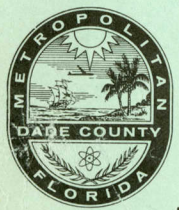
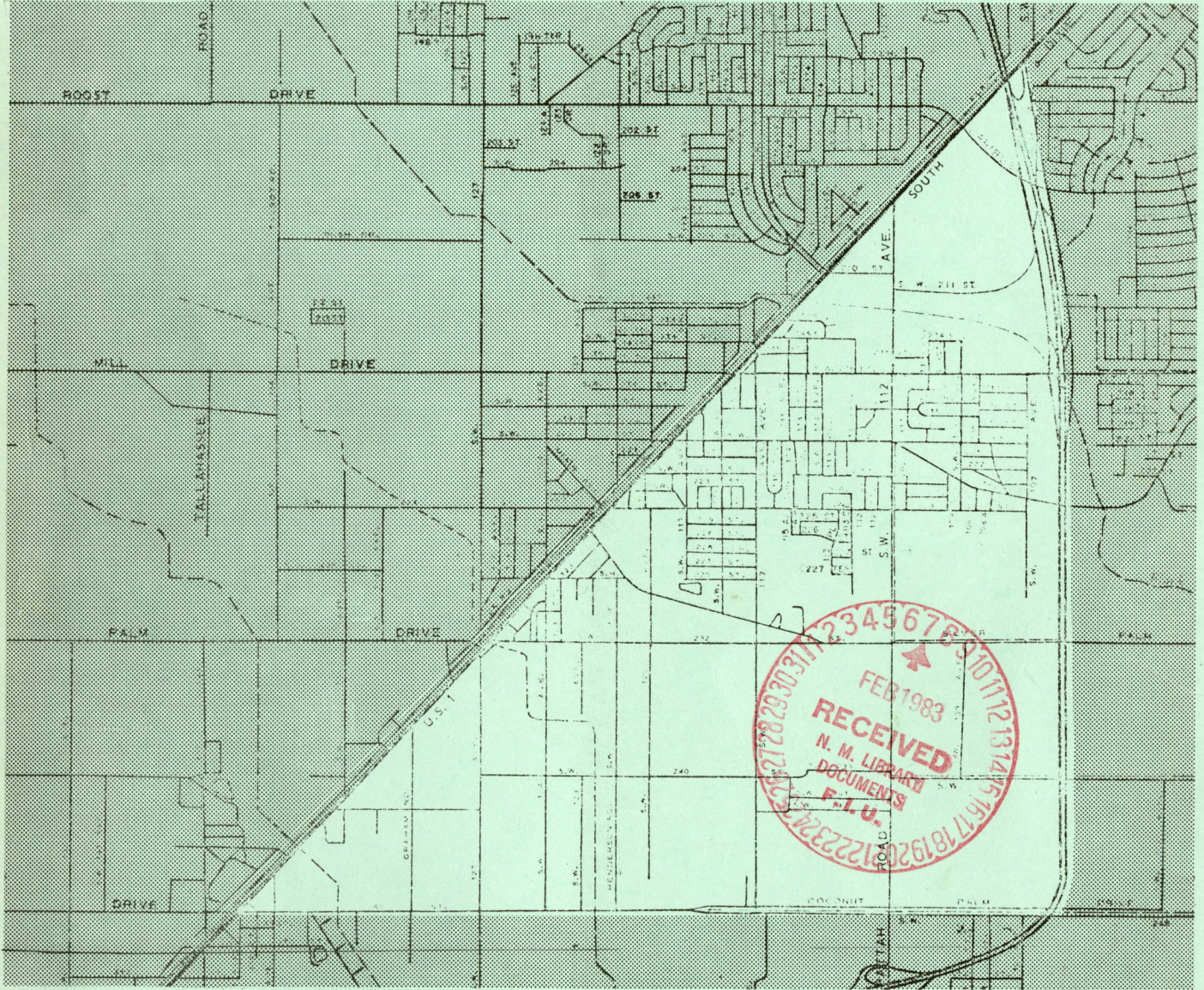


LOCAL  
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DAD, PLA: Neig/EaGo/May 1976  
D 509.002/3: G-68 1976

# EAST GOULDS\*



## AREA STUDY

metropolitan dade county planning department

MAY 1976





# **EAST GOULDS AREA STUDY**

**An Analysis of Present Conditions and a Projection of Future Conditions  
along with Implementation Measures for Protection and Development  
of our Environment**

prepared by the

**Metropolitan Dade County Planning Department  
Neighborhood Division**

in cooperation with

**Citizens of the Study Area**

**and various other Public Agencies or Private Enterprises  
which provide vital Urban Services to the Community  
and its Neighborhoods**

**APPROVED  
MAY 1976**



ORDINANCE ACCEPTING AND ADOPTING THE EAST GOULDS AREA STUDY AS A FURTHER DETAILING AND REFINEMENT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN FOR METROPOLITAN DADE COUNTY, FLORIDA; ESTABLISHING DECLARATIONS AND FINDINGS OF FACT IN PREAMBLE; PROVIDING FOR LEGAL STATUS OF SAID PLAN; ESTABLISHING RELATIONSHIP OF SAID PLAN TO COUNTY AGENCIES, BOARDS AND DEPARTMENTS; ESTABLISHING NECESSITY FOR FURTHER IMPLEMENTATION; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Metropolitan Dade County has engaged in comprehensive metropolitan planning and neighborhood planning in order to guide its future growth and development and to encourage the most appropriate use of land, water and resources consistent with the public interest; to conserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience and general welfare; to prevent the overcrowding of land and avoid undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, cultural, historical, recreational facilities, housing and other requirements and services, and to conserve, develop, utilize and protect natural resources within its jurisdiction; and

WHEREAS, the metropolitan planning program and the neighborhood planning program for Dade County has been and shall continue to be a continuous and on-going process; and

WHEREAS, Ordinance No. 75-48 establishes a procedure for preparation and adoption of neighborhood or area studies for Metropolitan Dade County; and

WHEREAS, a public meeting was held by the Dade County Planning Department in the East Goulds area to discuss the planning study proposed for this neighborhood; and

WHEREAS, a preliminary East Goulds area study report, dated July, 1975, was prepared by the Planning Department and copies of this report were distributed for review by citizens and officials; and

WHEREAS, a public hearing was held by the Planning Advisory Board in the study area on October 16, 1975, and comments were received from area residents and property owners regarding the proposed neighborhood plan; and

WHEREAS, the proposed East Goulds Area Study as well as comments received from the public and the staff, have been reviewed and evaluated by the meetings of October 23, 1975 and November 19, 1975; and

WHEREAS, the Planning Advisory Board has approved the East Goulds Area Study by Resolution dated November 19, 1975,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. Incorporation By Reference. The matters set forth above are hereby incorporated by reference and are made a part of this ordinance as exhibits attached hereto.

Section 2. Preamble. (Declarations and Findings of Fact). The Board of County Commissioners of Metropolitan Dade County, Florida, hereby declares and finds that uncoordinated use of lands within the County threatens the orderly development, the environment of the County, and the health, safety, order, convenience, prosperity and welfare of the people of this County. The Board of County Commissioners recognizing that man depends on his biological and physical surroundings for food, shelter, and other needs, and for cultural enrichment as well; in recognizing further the profound impact of man's activity on the inter-relations of all components of the natural environment, particularly the profound influences of population growth, high-density urbanization, industrial expansion, resource utilization and exploitation, and new and expanding technological advances and recognizing further the critical importance of restoring and maintaining environmental quality to the overall welfare and development of man, declares that it is the continuing policy of Metropolitan Dade County, Florida, in cooperation with federal, state, regional and local governments,



and other concerned public and private organizations, to use all reasonable means and measures to: (a) foster and promote the general welfare; (b) to create and maintain conditions under which man and nature can exist in productive harmony; and (c) to fill the social, economic and other requirements of the present and future generations of citizens of Metropolitan Dade County, Florida. Accordingly, it is the purpose of this Commission in adopting the East Goulds Area Study to declare a County policy which will encourage productive and enjoyable harmony between man and his environment, to promote reasonable efforts which will prevent or eliminate unreasonable or unnecessary damage to the environment and the biosphere; to stimulate the health and welfare of man, and to enrich the understanding of the ecological systems and natural resources important to the neighborhood, the County, the state and the nation. It is the purpose of this plan to assure for all people of Dade County an attempt to create safe, healthful, productive and aesthetically and culturally pleasing surrounding; to attain the widest range of beneficial uses of the environment without unreasonable degradation, risk to the health or safety, or other undesirable and unintended consequences, to preserve important historic, cultural and natural aspects of our national heritage; to maintain, wherever possible, environment which supports diversity and variety of individual choice; to achieve a balance between population and resource which will permit the high standards of living and a wide-sharing of life's amenities, and to enhance the quality of renewal resources and approach the maximum attainable recycling of depletable resources. Accordingly, this Commission hereby recognizes that each person has a fundamental and inalienable right to a healthful environment, and that each person has a responsibility to contribute to the preservation and enhancement of the environment.

Section 3. Acceptance and Adoption. The Board of County Commissioners of Metropolitan Dade County, Florida, hereby (a) reaffirms the neighborhood or area planning process previously adopted and enacted by Ordinance No. 75-48, and further adopts and enacts as a Comprehensive Neighborhood Plan for a portion of

Metropolitan Dade County, hereinafter referred to in its entirety as the "East Goulds Area Study" or "Plan", the Future Conditions (Part III) and, (b) accepts the remainder of the report as guides for the preparation of studies, ordinances, and codes; and as background and informational material used for preparation of the East Goulds Area (Neighborhood) Study. The above document shall be appended hereto and shall be deemed a part of this Section as if set forth in full in the manner heretofore specified.

