72 Street), and an eight acre apartment development located immediately west of the shopping center.
2. The sixty acre Hidden Valley townhouse development on Miller Road (S.W. 56 Street).
3. A five acre apartment development on Sunset Drive (S.W. 72 Street) approximately 300 feet west of the Seaboard Coast Line Railroad.
4. Development of almost one-third of the 100 acre Snapper Creek Townhouse development on Sunset Drive approximately 1,200 feet west of S.W. 107 Avenue.
5. A professional office building on Sunset Drive approximately 650 feet east of S.W. 97 Avenue.
6. Professional office buildings and apartments at the northeast corner of S.W. 97 Avenue and North Kendall Drive.
7. A bowling alley and convenience store on Sunset Drive approximately 1,000 feet east of S.W. 107 Avenue and north of the Snapper Creek Canal.
8. Partial construction of the Kendall Town townhouse development on S.W. 107 Avenue and S.W. 76 Street.
9. Development of approximately sixty acres into apartment complexes on North Kendall Drive between S.W. 107 Avenue and S.W. 117 Avenue. Zoning on these parcels permits 35.9 units per acre on fifteen acres, and 23 units per acre on the remaining forty-five acres.
10. A four acre apartment development at S.W. 107 Avenue and S.W. 86 Street.

PREVIOUS PLANNING STUDIES

General Land Use Master Plan (GLUMP) - The General Land Use Master Plan designates most of the study area as "low-density residential" (2.0 to 12.9 dwelling units per net residential acre). A small portion of the eastern section of the area between the Snapper Creek Expressway and South Dade Expressway is indicated as residential estate density (less than 1.9 dwelling units per net residential acre).

North Kendall Drive Study (1969) - This study reviewed existing area characteristics and recommended future land use of properties adjoining North Kendall Drive from U.S. 1 to Krome Avenue to a depth of approximately one mile north and south of North Kendall Drive. Recommendations related to the study area include:

1. Planned single family estate development between S.W. 87 Avenue and 94 Avenue, north of S.W. 88 Street.
2. Planned development of mixed uses including a neighborhood shopping center, with existing small service type businesses, multi-family, townhouse and duplex dwellings at the intersection of S.W. 97 Avenue and S.W. 88 Street.
3. Low density residential uses under an RU-TH zone tapering off to RU-1 in the area adjoining the existing single family development between S.W. 99 Court and S.W. 101 Avenue.
4. Medium density residential uses (23 units per net residential acre) from S.W. 103 to 107 Avenues, north of S.W. 88 Street.
5. Low density residential development (8-10 units per net residential acre) between Sunset Drive and S.W. 80 Street, east of 107 Avenue.
6. Elimination of business zoning north of the Kendall Home site.

7. Professional-hospital oriented uses on the north side of the intersection of S.W. 107 Avenue and North Kendall Drive.
8. Medium density multi-family (23 units per net residential acre) uses on undeveloped properties north of Kendall Drive and west of S.W. 107 Avenue to 112 Avenue. Properties between S.W. 112 Avenue and S.W. 117 Avenue were recommended for single family residential uses.
9. Single family residential development (0-4.5 units per net residential acre) on the south side of Sunset Drive between S.W. 107 and 117 Avenues.
10. Low density residential uses on North Kendall Drive, west of S.W. 117 Avenue.
11. Near Sunset Drive, west of S.W. 117 Avenue, commercial uses and medium density residential uses.

Sunset Drive Area Study (1970) - Palmetto Expressway (east), Miller Road (north), S.W. 117 Avenue (west), North Kendall Drive (south).

Recommendations which relate to this study include:

1. Commercial development in the form of neighborhood businesses and offices, on the north side of the intersection of 107 Avenue and Sunset Drive. Total business and office use recommended for this intersection was 25 acres.
2. Elimination of business and office zoning south of Sunset and west of S.W. 107 Avenue, and inclusion of these parcels in a larger area recommended for development having an average density of 2-12.9 units per acre.
3. Limiting any future neighborhood business uses to three areas on Sunset Drive; an area east of S.W. 107 Avenue and north of Sunset Drive and the Snapper Creek Canal; the northwest corner of the intersection of S.W. 107 Avenue and Sunset Drive south of Snapper Creek Canal; at the intersection of S.W. 97 and 87 Avenues.
4. Multi-family residential development (density not to exceed 23 dwelling units per net residential acre) in the area between the Seaboard R.R. tracks and 87th Ave.

5. Low density (0-4.5 dwelling units per net residential acre) single family detached units on the south side of Sunset Drive between the Seaboard Railroad tracks and S.W. 92 Court.
6. Mixed single family attached and detached uses on the south side of Sunset Drive between S.W. 92 Court and S.W. 94 Avenue up to S.W. 76 Street.
7. On the north side of Sunset Drive near S.W. 89 Avenue and S.W. 97 Avenue, low density single and multi-family residential uses ranging up to 12.9 units per acre.
8. Mixed low density residential (2-12.9 dwelling units per net residential acre) uses on both sides of Sunset Drive between the Florida Power and Light easement and S.W. 107 Avenue for a varying depth of 660 feet to about 1,320 feet.
9. Low density residential uses up to 4.5 units per net residential acre in the undeveloped land in the north-east quadrant of the intersection of S.W. 107 Avenue and Sunset Drive.
10. Low density residential uses not to exceed an average of 12.9 units per net acre in the areas on both sides of Sunset Drive lying west of S.W. 107 Avenue to S.W. 117 Avenue, excluding the area lying north of theoretical S.W. 65 Terrace and the commercially zoned property on the north side of Sunset Drive.

Cherry Grove Moratorium Area Study (1972) - This study, prepared in response to a request for a building moratorium, included the southeastern section of the study area. It recommended low density residential and estate uses on properties fronting on North Kendall Drive from Galloway Road to 94th Avenue. At the intersection of 97th Avenue and North Kendall Drive, it recommended mixed uses consisting of professional offices, a neighborhood commercial area, and a small multi-family development. The remaining area, from 87th Street to the Snapper Creek Expressway was recommended for low density residential single family development.

PART 2

SOCIO-ECONOMIC CHARACTERISTICS

Prior to the late 1940's the study area was basically oriented toward agricultural uses with a few single family residences scattered throughout the area. During the late 1940's and early 1950's the area began to develop its single family character. The primary factors that contributed to this were the post World War II housing boom with FHA and VA financing, and the relatively inexpensive cost of land in this portion of the county. The 1960's brought much development to this area.

As a result of the urban renewal program of the 1960's, many blacks were moved into the northwestern portion of the county. Subsequently, the whites living in that portion of the county moved to the southwestern sections. (1) The area's growth in the 1960's can also be attributed to its participation in an intensive growth period for the county. This area was an attractive suburban residential community, relatively close to Miami, yet apart from the urban core.

POPULATION GROWTH

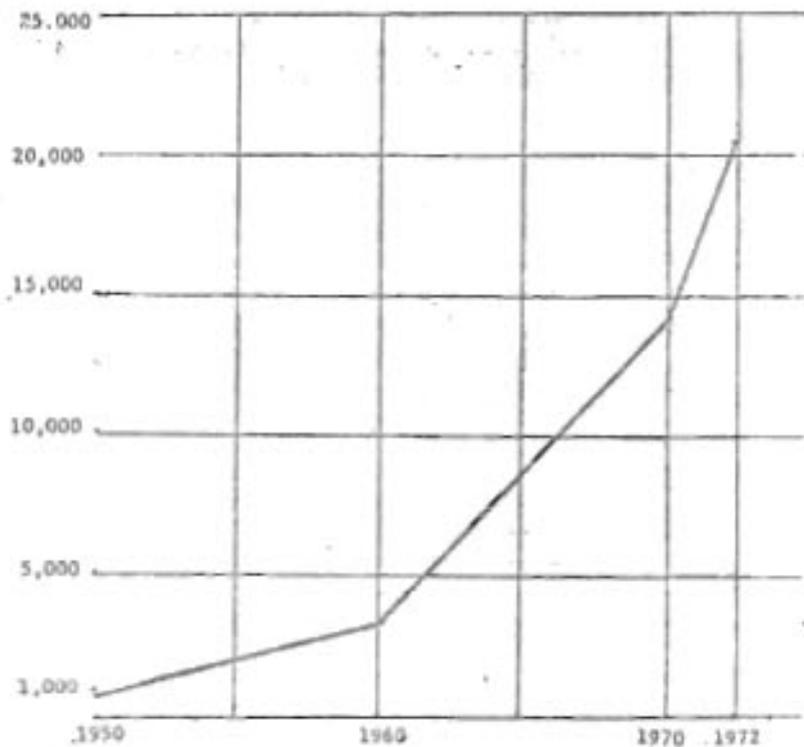
The table and chart below compares the population of the study area to the population of Dade County from 1950 to 1972. From 1950 to 1960 the study area's population more than tripled, increasing from 986 to 3,440, or an increase of 2,454 persons. And from 1960-1970, it more than quadrupled to 14,102 persons. By 1972, area population had risen to 20,917 persons.