Section 4. Legal Status. That portion of the Neighborhood Area Study, adopted pursuant to Section 3 above, which contains expressions of public policy in the form of projections, trends, generalized maps, standards and guidelines, is hereby declared to be a further detailing and refinement of the Comprehensive Development Master Plan for Metropolitan Dade County, Florida, which considered together constitutes the official long-range and comprehensive guide for the orderly growth and development of that portion of Metropolitan Dade County, Florida, and is adopted to direct and achieve coordinated and harmonious development and land use in a manner which will permit the planning for adequate community facilities and protect the ecological balance of the environment, in order to promote the public health, safety, convenience, prosperity and general welfare of Dade County's citizens and visitors. In furtherance hereof, this Commission hereby declares its policy and intent to evaluate and consider all its public actions involving or affecting land use or development, including action on applications for zoning relief, as to conformity with the policies, objectives, guidelines and standards expressed by and through the Comprehensive Development Master Plan and the Neighborhood Area Study, and as to whether such action or actions will better serve the community. Pursuant hereto, all master plan elements, including but not limited to, those for capital improvements, transportation, housing, health, parks, recreation, culture and libraries shall be coordinated and rendered consistent with the Comprehensive Development Master Plan and the Neighborhood Area Study. Further, in recognition



that zoning has been and shall continue to be a major tool for the implementation of land use and development policies, it shall henceforth be required that applicants for zoning relief shall affirmatively establish the manner in which the development proposal and requested change in land use conforms to and is consistent with the policies, objectives, guidelines and standards expressed by the Comprehensive Development Master Plan and the Neighborhood Area Study. Further, in the case of developments of County or regional impact occurring within the boundaries of this neighborhood area, such evaluation shall include and be predicated upon the East Goulds Area Study and specific evaluation of the natural man-made environmental impact, together with the economic impact, of the development proposal on the neighborhood or area involved.

Section 5. Relationship to County Agencies, Boards and Departments. All County agencies, boards and departments shall take into consideration and be guided by the policies, objectives, guidelines and standards expressed by the Comprehensive Development Master Plan and the East Goulds Area Study when considering and taking action affecting land use and development in this part of Dade County. In accordance herewith, copies of this ordinance, together with the Neighborhood Area Study, shall be furnished to all County boards, departments and agencies and shall be made a part of the public records.

Section 6. Necessity for Further Implementation. It is hereby declared that the Comprehensive Development Master Plan and the East Goulds Area Study shall be the basis for more specific rules, regulations and ordinances which shall implement the policies, standards and objectives expressed, including the adoption of ordinances providing for the coordination of both municipal comprehensive plans and neighborhood or area studies for the unincorporated area, with the Comprehensive Development Master Plan. Further, such implementation shall include and encourage the continuance of an affirmative action program for the construction and development of low and moderate income housing within Metropolitan Dade County, Florida.

Section 7. Inclusion in the Code. It is the intention of the County Commission and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Metropolitan Dade County, Florida.

Section 8. Severability. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 9. Effective Date. The provisions of this ordinance shall become effective ten (10) days after the date of its enactment.

PASSED AND ADOPTED: MAY 18 1976

Approved by County Attorney as  
to form and legal sufficiency. R A G



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# INTRODUCTION

## Background and Purpose of Study

The Metropolitan Dade County Planning Department staff has undertaken a study of the East Goulds area as part of the continuing process for detailed refinement of the County Comprehensive Development Master Plan, recently adopted by the Board of County Commissioners.

The Homestead Extension of the Florida Turnpike has three interchanges providing access to the Study Area: South Dixie Highway; Caribbean Boulevard; and S.W. 248 Street. The presence of these interchanges and the vast amount of undeveloped land in East Goulds have increased the potential for growth and development in this area. The East Goulds Area Study was initiated in response to these situations.

## Boundaries and Size of the Study Area

The Study Area depicted in Figure 1 is located in an unincorporated portion of Dade County, approximately 19 miles southwest of Miami's Central Business District. The area is triangular in shape and covers approximately five square miles. The northern extremity is the point at which the Homestead Extension of the Florida Turnpike (HEFT) crosses the South Dixie Highway (US 1). The area is bounded on the northwest by the South Dixie Highway; on the east by the Homestead Extension of the Florida Turnpike; and on the south by Coconut Palm Drive (S.W. 248 Street). The area delineated by these boundaries is located in Sections 7, 8, 17, 18, 19 and 20 of Township 56 South, Range 40 East; and Sections 13, 23, and 24 of Township 56 South, Range 39 East.

## The Planning Process

Once the Study Area boundaries have been defined, one of the major tasks is to identify development problems and opportunities for improving the physical environment and preserving the natural environment within the Study Area. This is accomplished in several ways. Inventories are made by the staff and data are assembled from census materials and other sources. The field information and the reference resources are then analyzed. In addition to these sources of information about the Study Area, an informal public meeting is arranged to inform both the residents and property owners in the area about the study and to encourage citizen involvement in the planning



process. At this meeting residents and property owners are also encouraged to express their ideas and concerns about the development of their area.

Actual preparation of the study requires two types of participation--citizen and staff. Participation by citizens (property owners, residents, businessmen and others having an interest in the area) involves working with the staff to review the material prepared by planners and others. Staff participation involves working with the public to identify citizen goals, objectives, problems and opportunities, as well as to prepare material that is more technical in nature. During the preparation of the area study, the staff also works with representatives from a variety of other governmental agencies and departments to incorporate appropriate proposals from their special areas of responsibility (roads, mass transit, utilities, parks, schools, etc.) with those from the Planning Department.

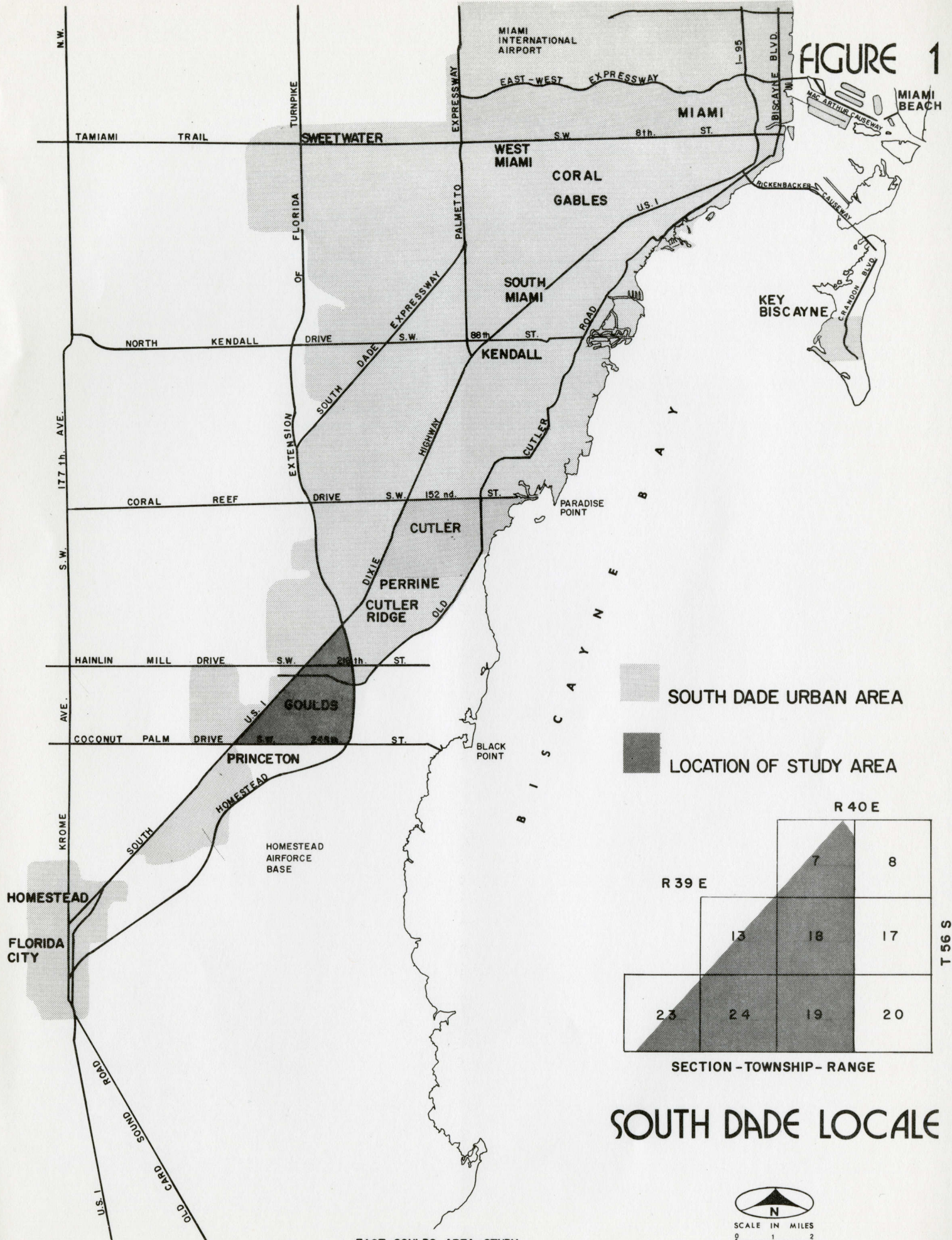
Proposals for the Study Area are then prepared by the staff and presented to citizens of the area at a public hearing. At this meeting, residents have an opportunity to suggest changes to those proposals prepared by the staff. Proposed changes and other comments from citizens are reviewed by the Planning Advisory Board (PAB). After consideration of available information, the Planning Advisory Board prepares its recommendations and forwards the report to the County Commission. The report is again presented at a public hearing -- this time at a meeting of the Board of County Commissioners. After appropriate review, hearing and consideration, the County Commission is then able to act by approving, disapproving or modifying the study as necessary.

Approval of the study report for a neighborhood area does not constitute implementation. It primarily represents official agreement on what should be done. Implementation is a separate, sometimes lengthy and complex procedure. Additional steps are usually involved, such as design, engineering, programming, budgeting, financing and other necessary management functions. Financing of the improvement may involve use of public funds from federal, state, local and other sources as well as private funds. Some work may be performed by public agency employees while other jobs are accomplished by private groups.

Depending on the nature of the project, a high level of coordination between various agencies, departments, groups, and citizens may also be necessary before the desired results can be achieved.

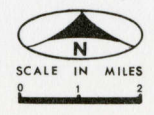


**FIGURE 1**



**SOUTH DADE LOCALE**

**EAST GOOLDS AREA STUDY**





## History and Geography of Locale

The East Goulds Area lies in a transition zone between the Atlantic Coastal Ridge and the southern coastal marsh. Historically, several marl sloughs or "transverse glades" cut through the coastal ridge, allowing excess water in the Everglades basin to flow to the estuarine coast. Today, the Black Creek Canal, Canal 102 and several smaller canals lie within the boundaries of these natural drainage areas.

Prior to development the surface of the Atlantic Coastal Ridge was characterized by a rough pitted irregular surface, perforated by numerous solution holes, basins and caves. The soils of the ridge were of the Rockdale series, a group of well-drained rocky soils covered with various phases of fine sandy loam. The soils of the "transverse glades" and the marsh prairie were composed of calcite mud soils, known as Perrine marls. Marls are poorly drained, vary in thickness from a few inches to several feet in depth, and thin gradually inland.

The Coastal Ridge was once covered by a contiguous stand of slash pine, palmetto, and over 100 series of endemic (fire adapted) herbaceous plants which were maintained by periodic fires sweeping the area. In the deeper solution holes and in the humid areas near the marl sloughs, where a degree of natural fire protection was provided, tropical hardwood trees established and formed "hammocks". Within the marl sloughs and marsh prairie, communities of sawgrass, beak rush, spike rush, needle grass and maidencane formed in areas subject to seasonal flooding.

The extension of the Florida East Coast Railroad to Homestead in 1903 with stops established at both Perrine and Goulds, spurred the residential development of the Goulds area. \* In 1904, Post Office records refer to the area as

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\*A CIP Profile of Community Conditions and Needs: Cutler Ridge Region;  
Metropolitan Dade County Community Improvement Program; July, 1971; page  
2.



Black Point, but by 1911 the community was known as Goulds. It was also called "Goulds Siding" or "Goulds Quarters". How the name "Goulds" was derived is uncertain. It has been speculated that Goulds was named after either Flagler's business associate, Jay Gould, or for an employee of the railroad. Documentation also exists that a pioneer family named Goulds first settled in the area.\*

The first plat in the Goulds area was recorded by Artey and Levinia Willis in January, 1913 (see Figure 2). This land was located on both sides of the railroad tracks and Avenue C (now known as US 1) between S.W. 220 Street and S.W. 224 Streets. The next two subdivisions to be platted in the Study Area were also located on Avenue "C". Very little development occurred in the East Goulds Area between 1931 and 1947. However, between 1948 and 1950 a "building boom" occurred, and Lincoln City, Victory Gardens, Goulds Estates, Richard's Subdivision and Bunchville all came into being. Between 1950 and 1960, Cutler Heights and Marcia-Jane, South Allapattah Terrace and Lincoln Estates were subdivided. There was a nationwide building slump during the 1960's and no subdivisions were recorded during this time. The last subdivision to be platted in the Study Area was Richland Estates in 1972.

#### Relationship to Other Studies

General Land Use Master Plan (GLUMP). The General Land Use Master Plan adopted in 1965 for the projected 1985 population of Dade County was prepared by the Dade County Planning Department as a guide for development of the County. For the East Goulds area, it recommended that the entire triangular portion of the area bounded by the Black Creek Canal on the south; the South Dixie Highway on the northwest; and the Homestead Extension of the Florida Turnpike (HEFT) on the east be developed commercially. The area bounded on the north by the Black Creek Canal; on the south by S.W. 216 Street (Hainlin Mill Drive); on the east by the Homestead Extension of the Florida Turnpike; and on the west by US 1 was recommended for high density residential development with a density range of 36.0 or more dwelling units per net residential acre. The adjacent area bounded on the north by S.W. 216 Street; on the west by US 1; on the south by S.W. 224 Street; and on the east by the Homestead Extension of the Florida Turnpike was recommended for medium density residential use having 13.0 to 35.9 dwelling units per net residential acre. The remainder of the Study Area south of S.W. 224 Street was proposed for low density residential usage with 2.0 to 12.9 dwelling units per net residential acre.

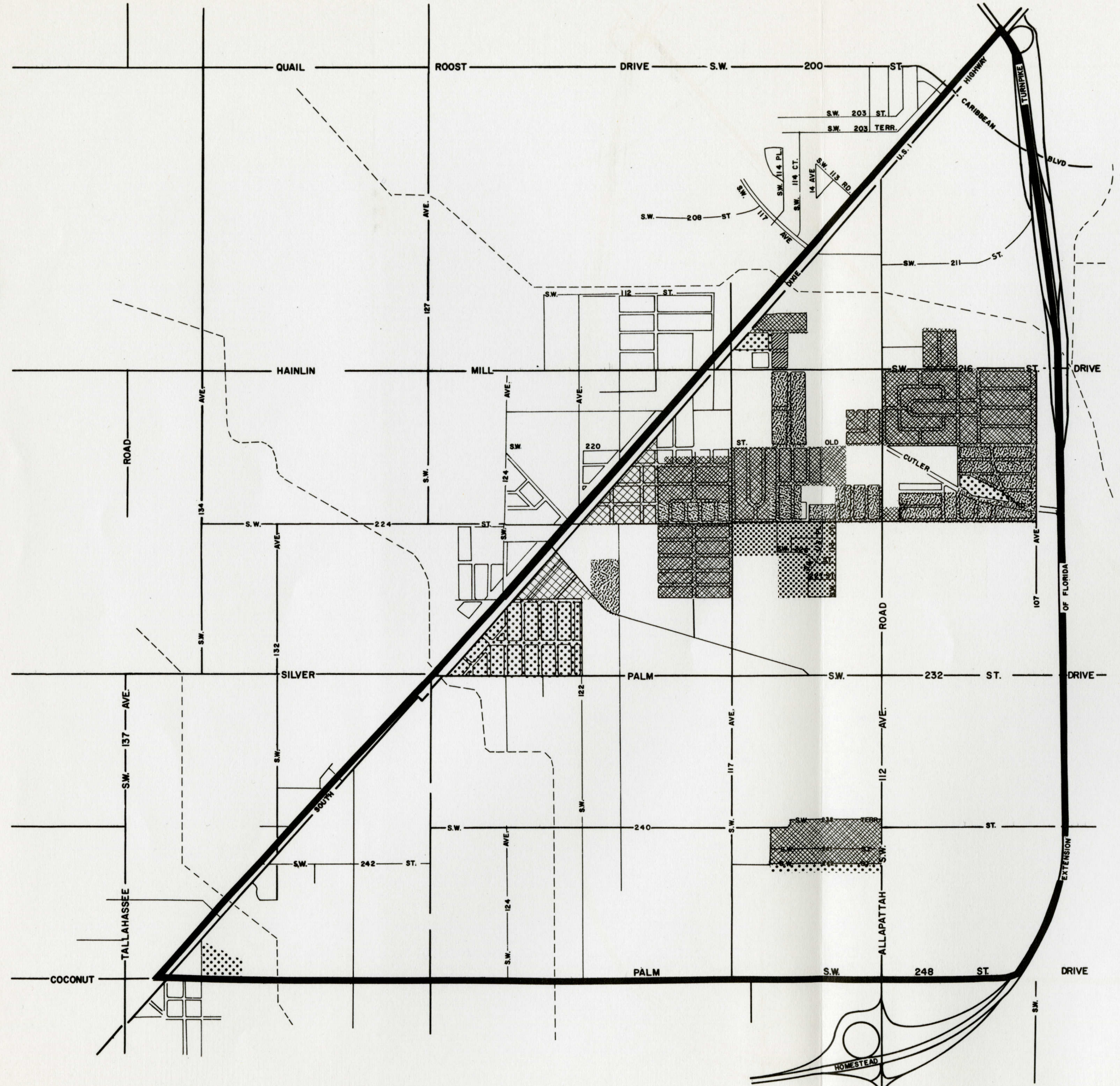
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
\*Ibid.



# EAST GOULDS AREA

— STUDY BOUNDARY

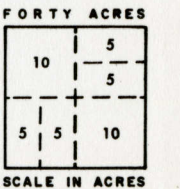
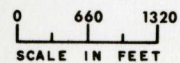
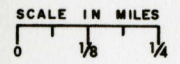


-  1911 - 1920
-  1921 - 1930
-  1931 - 1940
-  1941 - 1950
-  1951 - 1960
-  1971 - 1974
-  None 1961 - 1970

## SUBDIVISION ACTIVITY

JUNE 1975

SOURCE: DADE COUNTY DEPT. OF BUILDING AND ZONING





Comprehensive Development Master Plan (CDMP). The (GLUMP) General Land Use Master Plan has been updated and has been renamed the Comprehensive Development Master Plan. The plan has been organized into three parts: The Metropolitan Development Policies (Part 1), Environmental Protection Guide (Part 2), and the Metropolitan Development Guide (Part 3). Part 1 contains 250 goals, objectives, and policies for managing development in Dade County. Part 2 provides detailed guidelines to be used in evaluating the effects of different types and intensities of urban development on the natural environment. It delineates geographic areas that are generally suitable for development providing certain conditions are met, and areas that should be conserved and protected. Part 3 includes a graphically-illustrated 1985 medium-range plan and a longer-range plan to the year 2000. Although the level of specificity between the two differs, they generally indicate recommended densities, land use patterns, transportation facilities, and the extent of urbanization. Written guidelines are also provided for directing growth.