Table I
POPULATION GROWTH TRENDS

	<u>Study Area</u>	<u>Dade County</u>
1950 population	986	495,084
1960 population	3,440	935,047
1970 population	14,102	1,267,792
1972 population	20,917 ⁽¹⁾	1,370,000
Numerical Increase 1950-60	2,454	439,963
Numerical Increase 1960-70	10,662	332,745
Numerical Increase 1970-72	6,815	102,208
% Increase 1950-60	+ 248.0%	+ 18.9%
% Increase 1960-70	+ 309.9%	+ 35.6%
% Increase 1970-72	+ 48.0%	+ 8.0%

POPULATION GROWTH

Graph I



POPULATION CHARACTERISTICS

When contrasted with the county, the area appears to be youth oriented, with 40 percent of the population under 18 years of age, while the county has only 26 percent of its population in this age bracket. The 24 years and under group accounts for almost 50 percent of the population of the study area, while those 65 and over account for 3.5 percent of the population. This youthful characteristic is also reflected in the larger number of children per family. In the study area, the average family size was 3.5 persons, while the average county family includes 2.9 persons.

: Table II

ETHNIC-RACIAL COMPOSITION *

	Census Tract 84.01	Census Tract 85.02	Block Groups 3, 4, & 5 of Tract 86	Total for Study Area
White Population % Total Population	6,269	2,519	3,196	11,984 85.0
Spanish Population % of Total Population	787	517	702	2,006 14.2
Black Population % Total Population	100	9	3	112 .8
Total				14,102

The Spanish population accounts for almost 15 percent of the total population of the study area. This can be attributed to the trend for movement of Cubans from the "Little Havana" area to other areas of the county as they become more affluent. Blacks account for less than one percent of the population of the study area.

The average area resident is well educated. Almost 30 percent of all heads of households hold a college degree or better, and 79 percent have high school diplomas. The area's highest educational accomplishments were recorded by residents in Census Tract 85.02, whereas, the lowest are found in areas in Census Tract 86.

*See Appendix for Census Tract Delineation

Table III

POPULATION BY AGE

Age Group	Census Tract 84.01	Census Tract 85.01	Block Groups 3, 4, and 5 of Census Tract 86	Totals	Percent of Total Population in Study Area
less than 5	766	290	394	1,450	10.2
5-13	1,398	641	881	2,920	20.7
14-18	629	332	343	1,304	9.3
19-24	816	175	264	1,255	8.9
25-34	1,411	457	702	2,570	18.2
35-44	953	521	549	2,023	14.4
45-54	628	355	391	1,374	9.8
55-59	184	102	123	409	2.9
60-64	150	62	85	301	2.1
65+	221	110	165	496	3.5
Total	7,156	3,045	3,901	14,102	100.0

ECONOMIC INDICATORS

A fundamental measure of an area's well being is the personal income of its residents. In 1960, the median family income for the area was \$6,852, while the median family income for Dade County was \$5,348. In 1970, the annual income of the average family in the area was \$4,235 more than the average county family. Highest incomes in the area were found in areas in Census Tract 85.02, the lowest in areas in Tract 84.01.

Table IV
MEDIAN FAMILY INCOME
1960 and 1970

	<u>Study Area</u>	<u>Dade County</u>
Median Income 1960	\$ 6,852	\$ 5,348
Median Income 1970	\$ 11,476	\$ 9,241
% Change in Median Income 1960-70	96.7%	72.8%

Average monthly rent levels ranged from less than \$120 per month to over \$199 per month. The lowest rent levels occurred in areas in Tract 86, and the highest were in apartments in Census Tract 85.02. The average monthly contract rent for the area of study was \$143, whereas, the county monthly contract rent was \$122.

Median value for owner occupied units was \$21,000. The highest values were recorded in Census Tract 85.02 and the lowest in block groups in Census Tract 86.

HOUSING

In 1970, single family units accounted for almost three-fourths of all dwelling units within the study area. Although figures are not available for 1960 as to type of units, single family were the most prominent. Introduced only recently, multi-family units constitute 15 percent of all housing units. The late 1960's saw a large increase in apartment construction in the area. Most of the multi-family units in the area at the time of the Census were in Census Tract 84.01 which is bounded on the south by Fendall Drive. Since then a number of other apartment buildings have been constructed within the study area.

In 1970 the Census reported there were 4,717 dwelling units within the entire study area. Of these units, 4,021 or about 85 percent were occupied. Table VI shows the housing characteristics of the area, and displays the distribution of units throughout the area by Census Tracts.

Table V
SELECTED HOUSING CHARACTERISTICS
1970

Characteristics	Census Tract 84.01	Census Tract 85.02	Block Groups 3, 4, & 5 Census Tract 86	Totals for Study Area
Total Units	2,260	855	1,097	4,717
Occupied Units	2,163	795	1,083	4,021
% of Total Units				85.2
Owner Occupied Units	1,451	728	1,021	3,200
% Occupied Units	67.7	91.3	94.3	79.6
Renter Occupied Units	692	67	62	821
% Occupied Units				20.4
Single Family Units	1,622	772	1,091	3,485
% Single Family Units	40.4	22.4	31.2	100
% T-41 Units				73.8
Multifamily Units	636	82	4	722
% Multifamily Units	88.6	11.3	.5	99.8
% of Total Units				15.3
Mobile Homes	2	1	2	5
% of Total Units				1.1
Persons/unit	3.20	3.80	3.60	3.50
Persons/Acre	4.12	5.05	4.73	4.63

CITIZEN RESPONSE TO PUBLIC ISSUES

The favorable response at the polls from residents within the study area during the general elections in March, September, October, and November of 1972 indicates that the residents are willing to pay for such diverse public improvements as sanitary sewers, solid waste disposal, rapid transit, public libraries, natural resource conservation, health care, etc. The voting record of this area as reflected in the following table is higher than the record of the county at large on almost all issues.

The affirmative votes range in percentage from a low of 31 percent for the Strong Mayor issue and a high of 77 percent for the Endangered Parks proposal and the School Buildings proposal.

These positive responses to requests for tax funds to finance and support the above public services would indicate that the citizens of the study area would vote favorably for the necessary public improvements in their own area.