Part 1 of the Comprehensive Development Master Plan was approved by the Planning Advisory Board in May, 1974. In December, 1974 the Board of County Commissioners adopted seven of the items by Ordinance No. 74-100, and accepted the remaining statements of policies, goals and objectives as guidelines for preparation and implementation of Parts 2 and 3. In March, 1975 the Planning Advisory Board accepted the guidelines of Part 2 and 3, and adopted the Environmental Protection Zones Map and the Population Distribution Map. It also adopted the 1985 and 2000 Development Pattern Maps with modifications. Part 2 and 3 of the plan were adopted with modifications in March, 1975 by the Board of County Commissioners.

The Metropolitan Development Guide (Part 3) recommends that the triangular portion of the Study Area surrounding the Cutler Ridge Shopping Center and bounded on the northwest by US 1, on the south by S.W. 211 Street; and on the west by the Homestead Extension of the Florida Turnpike be utilized for commercial activities. The area between S.W. 211 Street and S.W. 216 Street is being recommended for medium density residential development, ranging from 5.1 to 11.0 dwelling units per gross residential acre. Proposals for the area between S.W. 216 Street and S.W. 232 Street are for low-medium density residential development ranging from 1.6 to 5.0 dwelling units per gross acre. Agricultural and open space land uses are recommended in the southern portion of the study area between S.W. 232 Street and S.W. 248 Street.

South Bay Area Study. In 1970, the Planning Department initiated a study of the South Bay Area at the request of the County Commission. This study was subsequently accepted by the Commission. The purpose of the study was to develop a more detailed land use policy plan for the Commission's consideration and use in the processing of rezoning applications for that Study Area.



Two major rezoning applications had been submitted involving about five square miles (3,200 acres) and having approximately 2½ miles of shoreline. This Study Area encompasses the Saga Bay Development.

This South Bay Area contains approximately 15 square miles of land of which about 1 square mile overlaps the East Goulds Study Area boundaries. The South Bay Study Area is bounded on the east by Biscayne Bay; on the north by Old Cutler Road; on the west by S.W. 112 Avenue (Allapattah Road); and on the south by S.W. 280 Street (Walding Drive). During the preparation of the South Bay Area Study, the Homestead Extension of the Florida Turnpike was still in the planning stage and its construction had not yet begun. The overlapping portion of the two Study Areas is that area bounded on the east by the Homestead Extension of the Florida Turnpike; on the north by Old Cutler Road; on the west by S.W. 112 Avenue and on the south by S.W. 248 Street (Coconut Palm Drive). The land uses proposed for this overlapping area in the South Bay Area called for a maximum density of 6.3 dwelling units per net acre or 9 dwelling units per gross acre.

Goulds-Neighborhood Development Program Plan. The Neighborhood Development Program (NDP) is an urban renewal project administered by the U.S. Department of Housing and Urban Development and implemented by The Dade County Department of Housing and Urban Development. The NDP was authorized by the Housing Act of 1968. Under this program, local governments could carry on one or more urban renewal projects, in several neighborhoods at the same time. The Goulds NDP area was selected as one of Dade County's ten original NDP areas in 1968.

The Goulds NDP area contains approximately 285 acres within the East Goulds Study Area. The boundaries are the Black Creek Canal and S.W. 214 Street on the north; US 1 and S.W. 119 Avenue on the west; S.W. 224 Street on the south and Allapattah Road on the east.

The program began in Goulds during April, 1969. A group of residents were encouraged to provide initial input into the program which evolved into the official formation of the Project Area Committee (PAC). The PAC worked with Dade County HUD planners from April through August of that year to formulate the community goals and land use plan for the area. This plan was adopted by the PAC and any changes had to receive PAC approval.

The land use plan for the Goulds NDP area identified the development patterns to be followed in the growth and reconstruction of the Goulds NDP area. The plan proposed three major land use categories or types: residential, commercial, and public/semi-public. The residential land uses were classified into two specific groupings. The first was defined as low-density with a range of 2-12.9



units per net acre. Low-density residential was the major land use proposed in the Goulds area, and included approximately 138 acres or 48.4 percent of the total NDP area. The second residential use recommended was medium-density apartment development with a range of 13.0-35.9 units per net acre. The northeast portion of the NDP area (north of Hainlin Mill Drive and east of S.W. 114 Court) is identified for this type of development. Another medium-density site is bounded on the north by Old Cutler Road; on the west by S.W. 113 Court; on the south by S.W. 222 Street; and on the east by Allapattah Road. These two sites represent approximately 31 acres which is about 11 percent of the NDP area.

Commercial land use is the second major category. The commercial activities in the area are to be restricted to convenience type businesses to serve only the immediate Goulds community since a large regional shopping center is located a short distance north of the NDP area. Commercial land use is recommended for approximately 1.8 acres or .6 percent of the total area. This commercial area is located between S.W. 216 Street and theoretical S.W. 219 Street.

The final land use category proposed in the plan is public/semi-public. This land use group includes schools, parks, tot lots, churches, health facilities and neighborhood centers. A school-park complex is proposed to include over 50 acres or approximately 20 percent of the NDP area and is located between S.W. 115 Avenue and theoretical S.W. 113 Court and S.W. 216 Street and S.W. 220 Street. The total acreage for the public/semi-public category is approximately 114.3 acres or about 40 percent of the total NDP area.

Goulds Community Development Target Area. In the late summer of 1974, the Housing and Community Development Act was signed into law. It provides federal block grants to cities and counties for the purpose of improving housing, services, and the general living environment in urban communities. This new legislation consolidates several federal programs which separately fund projects for open space, urban renewal, water and sewer, model cities, community facilities, and housing rehabilitation. The advent of The Community Development Program eliminated the Neighborhood Development Program (NDP) as a separate federal funding source.

Eighteen Target Areas have been identified in Dade County to participate in the Community Development Program (CDP). The other nine of the previous NDP Areas are now included in CDP Target Areas even though the NDP area boundaries may have been altered. In Goulds, NDP area boundaries have been enlarged under the CDP (see Figure 3). (A small portion of the extreme southwestern corner of the East Goulds Study Area is included in the Naranja Community Development Program Area. The portion of the Study Area which overlaps the Naranja CDP area is bounded on the northwest by US 1, on the

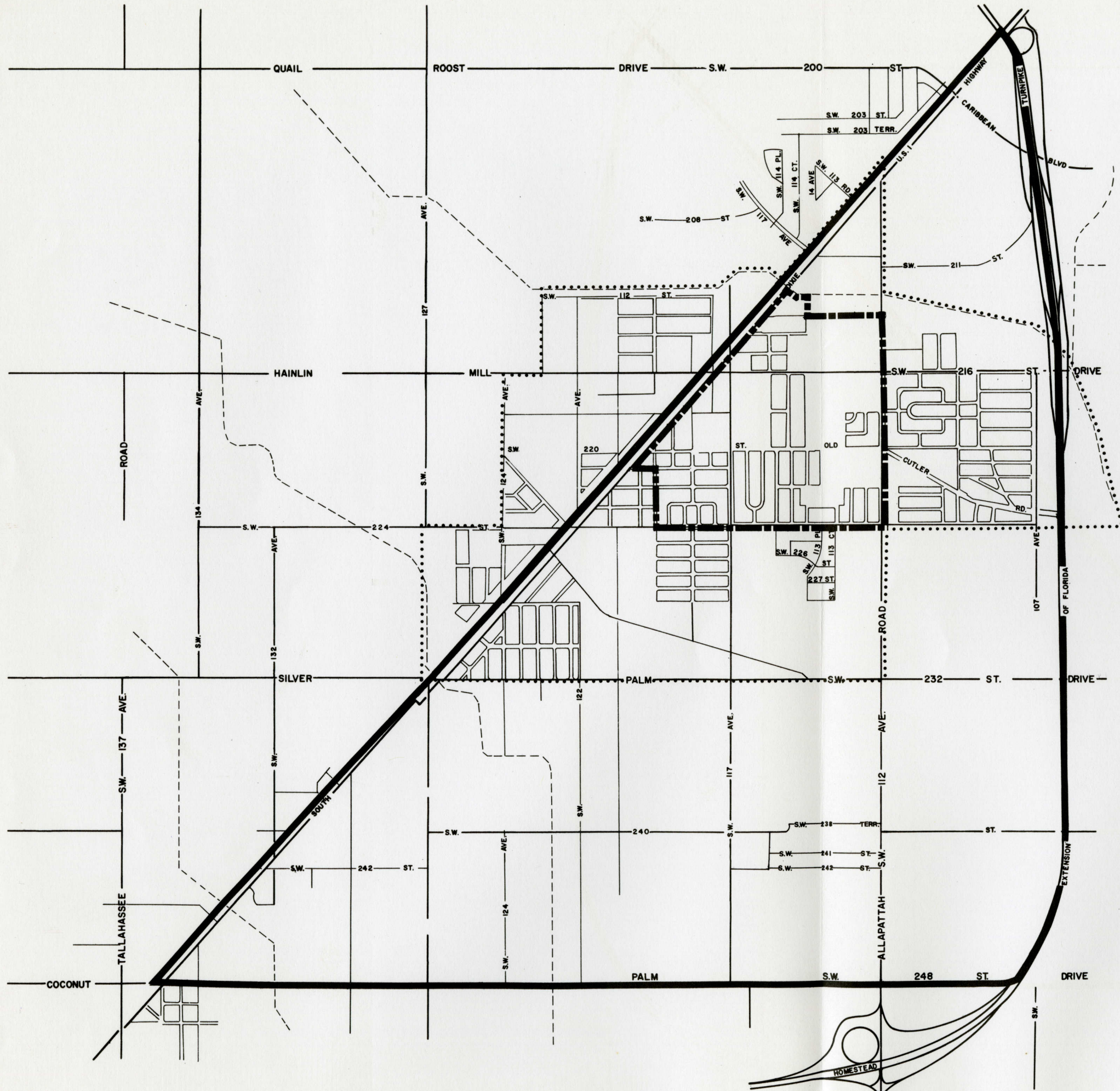


east by S.W. 134 Avenue; and on the south by S.W. 248 Street. This area totals about 8 acres). The original NDP area in Goulds totalled approximately 285 acres. The Goulds Target Area under the CDP encompasses about 1,580 acres or 2.5 square miles of which approximately 788 acres or 1.2 square miles is included within the boundaries of the East Goulds Study Area.