Table VI
Study Area Voting Characteristics

Voting Issue	Area Voters for Issue (Percent)	County Voters for Issue (Percent)	
Charter Revision Water/Sewer Expansion Bond Issues	33	76	Lower
Sanitary Sewers	75	67	higher
Solid Waste Disposal	76	68	higher
Rapid Transit	70	62	higher
Health Care	65	61	higher
Public Libraries	60	53	higher
Public Buildings	51	47	higher
Housing Rehabilitation	44	48	
Recreational Facilities	70	60	higher
Zoological Park	65	56	higher
Arterial Streets	71	63	higher
Endangered Parks	77	68	higher
Strong Mayor	31	31	
Building Maintenance	62	61	
Student Loans	73	68	higher
Overseas Expatriates	63	60	higher
School Budgets from Over Vehicle Fees	77	69	higher
Revision of Constitution by Initiative	76	65	higher
Natural Resource Conservation	73	65	higher

PART 3

EXISTING CONDITIONS

PHYSICAL CHARACTERISTICS

In the past, urban development has been attracted to high pine lands in the coastal ridge area and to filled lands along the bay and ocean. Low-lying lands in the western portions of the county had been plagued by flooding problems, and therefore, had remained largely undeveloped. As the local network of canals and levees was completed, more and more of these lands became developable. By comparing the natural ground levels to established flood criteria elevation levels, the degree of developability can be measured. Established levels range from 6.5'-0" to 9'-0". Most of the high land requiring little fill has been developed in this area. Much of the undeveloped land is low; characterized by low area vegetation. A number of areas fall below the flood criteria level with the land fill requirement ranging from 0-6" to 1'-0". The area lying east of 107th Avenue between Sunset Drive and S.W. 64th Street requires 0-6" of fill. Portions of the area lying west of 107th Avenue between S.W. 64th Street and S.W. 76th Street requires 1'-0" of fill. Following a southwest path along Snapper Creek Canal, in the area south of Sunset Drive and east of 107th Avenue, there is undeveloped land that is 1'-0" to 0-6" below requirement. Soil varies from peat, marl and muck in lower areas, to marl and rock in the higher elevations.

The Snapper Creek Canal runs across Galloway Road to S.W. 117th Avenue. There are various secondary canals draining into Snapper Creek, created to obtain fill to meet flood level requirements.

LAND OWNERSHIP PATTERNS

Most of the undeveloped acreage in sections in the western portion of the study area is in large tracts owned by one individual or firm. This availability of large tracts for planned development has been a major factor in the recent development of portions of these sections. Land ownership patterns vary in the remainder of the study area. In the northern portion of the area from 107 Avenue eastward, most tracts are 1½ to 15 acres in size. In the southern portion of the area between S.W. 87th Avenue and S.W. 97th Avenue, the largest tract under one ownership lies east of the proposed South Dade Expressway and consists of over 50 acres.

EXISTING LAND USE

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 began upward, as there was renewed interest in subdivision activity. Estate development occurs in clusters.

The area east of S.W. 107th Avenue and north of Sunset Drive contains the largest estate areas in the study area. Here lot development has occurred in agricultural zones. Development of land in estate use in these areas was considered desirable, particularly when public sewer facilities could not be provided. Low density residential uses are found between S.W. 80th Street and Sunset Drive from S.W. 87th Avenue to the SCL railroad. Lot development has also occurred in the area between the Homestead Extension of the Turnpike and S.W. 117th Avenue. Mixed estate and low density uses are located between S.W. 80th Street and North Kendall Drive from 87th Avenue to 97th Avenue, and between S.W. 64th Street and Sunset Drive from the SCL railroad to 97th Avenue.

Low density land use predominates in three areas: between Sunset Drive and North Kendall Drive from S.W. 97th Avenue and S.W. 107th Avenue; between S.W. 64th Street and Miller Road from S.W. 89th Avenue to S.W. 97th Avenue; and between S.W. 107th Avenue and the Snapper Creek Canal. Multi-family developments occur along Sunset Drive between S.W. 87th Avenue and S.W. 97th Avenue, and on Kendall Drive.

Public-semi-public uses are scattered throughout the area. They include:

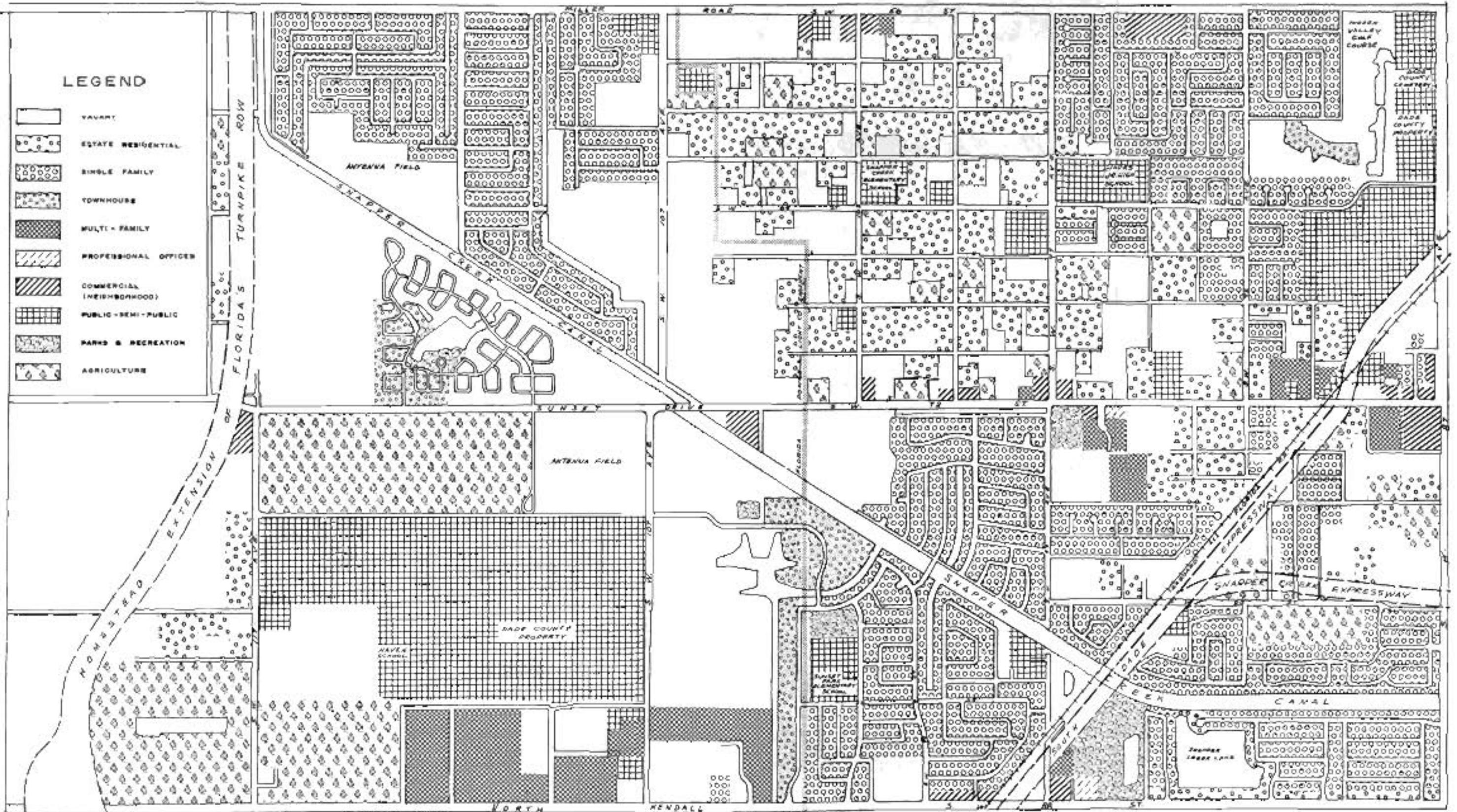
1. The county-owned Kendall Home-Clinic complex
2. A civil defense station and vehicle repair depot
3. City of Miami well fields
4. Radio transmission stations and towers
5. Metro Fire Station
6. A water treatment plant
7. Florida Power and Light substations
8. Southern Bell substations
9. Sewage treatment plant at 8700 S.W. 97th Avenue
10. Three public schools
11. Several churches scattered throughout the northern portion of the community

12. A private recreational facility at S.W. 97th Avenue and Sunset Drive
13. Kiwanis Youth Center near S.W. 97th Avenue and North Kendall Drive
14. A 150 foot wide Florida Power and Light right-of-way running north-south between Kendall Drive and Miller Road about 3/8 mile east of 107th Avenue

Commercial uses occur on Miller Road, Sunset Drive and North Kendall Drive. Most of these establishments are small neighborhood businesses. Shopping facilities are located on Miller Road east of S.W. 97th Avenue, at the intersection of Sunset Drive and Galloway Road, and on North Kendall Drive west of S.W. 97th Avenue.

Analysis of the existing land use patterns indicates the following:

1. A high percentage of single family homes emphasizes the low-density-extensive nature 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.
4. The presence of large and small scattered publicly-owned parcels throughout the area indicates the potential to provide public facilities to serve the needs of its residents.



EXISTING LAND USE
SUNSET DR. RESTUDY AREA



Metropolitan Dade County
 Planning Department
FIGURE NO. 1

EXISTING ZONING

Single-family residential and agricultural zoning districts predominate throughout the study area; however, the area runs the gamut from low density residential to higher density residential and commercial zoning districts.

Agricultural zoning (AU) occurs throughout the study area. The larger AU parcels are located: 1) in the western portion of the study area on the south side of Sunset Drive; 2) in the northern portion of the study area from 107th Avenue to 95th Avenue; 3) in the eastern portion of the study area near the proposed Snapper Creek Expressway and along Sunset Drive; 4) the county-owned K-Land Park on the north side of S.W. 88th Street. The largest AU parcel, located in the northern portion of the area, is used more for single-family large lot, development than for actual agricultural purposes.

Interim zoning (GU) occurs quite frequently within the area and is applied to most public and semi-public uses. Single-family residential zoning (RU-1) is situated in clusters: 1) in the northwestern portion of the area immediately south of Miller Road; 2) in the northeastern portion of the area south of Miller Road; 3) in the southern portion of the area east of 103rd Avenue. Estate zoning (EU-M) dominates in the area east of the proposed South Dade Expressway.

A mixture of one acre estates, or EU-1 zoned parcels and EU-M zoned parcels are scattered in the northern portion of the area east of 97th Avenue. Townhouse zoning (RU-TH) trends have appeared in a form of single-family residential zoning along the north side of Sunset Drive west of 107th Avenue, and along 107th Avenue south of the Snapper Creek Canal. Multi-family zoning occurs along Sunset Drive and North Fendell Drive near several major intersections.

Professional office zoning (RU-5A) mostly occurs near the Kendall Clinic. Approximately 18 acres of RU-5A zoned parcels are concentrated near the corner of North Kendall Drive and S.W. 107th Avenue. Approximately 12 acres on two sites zoned RU-5 (professional offices and apartments) are near S.W. 107th Avenue, Sunset Drive, and the Snapper Creek Canal. Additionally there are two sites on North Kendall Drive near S.W. 97th Avenue that are zoned RU-5A. A small one-acre parcel of RU-5A is also situated on the south side of Miller Road west of 102nd Avenue.

Commercial zoning is concentrated in areas along North Kendall Drive near S.W. 97th Avenue and 107th Avenue and along Sunset Drive throughout the length of the study area. Approximately thirty-eight acres of undeveloped land are zoned for commercial uses and are located near S.W. 107th Avenue and Sunset Drive.

TRANSPORTATION

Existing Streets - The principal north-south arterials serving this area are S.W. 87th, 97th and 107th Avenues. These are two-lane, low speed carriers. The bulk of the east-west traffic is carried by Miller Road, Sunset Drive and North Kendall Drive. The remainder of the local streets are designed only to provide access for developments in their immediate vicinities. Sunset Drive is only a two-lane facility. North Kendall Drive (S.W. 88th Street) is a four-lane divided arterial running the length of the study area. Miller Drive is a two-lane road which has a 25 foot wide canal as a median strip for a part of its length. S.W. 117th Avenue is unimproved along its length through the area, and S.W. 107th Avenue is interrupted by the Snapper Creek Canal north of Sunset Drive. S.W. 107th Avenue is also an unimproved one-lane road from Sunset Drive to S.W. 62nd Street. S.W. 97th Avenue does not cross Snapper Creek south of Sunset Drive.

Programmed Improvements - The following traffic circulation improvements can be expected in the future.

1. Miller Road will be improved from S.W. 67 to S.W. 112th Avenues to a four-lane divided facility including closing of the open drainage canal. Financing of this project will be done through the recently passed bond issue. Construction scheduling is not definite at this time.
2. Sunset Drive will be improved from two to six lanes in the vicinity the South Dade Expressway to S.W. 87th Avenue, and from two to four lanes from S.W. 92nd to 107th Avenues. Construction will occur within the next five years and bond money will be used to finance the project.
3. S.W. 87th Avenue (Galloway Road) is to be widened to four lanes throughout the study area. Completion is scheduled between 1974 and 1975. During a public hearing, however, residents of the areas affected by the widening project have voiced opposition to this proposed road improvement.
4. South Dade Expressway will be constructed along the S.C.L. alignment through the southeast corner of the study area. However, there will be no access to this facility from within the area.

5. Snapper Creek Expressway will provide a link between U.S. #1 and the South Dade Expressway. Located just south of S.W. 80th Street, this facility will be constructed in the study area with access on and off at Kendall Drive and S.W. 87th Avenue. This segment is scheduled for completion in 1975.
6. Homestead Extension of the Florida Turnpike along S.W. 117th Avenue is scheduled to be in operation by mid-1973. An interchange will be located at North Kendall Drive, providing access to and from the north only initially. Miller Road and Sunset Drive will be overpassed by the Turnpike and will receive modification in the immediate vicinity.
7. S.W. 107th Avenue may be a continuous arterial from Miller Road to Kendall Drive at some future date. Developers will be required to build their portion of this facility as the abutting land is developed.
8. S. W. 117th Avenue should be constructed from Sunset Drive north across the Snapper Creek Canal to connect with the existing road at that point.
9. S. W. 107th Avenue must be improved with a bridge structure at its intersection with Sunset.
10. S. W. 103rd Avenue should be extended south of Sunset Drive to serve the public use recommended on Snapper Creek. (See Figure #3.)
11. S. W. 97th Avenue intersection with Sunset Drive should be improved and 97th Avenue should bridge Snapper Creek Canal and be continuous through the study area.
12. S. W. 92nd Avenue should be extended in a S. W. direction from its southern terminus near the SCL track to S. W. 76th Terrace to allow interneighborhood circulation.
13. S. W. 84th Street should be continuous from 107th to 117th Avenue.

Public Transit Service - The Metropolitan Transit Authority provides two bus routes in the study area. Route #1 is routed to Miami-Dade Junior College - South Campus, via Sunset Drive and S. W. 107th Avenue. Route #34 is routed to Miami-Dade Junior College - South Campus, via Bird Road and S. W. 107th Avenue. This route has a direct connection to Miami International Airport. Both routes connect with the various routes leaving downtown Miami for various points in Dade County.

Coral Gables Bus System's Route #11, provides bus service from their terminal in downtown Coral Gables to Baptist Hospital (via North Kendall Drive) on a regular trip basis with a special stop at Dadeland Shopping Center. This route also ends at Miami-Dade Junior College - South Campus.

The Metropolitan Transit Authority has indicated that this entire area is presently under study and recommendations will be included in the "Short-Range Transit Improvement Study", being conducted by Simpson and Curtain consulting firm. Metropolitan Transit Authority has also proposed a route from Florida City and Homestead directly to the Miami-Dade Junior College - South Campus with future extensions to Florida International University.

Express bus park/ride operations will be provided along the South Dade Expressway corridor with access at Sunset Drive and 87th Avenue and a station just south of Kendall Drive on the expressway.

WATER AND SEWER FACILITIES

Water

Water is presently provided to existing developments in the area by three utilities; the City of Miami, Westwood Lake and General Waterworks.