Community development block grants are based upon an application to HUD submitted annually. Presently, in all 18 Target Areas, Community Development Task Forces (composed of County staff persons) are working with Target Area Task Forces (composed of Target Area residents) to formulate the initial application. This initial application sets forth a summary of the three-year community development plan which identifies community needs, demonstrates a comprehensive strategy for meeting those needs and specifies objectives developed in accordance with area-wide development planning and national urban growth policies.

The Goulds Task Force identified five priorities which could be accomplished through the CDP: construction of a multi-purpose community service center; water and sewer services throughout the Target Area; housing rehabilitation; street improvements on Allapattah Road; and a swimming pool.





# EAST GOULDS AREA

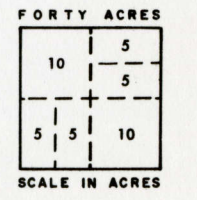
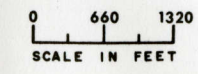
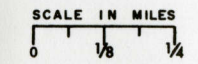
— STUDY BOUNDARY

..... COMMUNITY DEVELOPMENT TARGET AREA

- - - - - NEIGHBORHOOD DEVELOPMENT PROGRAM AREA

## SPECIAL PROGRAM AREAS

JUNE 1975





PRESENT CONDITIONS

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# INVENTORIES AND ANALYSES OF PRESENT CONDITIONS

## The Natural Environment

In order to maintain the many attributes of the existing natural environment in the East Goulds area and to effect improvements to recover the loss in natural environmental degradation, it is vital that the present condition of the natural characteristics of the area be given complete consideration in planning for future development. In this section of the report, the water table, soils, vegetation, wildlife and canal water quality are discussed with respect to their present condition.

Elevation. The ground elevation runs from approximately four and one-half feet above mean sea level in the southeastern corner of East Goulds while it is as high as ten feet above sea level in the southwestern corner of the area.

Water Table. In general, the water table averages two and one-half feet below ground level in the southeastern portion of the study area, while southwestern portion, the water table averages up to seven feet below ground level. During the decade from 1959-1969 the average annual low ground water levels ranged from six inches above mean sea level in the southwestern section. Also, during the same period, average annual high ground water levels were recorded at five feet above mean sea level in the southeastern section and at six and one-half feet above mean sea level in the southwestern section.\*

The water levels in the East Goulds canals are controlled by Dade County and the Central and Southern Florida Flood Control District. Much of the land would be inundated with water during the rainy season if the canal system did not prevent it.

The water table is maintained at an adequately low level during the fall and winter months to allow farming to take place in southeastern Dade County. This area, known as the East Glades Agricultural Area, includes portions of the East Goulds Study Area (see Figure 4), and is an important part of the nation's "winter breadbasket." Nationally, it is important that winter

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\*Hydrologic Conditions During 1969 in Dade County, Florida; J. E. Hull and C. F. Galliger; U.S. Geological Survey, 1971.



agricultural areas be preserved. This is also a local objective, but the need to maintain a low water table in the low lying farmland areas poses a threat to the quality of the supply of drinking water because a low water table facilitates the inland intrusion of salt water into local ground water supplies.

Canals. Four canals traverse the Study Area as identified on Figure 5: (1) the Goulds Canal, (2) the Black Creek Canal, (3) C-102, and (4) C-102-N.

The quality of the water in these canals is subject to both the State of Florida Water Quality Standards (as approved and adopted by the Secretary of the Interior on January 17, 1969) and the County Pollution Control Ordinance (No. 67-95, Chapter 24.11 of the Code of Metropolitan Dade County).

In accord with the standards set by the Florida Department of Pollution Control (FDPC) all waters in Dade County with the exception of the Miami River are classified as class III (suitable for Recreation, and Propagation and Management of Fish and Wildlife). Two of the most significant indicators used in the State Standards and the County Pollution Control Ordinance to measure the extent of water pollution are the amount of dissolved oxygen (D.O.) and coliform organism densities, measured in most probable number (MPN) per milliliters (ML).

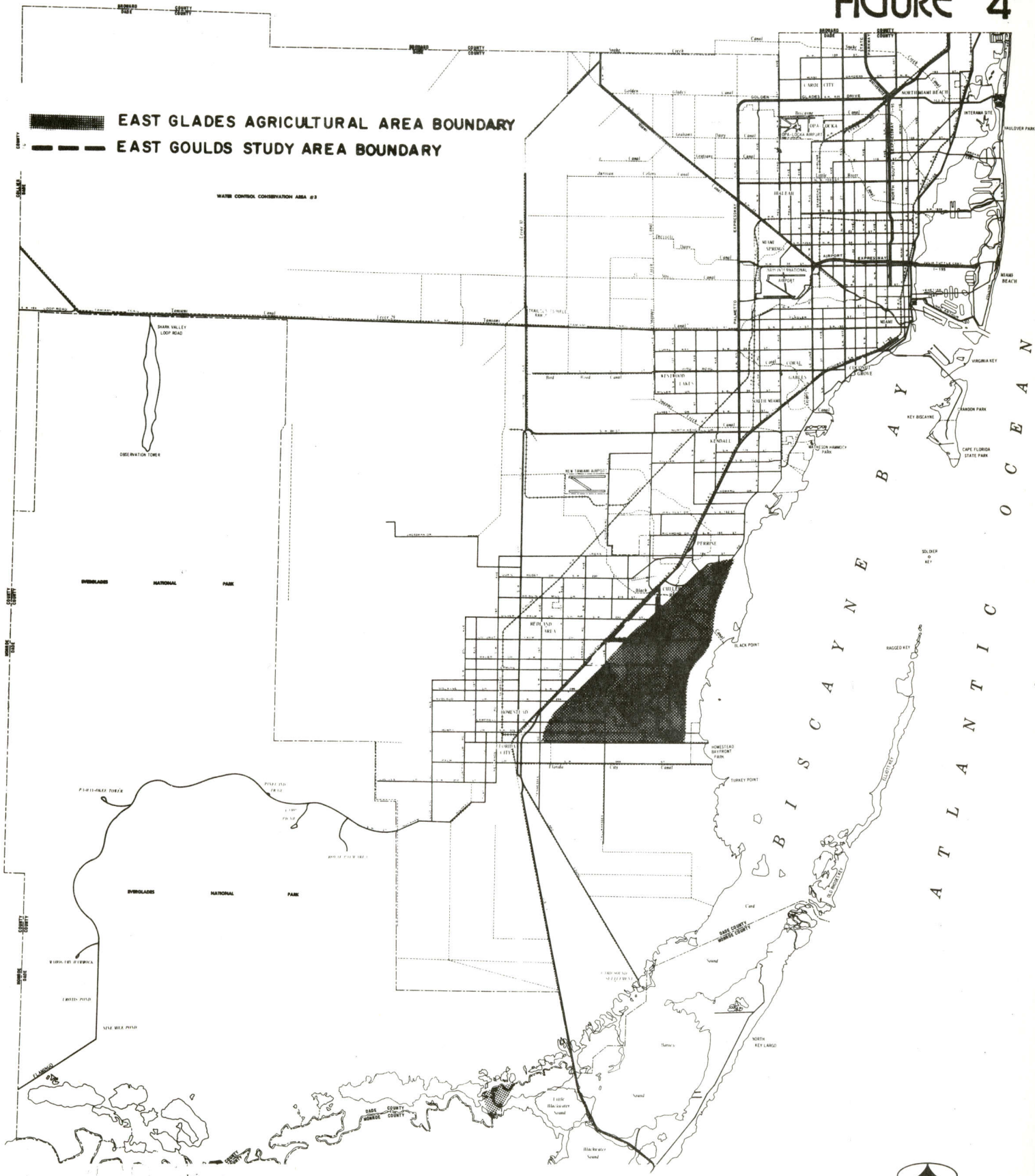
Dissolved oxygen is a measure of a body of water's capacity to assimilate organic waste. The larger the D.O. concentrations, the more capable a stream is of assimilating organic matter. Dissolved oxygen is also necessary to sustain fish and other aquatic animal life. The State Standard for D.O. in class III waters is not less than 4.0 milligrams per liter (mg/l), while the Dade County standard is 5.0 mg/l during at least 10 hours per 24 hour period and not less than 4.0 mg/l.

Coliform densities represent an indication of the extent of the presence of feces in water. Possible infection from human pathogens may result when coliform organism densities are greater than 1000 mpn/100 ml. At this point water is considered unsafe for swimming.