Westwood Lake serves the area north of S.W. 64 Street, which consists primarily of single family residences. It has committed itself to serve only the undeveloped parcels in their existing service area. The City of Miami's Southwest Water Plant (Alexander Orr), located in the study area, also services only a small portion of the area. A sixth or so of the area is not committed at the present time to any utility, with the remainder committed to General Waterworks.

General Waterworks recently completed a main extension in Sunset Drive from S.W. 87th to 117th Avenues. This was necessitated because of development to the west and north, namely Royal Green Townhouses and Kendall Lakes.

There appears to be a sufficient supply of water to serve the area if development continues along existing lines, that being apartment development along North Kendall Drive and limited portions of Sunset Drive with the remainder single family development. If, however, there is a marked shift in density, it will be necessary to review this entire area again to assure an adequate water supply. Presently, it appears that a sufficient supply of water is available for this area provided the population density for the area does not skyrocket.

Sewers

Sewer service is being provided to the major portion of this area by two utilities, Westwood Lakes and General Waterworks. Westwood Lakes services those areas north of the Snapper Creek Canal between S.W. 107th and 117th Avenues, and those areas north of S.W. 64th Street lying between S.W. 87th Avenue and S.W. 107th Avenue. This facility has a plant capacity of 2.7 million gallons per day. The area lying between S.W. 64th Street and Sunset Drive in the northern half of the study area is presently served by septic tanks. The southern half of the study area is serviced by General Waterworks which has a plant capacity of 3 million gallons per day.

Both of these facilities are operating at their designed capacities and cannot take any additional hookups. The Dade County Pollution Control Board has issued permit holds to limit additional hookups on both facilities until deficiencies are remedied. General Waterworks is in the process of construction of two expansions to provide additional capacity. By February 1973, it will be able to provide an additional one million gallons per day, and by August 1973, it will increase its capacity by 1.75 million gallons per day. Westwood Lakes is not contemplating any expansion and therefore cannot obtain any additional hookups. Both facilities will be required to connect to the West Dade Interceptor when it is available by 1985.

In addition to these facilities, several interim wastewater treatment plants are under construction in the area. These include plants to serve (1) Kendalltown scheduled for completion by March 30, 1973 at S.W. 76th Street, near 107th Avenue; (2) the Snapper Creek Townhouses to be completed by June, 1973 at 11100 S.W. 72nd Street, and (3) the Tree Top Apartments at 8520 S.W. 107th Avenue to be completed by November 1, 1973. It appears that rapid growth will compound present service problems as more and more temporary facilities are constructed.

PUBLIC SCHOOL FACILITIES

Residents within the study area are served by the following school facilities:

SCHOOL	ADDRESS	DESIGNED CAPACITY	ENROLLMENT			
			Black	White	Total	Under Over
(within study area)						
Snapper Creek Elen.	10151 SW 64 St.	690	0	644	644	46
Silver Oaks El/JrHigh	8201 SW 112 Ave	204	17	37	54	150
Sunset Park Elem.	10235 SW 84 St	930	9	842	851	79
Glades Jr. High	9451 SW 64 St	1308	4	1853	1857	549
(outside study area)						
Killian Sr. High		2702	835	2461	3296	594
Southwest Sr. High		2627	9	3017	3026	399

Senior high students from this area are served by two facilities. Those students residing north of Sunset Road attend Southwest Senior High and those residing south of Sunset Drive attend Miami Killian Senior High. Both schools are on a ten hour day which results in increasing their capacities by at least 75 percent. Thus, Miami Killian Senior High can accommodate 5,768 students and Southwest Senior High, 4,597

Glades Junior High School is also on a ten hour day which increases its capacity to 3,250. 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 site or at Galloway Road and S.W. 82nd Street.

Current elementary school needs are served fairly well in the area. Dade County School Board owns a proposed elementary school site within the study area at S.W. 97th Avenue and S.W. 76th Street. This facility will relieve Blue Lakes Elementary School.

Outside the area of study, the School Board owns a 15-acre site at S.W. 82nd 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, however, geared to serve the area.

The Snapper Creek Canal Housing Corporation's large scale development located on Sunset Drive, west of S.W. 117th Avenue, presented a problem as land was too expensive to purchase. Consequently, the school board has located a site at S.W. 120th to 122nd Avenues north of Sunset Drive to serve the residents of its development.

The large scale developments of the Gardens Empire Roof Trust Company, located east of S.W. 107th Avenue and south of 80th Street, and the Lake of Kendall Townhouses located near S.W. 76th Street, east of S.W. 107th Avenue, will be served by Sunset Park Elementary. Miami Dade Junior College and Florida International University are well situated to serve the higher educational needs of the adults of the area.

PARKS AND RECREATION

Within the study area there are two existing neighborhood parks, K-Land Park and Sunset Park. Located on North Kendall Drive and S.W. 97th Avenue, the 16-acre K-Land Park has been leased to the Kiwanis Club, and is not available for public usage. Sunset Park at S.W. 97th Avenue and S.W. 74th Street consists of 2.6 acres and is the only neighborhood park facility available to the public within the study area. The Parks and Recreation Department has identified two undeveloped neighborhood park sites within the area. They are the 5.5 acre Arvida Park Site at S.W. 102nd Avenue and S.W. 80th Street and the 4.8 acre Sunset Rockpit Park at S.W. 72nd Street and S.W. 94th Avenue. The study area lacks a community park.

Miscellaneous park and recreational facilities include an unnamed 2.7 acre park near S.W. 82nd Street and the 2.5 miles of the Florida Power and Light right-of-way constituting potentially useable open space, and undeveloped Darlington Manor, a one acre site at S.W. 61st Street and 94th Place.

Several private recreational facilities are also scattered throughout the area. They include a golf course in the Hidden Valley Townhouse development on Miller Road, private club facilities in the recently constructed townhouse developments and a private club facility on Sunset Drive and S.W. 97th Avenue.

Several sites situated outside the study area are considered to have an impact on the area. Neighborhood parks that fit this category are Westwood Park at 11350 S.W. 53rd Terrace consisting of 4.3 acres, and 4 acre Miller Park at S.W. 54th Terrace and 95th Avenue. A community park site will be selected near S.W. 106th Street and S.W. 87th Avenue. Additionally, it is anticipated that the Miller Road Lake (Maule Lake) at S.W. 56th Street and 72nd Avenue will be acquired through the General Obligation Bond Issue. The maximum size of this site will be 200 acres, and its programming will be focused on water activities. Tropical Park at S.W. 40th Street and the Palmetto By-Pass will also be acquired through the General Obligation Bond Issue. This 225 acre site will serve a variety of uses including a regional athletic center.

PUBLIC SAFETY

Police Service

Last year, 9,106 service calls were received from the Southwest District. This figure represents approximately 9 percent of the total calls received from the unincorporated area. Of the 9,106 calls, 3,870 were related to criminal activities.

The Dade County Public Safety Department provides police service from both West and South Police Districts. However, a new Southwest District will be established in the present 1972-73 fiscal year which will be charged with police responsibilities in the study area. This newly designated police district will service the area from S.W. 152nd Street (Coral Reef Drive) on the south, to S.W. 72nd Street (Sunset Drive) on the north and will extend east and west to the county lines.

Within the next few years, a new police station will be built on the Kendall Youth Fair site at the northeast corner of S.W. 97th Avenue and North Kendall Drive. This facility will be designed to house 300 police personnel. Initially, the new district will be authorized 131 police classifications, and these positions will be filled as soon as recruited personnel are trained.

Fire Facilities

The study area is presently being served from fire stations located at 8500 S.W. 107th Avenue, 3911 S.W. 82nd Avenue and 6000 Sunset Drive.

Fire Station #9, located within the study area at 8500 S.W. 107th Avenue, is not adequate and a new facility will be required. A new fire station is budgeted and architectural work is in the process of completion for a station to be located outside the study area at S.W. 72nd Avenue and 110th Street.

The fire unit response time in the study area is presently within acceptable limits with back-up assistance available within a few minutes.

PART 4

RECOMMENDATIONS

The recommendations for the Sunset Drive area are made based on the nature of existing conditions in the study area and partially on future projected conditions. The plan is structured so as to stabilize, supplement, and reorient where necessary, established land use patterns so that they bear a more orderly and compatible relationship with one another. The boundaries of specific use districts were determined only after an examination revealed that the delineated area could coexist in a compatible manner with adjacent uses and that it had the capability to support such uses in regard to proper services.

PLANNING GUIDELINES

The following guidelines have been used in the formation of the Land Use Plan and the rezoning recommendations:

1. That strip commercial uses are detrimental to the surrounding areas, particularly to low density residential areas. Since the initial piece of commercial zoning tends to set up a chain reaction resulting in the visually unattractive, functionally inefficient, and cluttered collection of small businesses extending from corner to corner, this study has been designed to encourage commercial uses to develop within shopping areas or existing nuclei of commercial activity.
2. That where adjacent zones differ, sound planning principles indicate that there should be a transitional gradation of zoning districts where possible in order to minimize the pressure for higher density zones.
3. That spot zones and other unrelated or incompatible zones be eliminated in order to provide protection and preserve the integrity of the prevalent zones and current uses in the study area.
4. That the current traffic situation would get worse if higher residential densities than those recommended are introduced in the study area.
5. That the current sewer service would not lend itself to higher residential densities.

6. That the zoning districts should reflect, as closely as possible, the land uses that they support.
7. That the estate and low density residential uses both north and south of Sunset Drive should continue to reflect the delineation of the General Land Use Master Plan.
8. That the existing estate development north of Sunset Drive be protected from detrimental encroachment from higher density land uses.
9. That in the western portion of the study area, low density environments can be achieved through other than the traditional subdivision patterns. Clusters, planned unit developments, and other development configurations have much to offer.

RECOMMENDED LAND USE

The translation of the above guidelines into specific land use recommendations for the study area are as follows:

1. Northeast area (north of Sunset between 87th and 97th Avenues)

The triangular parcel bounded by the South Dade Expressway 87th Avenue, and Sunset Drive has been designated for medium density multi-family use, with a density not to exceed 23 dwelling units per acre. This has been recommended for several reasons. First, commercial development already exists at the intersection of Sunset Drive and 87th Avenue, and zoning that permits a higher intensity of land use exists in the vicinity. Several apartment units have already been developed in the BU-1A zone in the area next to the Southern Bell equipment storage yard, and there are existing RU-4M and BU-2 zoning to the south fronting on Sunset Drive. Secondly, the proposed South Dade Expressway will be taking approximately 250 feet to 300 feet of right-of-way east of the Seaboard Coast Line Railroad, leaving the small vacant land in the triangular area bounded by the expressway, Sunset Drive and 87th Avenue, more suitable for medium density development.

The north frontage of Sunset Drive between the existing church near 89th Avenue, and 94th Avenue and including the second church on tract 117, should be characterized by low density single family development. The area immediately west of the church near 89th Avenue should be characterized by low density multi-family uses with a maximum density of 12.9 units per acre.

The area between S. W. 94th Avenue and the existing commercial near 97th Avenue should also be characterized by low density multi-family residential uses with a maximum density of 12.9 units per acre. These uses should be held at least 300 feet short of S. W.

RECOMMENDATIONS

SUNSET DR. RESTUD

70th Street in order that like uses may face across S. W. 70th Street. Other buffer treatments could be utilized, depending on physical peculiarities. Nevertheless, the transition from higher to lower residential densities should be accomplished in this area south of S. W. 70th Street.

The commercial uses on Miller Road and at the intersections of 87th and 97th Avenue on Sunset Drive should be maintained. The remainder of the vacant parcels in this area should be developed for low density single family detached units.

2. Southeast Area(south of Sunset Drive between 87th and 97th Avenues)

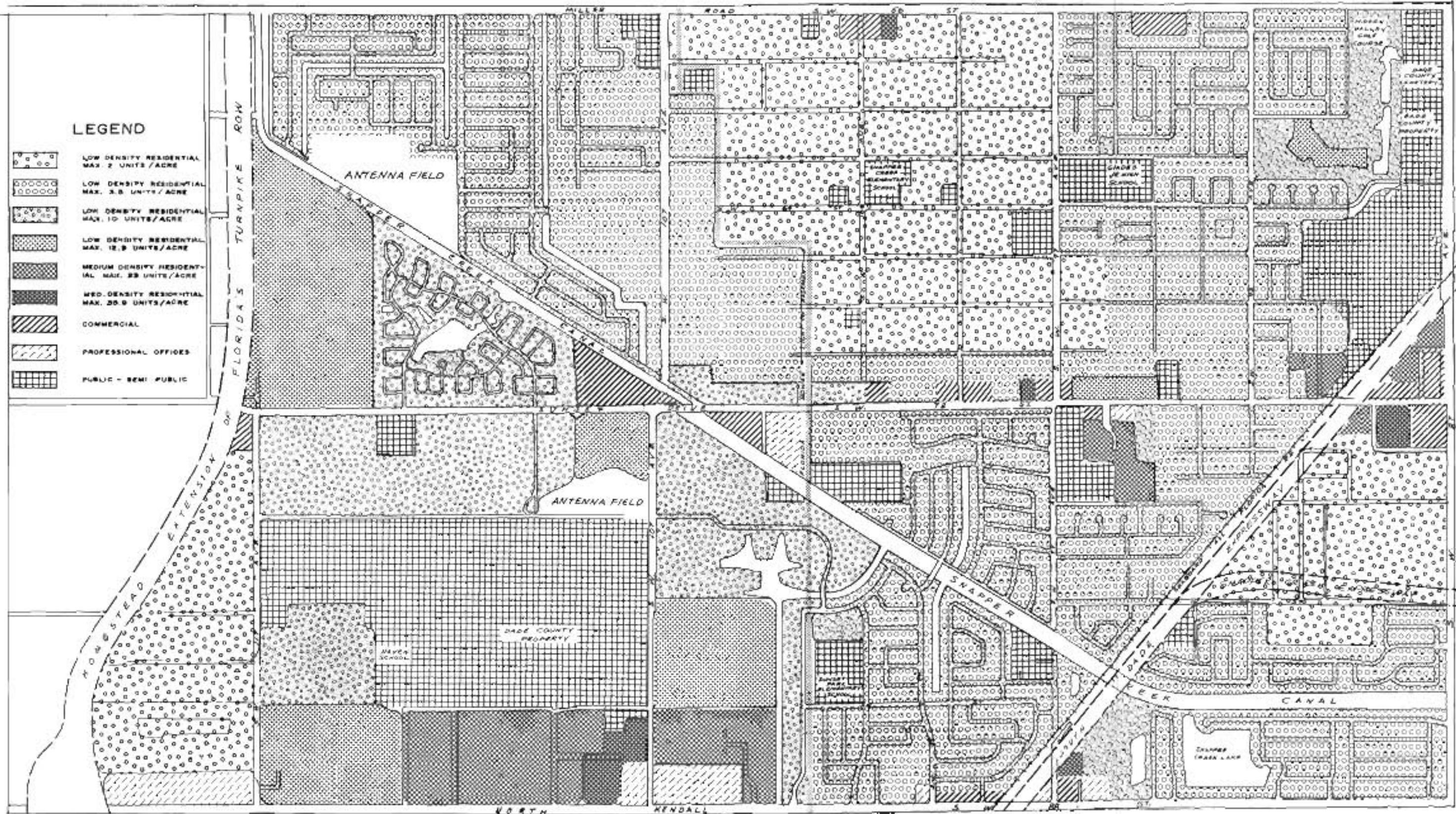
The area on the south side of Sunset Drive to S. W. 74th Street is recommended for medium density multi-family development (35.9 dwelling units per acre maximum), with a western buffer, presently zoned AU, of not more than 23 dwelling units per acre to the existing estate development. The area between the Seaboard Railroad tracks and the county owned rock pit is recommended to be developed for low density single family detached units. This density should be extended south toward the Snapper Creek Canal and the existing single family area. This would help strengthen the attractive low density residential character already established in this area. The remainder of the southern frontage should remain unchanged. This area includes the county owned rock pit, the existing business and professional office buildings and apartment uses immediately to the west of the recreation facility and the proposed elementary school site near S. W. 97th Avenue.