The Black Creek Canal is the only canal in the Study Area which receives direct entry of treated effluents from waste treatment plants just to the west of South Dixie Highway (US 1). The following table (Table 1) indicates that in 1973, the MPN count at water sampling site #K-7 was significantly above the 1000/100 ml level of acceptable water quality for recreational purposes. The average MPN count for 1974, indicates that the extent of pollution might be lessening with an average count of 2,278/100 ml compared to the 1973



FIGURE 4

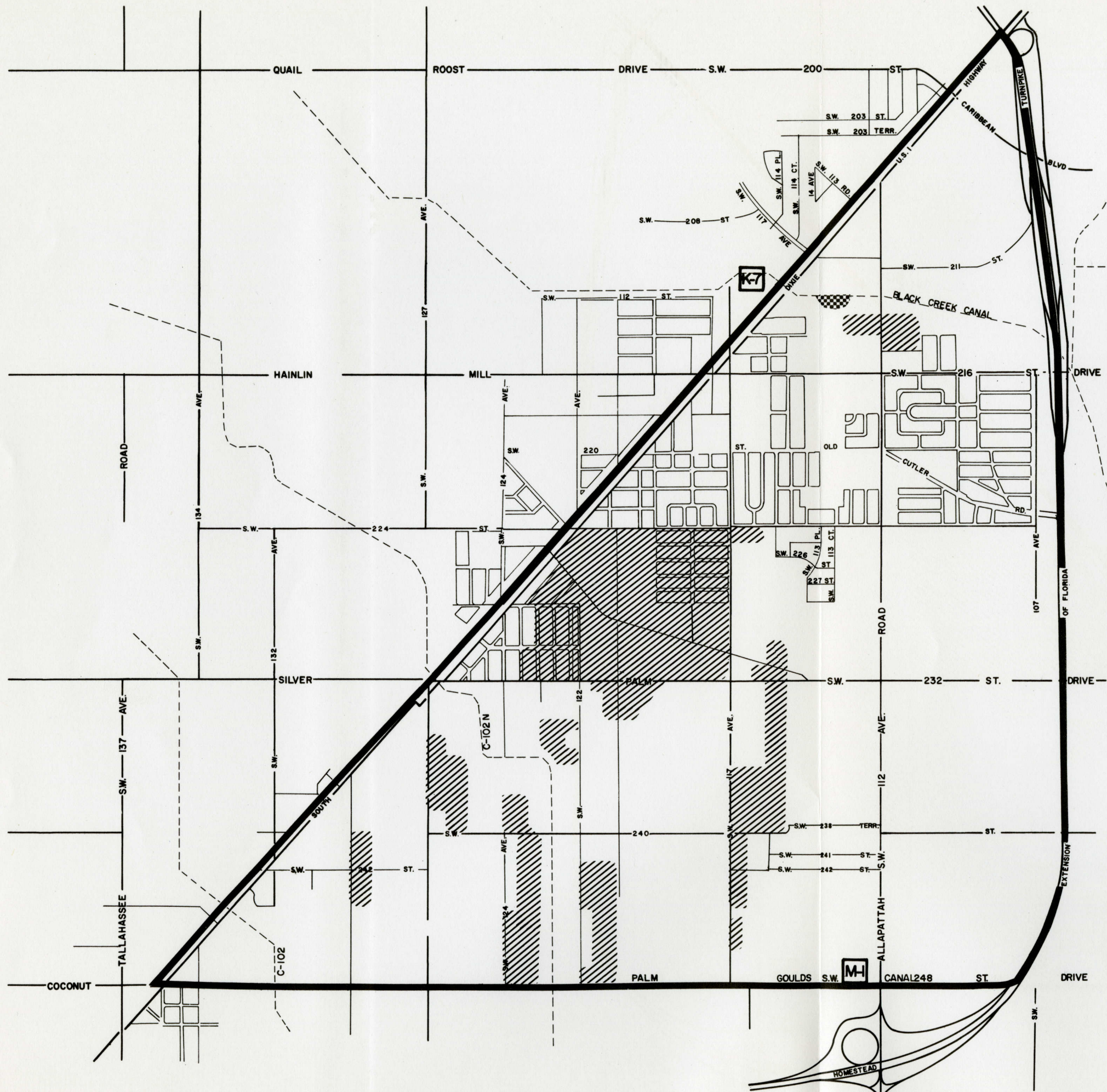






**SOURCE: SALINITY STUDIES IN EAST GLADES AGRICULTURAL AREA, SOUTHEASTERN DADE COUNTY, FLORIDA; J.E.HULL AND F.W.MYER; U.S.GEOLOGICAL SURVEY; 1973.**



# EAST GOULDS AREA

— STUDY BOUNDARY

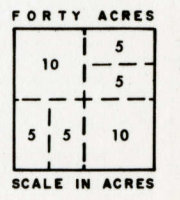
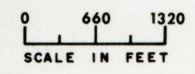
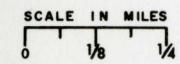


-  PINELAND
-  HAMMOCK
-  WATER SAMPLING SITE
-  WATER SAMPLING SITE

## GENERALIZED CONCERNS OF THE NATURAL ENVIRONMENT

JUNE 1975

SOURCE: FLORIDA DEPARTMENT OF AGRICULTURE





count of 6,983/100 ml. However, the coliform density is still above the 1000/100 ml standard needed for swimming. The table also indicates that the dissolved oxygen situation is improving from the bare minimum level of 4 mg/l in 1973 to 6.0 mg/l as an average for 1974. (See Figure 5 for site location).

Table 1  
 Canals  
 East Goulds Study Area

	Black Creek (Site #K-7)	Goulds (Site #M-1)
MPN (1973)	6,983	891
MPN (1974)	2,278	638
D.O. (1973)	4.0	5.7
D.O. (1974)	6.0	7.4

Source: Metropolitan Dade County Environmental Resources Management Department.

The Goulds Canal does not receive any direct discharges of effluent from waste treatment plants. Samples from site #M-1 (see Table 1) indicate that the water quality of the Goulds Canal is much higher than the Black Creek Canal. The record from 1973 shows that the average MPN count was 891/100 ml. The situation improved in 1974 with the MPN count decreasing to an average of 638/100 ml. The same improvement is indicated in samples of dissolved oxygen. The D.O. level in 1973 was 5.7 mg/l and increased to an average of 7.4 mg/l in 1974, well above the minimum requirement for water used for recreational purposes. (See Figure 5 for site location).



The Dade County Environmental Resources Management Department does not have any sampling sites along C-102 or C-102-N as these are minor waterways and do not receive direct discharges of effluent from waste treatment plants. These two canals, however, may be receiving effluent through ground seepage from septic tanks, from storm drainage runoff, and possibly from direct discharge of waste from residences along their banks.

Flood Hazard. In August of 1970, the Federal Insurance Administration (FIA) declared the entire County a flood hazard area eligible for Federally assisted flood insurance. On July 2, 1974, the Dade County Board of County Commissioners adopted Ordinance 74-48 to insure continued eligibility for flood insurance through compliance with Federal requirements. A flood is defined in this ordinance as a general and temporary condition of partial or complete inundation of normally dry land areas from (a) the overflow of streams, rivers or other inland water, or (b) abnormally high tidal water or rising coastal waters resulting from severe storms. Flood hazard district boundary maps are published by the Department of Housing and Urban Development through the FIA. These maps identify areas subject to flood hazards and indicate minimum elevations for each district in order to obtain and retain flood insurance.

According to FIA maps, there are two district zone designations within the East Goulds Area (see Figure 6). The majority of the Study Area is designated as Zone "A", indicating areas of special flood hazard. Zone "D" districts are areas of undetermined but possible flood hazards. Essentially in Zone "A" the FIA requires that new constructions or substantial improvements of existing structures have their lowest floor elevated above the regulatory flood level.\* However, in the case of non-residential structures, if the lowest floor is below the regulatory flood level, then the structure must be flood-proofed up to the appropriate point, provided that the lowest floor is more than 10 feet below the regulatory flood level.

Two small areas within the Study Area are Zone "D" districts, indicating that they are areas of undetermined but possible flood hazard. One Zone "D" area is bounded on the northwest by US 1; on the east by S.W. 127 Avenue; and on the south by S.W. 242 Street. The second Zone "D" area transcends the southern boundaries of the Study Area. The portion located within East Goulds is bounded on the northwest by US 1; on the east by S.W. 134 Avenue; and extends south of Coconut Palm Drive.

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\*Regulatory flood means the level of flooding that, on the average, is likely to be equaled or exceeded once in any 100-year period.



Zone A15 areas require a base flood elevation of 12 feet (see Table 2). Presently, the elevation above mean sea level (msl) in this area is less than 5 feet. According to FIA boundary maps Zones A16 and A17 require a base flood elevation of 11 feet and 10 feet respectively. Presently, the elevations in these areas are 5 to 9 feet.

Table 2

Flood Hazard Zone Designations  
East Goulds Study Area

Zone Designations	Elevation Above Mean Sea Level (feet)	Base Flood Elevation (feet)
A15	0 - 4.9	12
A16	5.0 - 9.9	11
A17	5.0 - 9.9	10
D	10.0 - 14.9	Undetermined

Source: Flood Hazard Boundary Maps: Dade County, Florida; U.S. Department of Housing and Urban Development; Federal Insurance Administration; August 14, 1970.

Soils. There are basically two soil types in the East Goulds area, rocky lands and marls. These two soil types are further divided into five soil series. Figure 7 indicates the location of the soil series. General characteristics and production capability are given below for each soil type and series in East Goulds.

The Rockdale fine sand, and Rockdale fine sandy loam soils are the most common soils in the Study Area. They occur on the higher elevations in the western and northern portions of the Area. These soils are generally well drained and are well suited for both urban and agricultural activities.

Some localized pockets of Perrine marl occur within the rocky land near the middle of the western boundary and near the southwestern corner of the Study Area. This soil was derived from unconsolidated, finely divided, calcareous sediments that are mainly of fresh water origin. Marl deposits



of this series are relatively deep, ranging from 24 to 72 inches. Areas of this soil type are usually flat or nearly flat and drain very slowly. The native vegetation is sedges and tall grasses, mainly switchgrass, reedgrass, sawgrass and needlegrass. For agricultural uses, Perrine marl is suited best for the growth of tomatoes, snap beans, potatoes and other winter vegetables.