The undeveloped EU-M and AU property located east of the Seaboard Railroad tracks in this area, should be developed for low density estate uses. The remainder of this area between the proposed Snapper Creek Expressway and North Kendall Drive should remain unchanged.

3. North-Central Area (north of Sunset Drive between 97th and 107th Avenues)

It is recommended that commercial uses in this area consist of the facilities at the intersections of 102nd Avenue and Miller Road, 97th Avenue and Sunset Drive, and the northeastern corner of the 107th Avenue and Sunset Drive intersection, in addition to the 99th Avenue intersection.

The proposed land use pattern for the area east of the intersection of Sunset Drive and 107th Avenue recommends a tier of residential development on the north side of Sunset Drive at 10 dwelling units per acre (330' depth) and also including that portion of land on the north side of the Snapper Creek Canal and immediately east of 107th Avenue, presently zoned BU-1A (Neighborhood Business). This density of residential development will provide for a smooth transition in land use from business and offices to the south across Sunset Drive and low density residential to the north. The existing BU-1A zoning is recommended to be replaced by 10 units per net residential acre development in favor of a larger neighborhood cell immediately to



RECOMMENDED LAND USE
SUNSET DR. RESTUDY AREA



FIGURE NO. 3

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the west having a clear present and future definition.

Much of the area east of the Florida Power and Light easement should continue to be developed for estate uses. The Florida Power and Light strip easement should be retained as open space and could become a part of the Linear Park System now being developed in another portion of the county. Commercial areas at the intersection between 97th and 102nd Avenues are abandoned gas stations--although the structures appear to be sound. It is thus recommended that the zoning in each case be changed to restrict gas stations and congestive drive-in uses.

4. South-Central Area (south of Sunset Drive between 97th and 107th Avenues)

Low density single family detached residential uses are recommended for most of the area between 97th Avenue and the Florida Power and Light easement. The City of Miami property and the Florida Power and Light easement should be retained as an open space buffer. West of the Florida Power and Light easement, professional office uses are recommended adjacent to the existing bowling alley on Sunset Drive.

Between 107th Avenue and the Florida Power and Light easement, a transition in residential densities from RU-TH to RU-3M to RU-4L is recommended, with a strip of RU-TH zoning located between these zones and the Florida Power and Light easement from S. W. 80th Street to North Kendall Drive.

On North Kendall Drive, professional office uses are recommended immediately east of 107th Avenue, and two other points, one on each side of the South Dade Expressway. Commercial uses are also recommended on North Kendall Drive, west of the same expressway.

5. Northwest Area (north of Sunset Drive between 107th Avenue and the Homestead Extension of the Turnpike)

The undeveloped areas north of the Snapper Creek Canal are recommended for single family detached units. This would help strengthen the low density character already established there.

A neighborhood business complex is recommended for the existing commercially zoned area near 107th Avenue. Additionally, the area presently zoned BU-1A near the Homestead Extension of the Turnpike is recommended for low density multifamily useage not to exceed 12.9 units per net acre. The 16+ acre neighborhood business area noted in the above provides the opportunity for good site planning and fulfilling such neighborhood needs without the danger of strip commercial development.

6. Southwest Area south of Sunset Drive between 107th Avenue and the Homestead Extension of the Turnpike.

Including the existing commercially zoned area near S.W. 107th Avenue, low density residential uses as may be characterized by single family attached units, patio-garden apartments and one to two story garden apartments are recommended on 107th Avenue and Sunset Drive. Density here should not exceed 12.9 units per net residential acre.

The remainder of the property between Sunset Drive and S.W. 76th Street and between the proposed RU-3M zone and the proposed Homestead Extension of the Turnpike, excluding the commercial area on 117th Avenue, is recommended for a planned townhouse development.

A combined park and elementary school site should also be reserved in this general area. West of the Kendall Clinic, to the Homestead Extension of the Turnpike, recommendations call for estate densities (2 units per net residential acre), and low density townhouse developments (10 per net residential acre). Estate uses were recommended for this area to reflect the existing large lot developments and preserve its natural vegetation.

South of the proposed RU-TH zone in this area, recommendations call for planned multi-family developments at a density not to exceed 12.9 units per acre, and an office park to be located between the Homestead Extension of the Turnpike and 117th Avenue on North Kendall Drive.

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.

Parcel 1 - RU-3M to RU-1. The existing RU-3M zone which would permit 12.9 dwelling units per net acre is out of character with existing and proposed development in the surrounding area. The land on both sides of this property remains under agricultural zoning, and the area immediately north of this parcel is zoned RU-1. To the east, RU-1 zoning extends from Sunset Drive northward to S.W. 70 Street. This pattern should be continued. At this location, RU-1 would be a more logical and compatible zone within the current zoning and the land use concept.

Parcel 2 - BU-1A to RU-3M. The recommended RU-3M would provide a compatible transitional zone and eliminate the possibility of development of various types of commercial uses that may be undesirable that are permitted in a BU-1A zone. The reclassification of this area would also allow the inclusion of the parcel in the larger area recommended for development having a density not to exceed 12.9 units per acre.

Parcel 3 - BU-1A to BU-1. The two gas stations on these parcels have been abandoned, indicating an insufficient demand for such commercial uses. However, the structures appear to be in sound condition. The recommended zoning reclassification would eliminate as permitted uses gas stations and any drive-in facility, thus helping to reduce congestion along Sunset Drive.

Parcel 4 - BU-1A, AU, RU-1 to RU-TH.

It is recommended that the BU-1A zoning on the east side of 107th Avenue immediately north of Snapper Creek Canal be rezoned to RU-TH (Townhouses, to 10 units per net residential acre), and that this district be extended eastwardly to 102nd Avenue at a depth of some 330 feet, east of the aforementioned BU-1A area. This entire change will represent a meaningful transition in density to the recommended low density residential area to the north. The proposed townhouse density will face business and commercial uses on the south side of Sunset Drive in the area. The BU-1A component of this change is recommended to eliminate an over-commitment to commercial zoning which would result if such were retained on both the east and west sides of Snapper Creek Canal in this immediate area (see "Recommended Land Use", page 29 herein).

Parcel 5 - RU-5 to RU-1. The existing RU-5 zone would permit apartments, offices or a mix of apartments and offices. This will produce incompatible uses in the future. A change to RU-1 would be more in harmony with the existing and proposed uses in the adjacent areas.

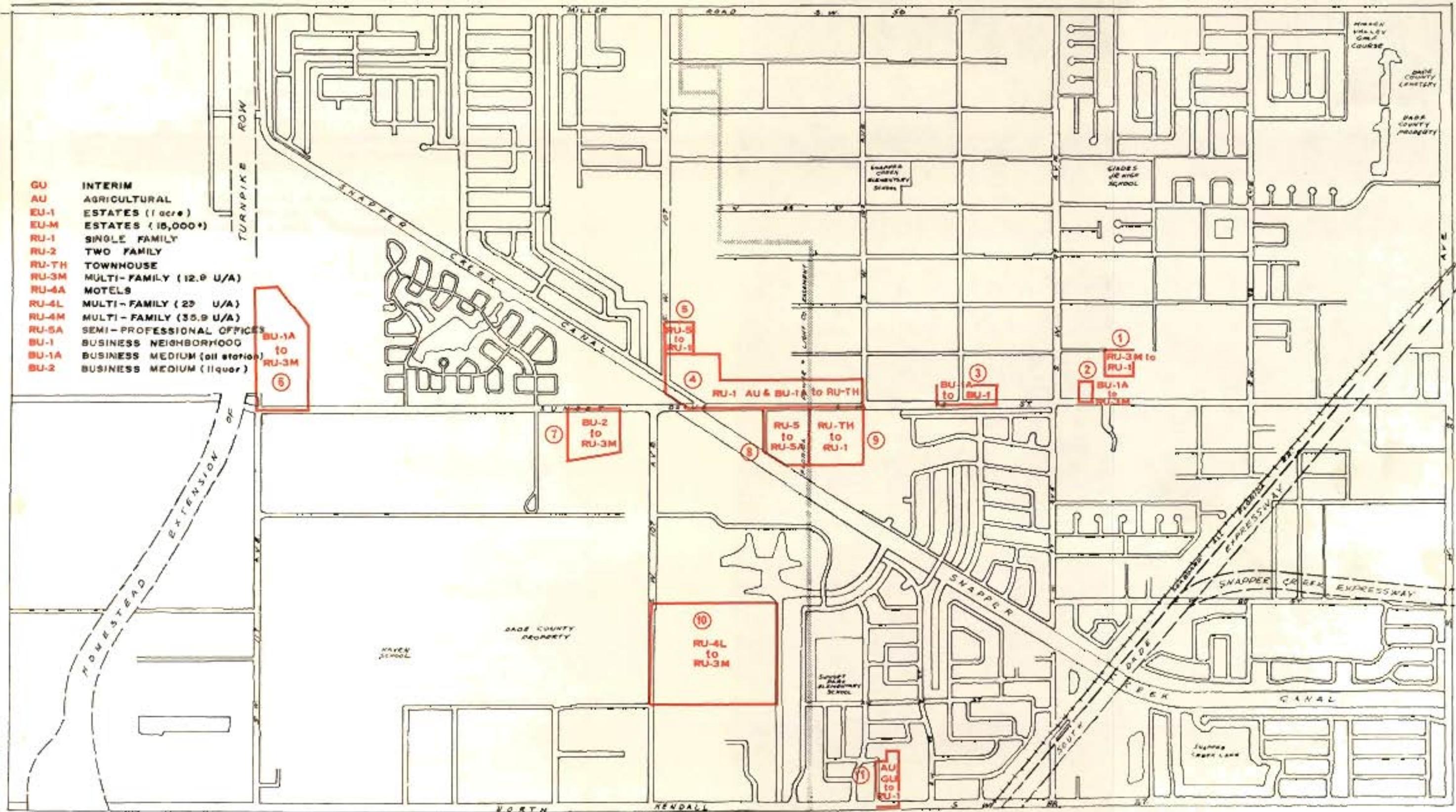
Parcels 6 and 7 - BU-1A and BU-2 to RU-3M. These parcels located on Sunset Drive near the proposed Homestead Extension of the Florida Turnpike have been included in larger areas recommended for development having a density not to exceed 12.9 units per acre. A total of approximately 55 acres are zoned for commercial uses in the vicinity of 107 Avenue and Sunset Drive. It is recommended that a neighborhood business be developed within this neighborhood, but not to the extent that the existing zoning will permit.

Parcel 8 - RU-5 to RU-5A. The existing RU-5 zone would permit apartments, offices or a mix of apartments and offices. This may produce incompatible uses in the future near this property. A change to RU-5A would be more in harmony with the existing and proposed uses in the adjacent areas.

Parcel 9 - RU-TH to RU-1. The RU-1 zone would be compatible with existing zoning and development in the vicinity and with the low density residential designation on the General Land Use Master Plan. Subject property abuts existing RU-1 zoning on three of its sides, and the proposed RU-1 on the fourth side.

Parcel 10 - RU-4L to RU-3M. The existing RU-4L zone which would permit 23 dwelling units per net acre is out of character as it relates to the existing and proposed development in the surrounding area. The rezoning of this parcel to RU-3M will provide a rational land use that would be compatible with the existing RU-TH on the east and north.

Parcel 11. - AU and GU to RU-1. These parcels are spot zones which have no relationship to the current land use or the zoning in the surrounding areas.



RECOMMENDED REZONING

SUNSET DR. RESTUDY AREA

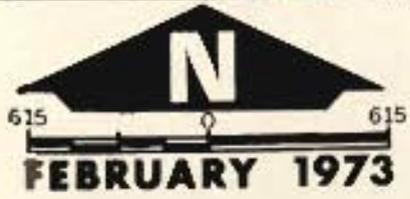


FIGURE NO. 4

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CONCLUSION

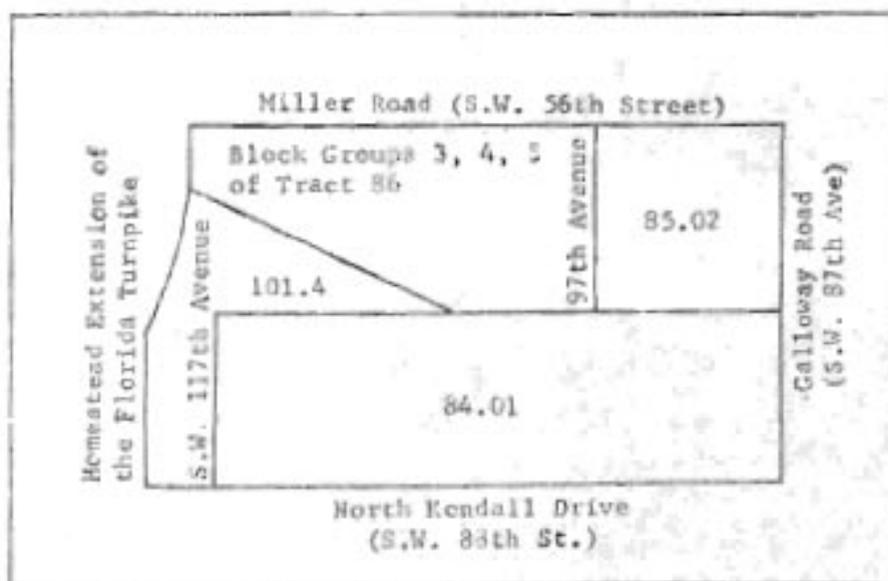
The recommendations contained in the restudy are directed toward protecting the established low density character of the developed areas and toward establishing compatible land uses in the areas which are still vacant. Such proposals should be used as a guide when formulating any new development for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

Total dwelling units	15,800
Total population	44,200
Average persons/dwelling unit	2.8
Average persons/acre	11.1
Average dwelling units/acre	3.9
Average persons/square mile	7,129

APPENDIX

CENSUS TRACT DELINEATION

Unless otherwise indicated, the data utilized in Part 2 was derived from the 1970 census data. The study area coincides with the area of Census Tracts 84.01, 85.02, and block groups 3, 4, and 5 of Census Tract 86. The small area west of S.W. 117 Avenue that is included in Census Tract 101.04 was and still is relatively undeveloped. Census Tract 84.01 includes most of the southern portion of the study area and includes all areas east of S.W. 117 Avenue, and south of Sunset Drive. Census Tract 85.02 includes all areas lying east of S.W. 97 Avenue and south of Miller Drive. Block groups 3, 4, and 5 of Census Tract 86 is bounded on the north by Miller Drive, east by S.W. 97 Avenue, on the south by Sunset Drive, on the southwest by Snapper Creek Canal and on the west by S.W. 117 Avenue.



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

Board of County Commissioners

John B. Orr, Jr., Mayor

Edward T. Stephenson, Vice Mayor	Mrs. Stanley (Joyce) Goldberg
Harry P. Cain	Rev. Edward T. Graham
Mike Calhoun	Beverly Phillips
Edward C. Fogg, III	Harvey Ruvin

Planning Advisory Board

Joseph A. Turturici, Chairman

Richard M. Jones, Vice Chairman	Kenneth Rosen
Mrs. Harold Kendall	Neil Schiff
Jay Morton	Richard W. Tobin, Jr.
Thomas H. Riggins	Ronald Young

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