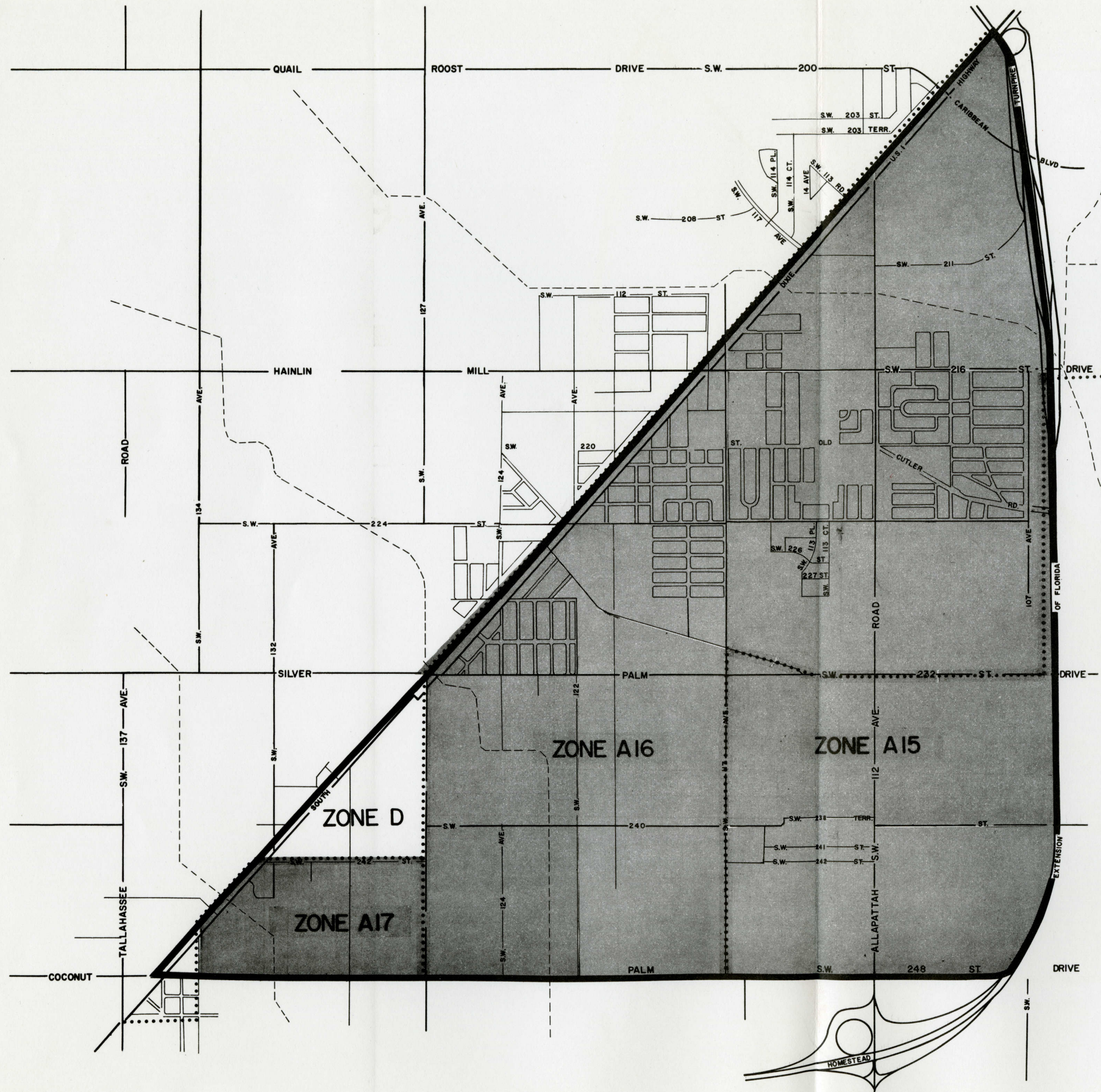
Perrine marl, shallow phase is found mostly along the eastern edge of the Study Area south of Old Cutler Road. This soil normally occurs in association with other Perrine marls and in many locations it extends into areas of the Rockdale soils. The shallow phase differs from the Perrine marl in that it has underlying limestone at depths ranging from 12 to 24 inches. Crops suited for this soil would be the same as those for the Perrine marl. However, water control is more difficult in this case because rocks are unavoidably reached in the installation of drainage systems. Added to this, potholes occur in some undeveloped areas and may be covered with water for several days.

The final marl series soil is the Perrine marl, very shallow phase. It is found in a strip beginning just south of the Old Cutler and South Allapattah Road intersection and extends southwesterly to approximately the middle of the southern boundary of the Study Area. Perrine marl, very shallow phase, is also found in association with Perrine marl, but differs from the Perrine marl in that it is a deposit of less than 12 inches as opposed to the 12 to 24 inch deposits of the former. Moreover, solution holes within areas of the very shallow phase marl are filled with sand rather than a mixture of fine sands and clayey materials as is the case in areas of the Perrine marl.

For agricultural purposes the Perrine marl is the best soil of those mentioned above. It only has moderate limitations and requires a minimum amount of special management. The next best soil would be the Perrine marl, shallow phase. It has limitations in use and requires special management for cultivation. The other three soils; Perrine marl, very shallow phase; Rockdale fine sandy loam, level phase - limestone complex; and Rockdale fine sand, level phase - limestone complex, have certain limitations in agricultural use and require special management for cultivation.

Generally speaking, the rockland soils are better suited for urbanization than the marls, because rocklands can support heavy loads without shifting or swelling when wet. They also drain well. Marls on the other hand tend to be more unstable under the same conditions and they drain poorly.





# EAST GOULDS AREA

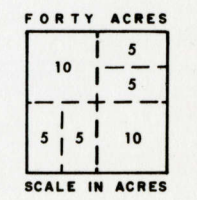
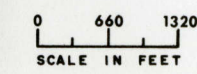
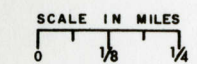
— STUDY BOUNDARY

- ..... ZONE BOUNDARY
- AREA OF SPECIAL FLOOD HAZARDS  
BASE FLOOD ELEVATIONS:  
ZONE A15 = 12 FEET  
ZONE A16 = 11 FEET  
ZONE A17 = 10 FEET
- UNDETERMINED BUT POSSIBLE FLOOD HAZARDS (ZONE D)

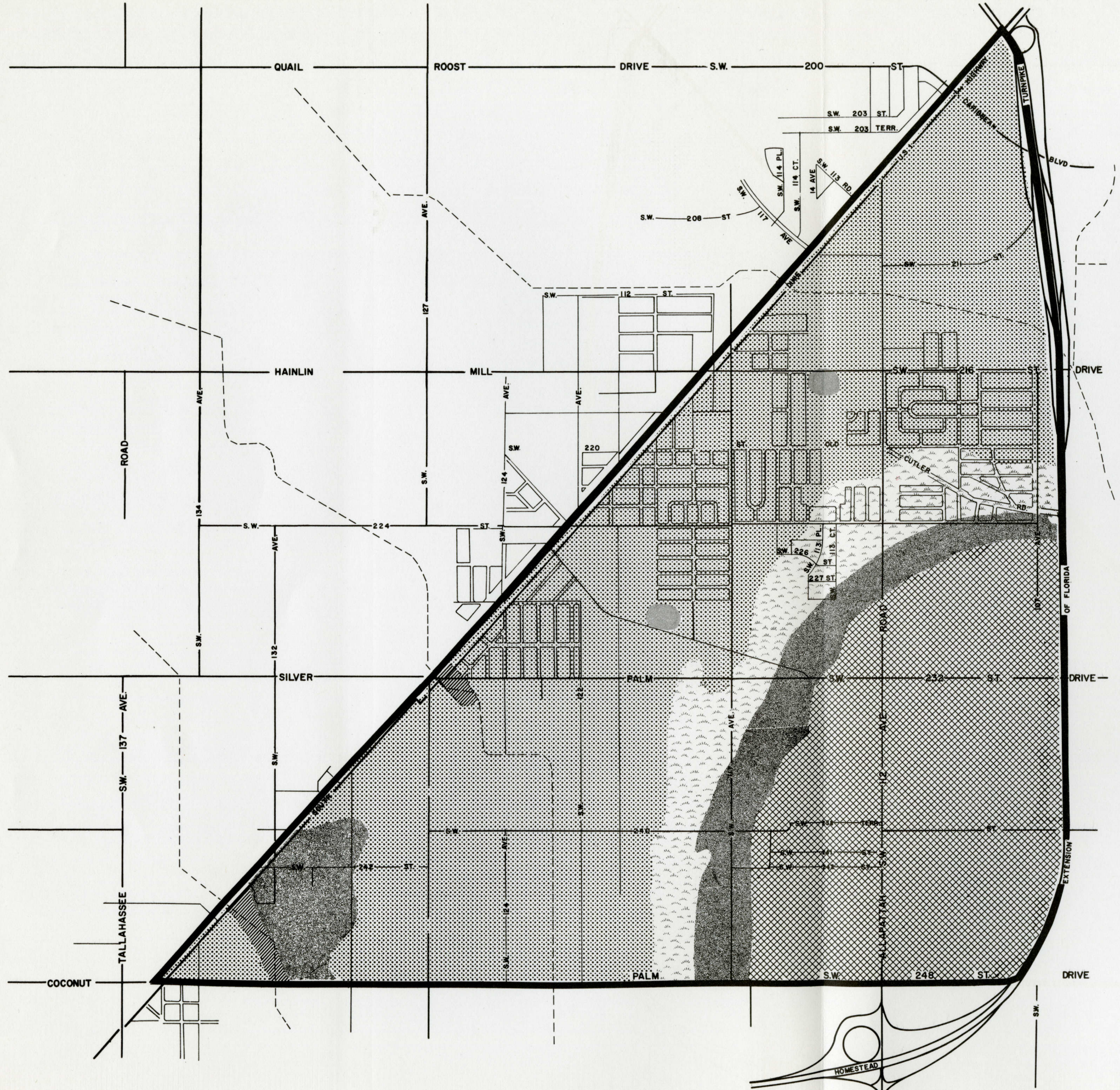
NOTE: FOR TOPOGRAPHIC DATA SEE THE GOULDS QUADRANGLE AND THE PERRINE QUADRANGLE OF THE 7.5 MINUTE SERIES PUBLISHED BY THE U.S. DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY

## FLOOD HAZARD ZONES

AUGUST 1970  
SOURCE: FEDERAL INSURANCE ADMINISTRATION













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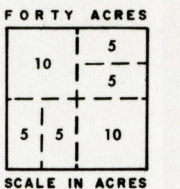
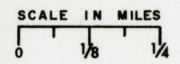
— STUDY BOUNDARY

-  EXCAVATION AREA
-  PERRINE MARL
-  PERRINE MARL, SHALLOW PHASE
-  PERRINE MARL, VERY SHALLOW PHASE
-  ROCKDALE FINE SAND, LEVEL PHASE-LIMESTONE COMPLEX
-  ROCKDALE FINE SANDY LOAM, LEVEL PHASE-LIMESTONE COMPLEX

## GENERALIZED SOIL DISTRIBUTION PATTERN

1947

SOURCE: U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE





Vegetation. The vegetative communities seen today have been greatly altered from their primitive state. Early agricultural practices and intense lumbering during the first half of the century have reduced the virgin stands of Dade County pine to the second growth forests seen today. More recently urban development and fire prevention practices have become the primary factors contributing to the further decline of the pineland. The preference for marl soils and warm temperatures near the bay, hastened the conversion of the northern reaches of the marsh prairies to agriculture. Today, the once prevalent bayheads and willowheads are non-existent, and the long-abandoned fields are covered with exotic pest species, such as Brazilian pepper.

Approximately 330 acres of the Study Area is composed of undeveloped slash pine and saw palmetto forest. The largest pineland area is located within 190 acres, bounded by S.W. 123 Court, South Dixie Highway (US 1), S.W. 224 Street and S.W. 232 Street. The condition of this area is quite similar to the smaller pinelands surrounding it. It is composed of mature second-growth pine with moderate numbers of pine seedlings regenerating on the forest floor, and scrubby hardwood growth scattered throughout. Several residential estates are located within the area and on the periphery, and vary in their effect upon the forest, from complete scarification, to the successful incorporation of a substantial percentage of the trees into the landscape.

One tropical hardwood hammock lies on the south side of the Black Creek Canal, just west of Allapattah Road (S.W. 112 Avenue). Covering approximately four acres, the hammock consists of several live oaks, ficus, and assorted native understory trees. An extensive covering of vines is aggressively invading the hammock's outer edges and canopy, and has the potential for assuming dominance in the undergrowth portions of the hammock.

The pineland and hammock areas interact with the atmosphere, soil and water, to provide a variety of benefits to the homeowner and the community. By screening out the sun's rays, and by releasing water which evaporates into the atmosphere, trees contribute greatly to the cooling of local microclimates. Temperature differentials between a wooded agricultural lot and open paved area may range as high as 15 degrees Fahrenheit.

Trees also absorb considerable amounts of sulfur dioxide and carbon dioxide (major components of auto emissions) from the atmosphere and contribute greatly to the filtering of particulate matter such as dust, carbon, and pollen from the air.



The native tree species found in the pineland and hammock areas are better adapted to the rigorous drought season, and require generally less maintenance than introduced landscaping materials found around most residences. If properly protected during construction, and if allowed to remain with a minimum of undisturbed ground cover and palmetto around its base, the "Dade County Pine" will require no watering or fertilization and if left with no mechanical damage, is virtually free of widespread insect and disease outbreaks.

Wildlife. Despite rapid conversion to urban land use, the significance of the Dade County pineland cannot be over emphasized. More than 300 species of bird life have been listed as using this habitat during some part of the year. Lying within the flight pattern of many migratory bird species, moving from Canada, to South America and the Caribbean, the pineland is utilized as a major stopping area.





In this respect the large, relatively undisturbed pinelands of the East Goulds area, plus the fallow fields and brushlands, constitute a valuable wildlife habitat. This area, in combination with the mangroves to the east and south provide significant amounts of food and shelter for a large and fairly diverse animal population. Within the past decade the wildlife characteristics of these areas have become increasingly important as many mammals and reptiles have been isolated from the wildlands to the west by urbanization.

#### Population Characteristics

As of March, 1975, the approximate population of the East Goulds Area was 7,456 persons. The population potential for the area is 28,654 based on existing zoning. (See Table 18, p. 82).

Racial Composition. The 1970 Census recognizes two racial groups, Whites and Nonwhites (primarily Blacks). An estimated 6,494 Nonwhite persons lived in the Study Area in March, 1975, comprising about 87 percent of the total population. The White population totalled about 962 or approximately 13 percent of the total population.

The majority of the Whites reside in the southern portion of East Goulds, between S.W. 232 and S.W. 248 Streets. There is a high concentration of Nonwhites in the north central portion of the Study Area which is bounded on the north by the Black Creek Canal, on the west by US 1; on the east by the Florida Turnpike and on the south by S.W. 228 Street.

Age-Sex Composition. The East Goulds Area contained approximately 3,619 males and 3,837 females as of March, 1975. This updated information for the Study Area shows that a large proportion of the population is of school age, indicating that a larger than average percentage of the total population is not self-sufficient. The following comparisons with Dade County were made under the assumption that percentage figures did not change for the County as a whole from 1970 to 1975. Forty-nine percent of the East Goulds residents are under 20 years of age as compared to 31 percent in all of Dade County. In 1970 nineteen percent of the population of Dade County was 60 years of age and over as compared to only four percent in the East Goulds community.

The youthful orientation of the Study Area population indicates a higher than average need for adequate programs and facilities for this age group.



## Socio-Economic Characteristics

**Labor Force.** There were about 2,891 employed persons 16 years old and over in the Study Area in March, 1975. Males account for about 59 percent of these employed persons while females represent about 41 percent of the labor force.

The highest percentage of persons employed within East Goulds are the non-farm laborers and the service workers. The next highest are the private household workers. These categories comprise approximately 53 percent of those employed in the East Goulds Area. By comparison, 1970 Census data revealed that these three categories accounted for approximately 20 percent of the labor force for all of Dade County. This comparison was made under the assumption that percentage figures did not change from 1970 to 1975 for the County as a whole.

The most significant differences between the labor force characteristics of Dade County and East Goulds are in the percentages of persons employed as clerical and kindred workers and as laborers (except farm) and private household workers. Dade County has a higher percentage of persons employed in clerical positions while East Goulds contains the higher percentage of non-farm laborers and private household workers.

Despite the fact that the portion of the Study Area south of S.W. 232 Street to S.W. 248 Street is zoned primarily for agriculture, farm labor does not have a significant role in the economy of the area. Only 9 percent of the labor force is in occupations directly related to agriculture. As a result, unemployment fluctuations caused by seasonal variations of agricultural employment are not a significant factor in the economy of the Study Area.



Education. According to the 1970 census, 82 percent of the East Goulds residents who are 25 years and over never completed high school. ( See Table 3). The County-wide average for non-high school completion is only 47 percent. Thus, the drop out rate in the East Goulds Area is twice the County average.

Table 3

Educational Attainment in  
East Goulds and Dade County 1970

School Years Completed of Persons 25 Years and Over	Percent Distribution	
	Dade County	East Goulds
No School Completed	2	5
Elementary: 1 to 4 years	4	15
5 to 7 years	13	23
8 years	11	10
High School: 1 to 3 years	17	29
4 years	29	12
College: 1 to 3 years	13	3
4 years	11	3
Median School Years Completed	12.1	8.9
Percent of High School Graduates	52	18

Source: Census of Population and Housing: 1970 CENSUS TRACTS;  
Final Report PHC (1)-129; U.S. Bureau of the Census; Miami,  
Florida SMSA.



The percentage of the residents of East Goulds who were high school graduates in 1970 was about 18 percent while in Dade County it was about 52 percent. The median school years completed by a Study Area resident was 8.9 while in Dade County the median was 12.1.

The statistics indicate that the educational attainment of the residents of the Study Area falls short compared to county-wide educational attainment levels. These facts are important in evaluating the calibre of occupations and estimates of the range of incomes for which East Goulds residents may qualify when competing with other Dade County residents.

Income. The Bureau of the Census reports that the median income in 1969 of families and unrelated individuals in the East Goulds Area was \$5,353, compared to Dade County's \$7,151. The mean, or average, income was \$5,472 for the Study Area, compared to the Dade County mean of \$9,310 (see Table 4).

Table 4

Income of Families and Unrelated Individuals  
East Goulds and Dade County, 1969

	<u>East Goulds</u>	<u>Dade County</u>
<u>Families</u>		
Median Income	\$6,059	\$ 9,245
Mean Income	\$6,345	\$11,458
<u>Unrelated Individuals</u>		
Median Income	\$2,069	\$ 2,907
Mean Income	\$2,890	\$ 4,302
<u>Families and Unrelated Individuals</u>		
Median Income	\$5,353	\$ 7,151
Mean Income	\$5,472	\$ 9,310

Source: Census of Population and Housing: 1970 CENSUS TRACTS; Final Report PHC (1)-129; U.S. Bureau of the Census; Miami, Florida SMSA.



The median income is the dollar amount which divides the distribution into two equal groups, one having incomes above the median and the other having incomes below the median.

Approximately one out of every four families in the Study Area had an income below the poverty level in 1970, while in Dade County during the same period of time, only one out of 10 families were defined as poor.\* Per capita income measures would reveal an even sharper difference.

Land Uses and Densities

The total East Goulds Study Area encompasses approximately 3,178 acres or almost five square miles. The predominant land use is agriculture with approximately 1,108 acres or about 35 percent of the Study Area. At the present time about 30 percent of the Study Area has been developed with various urban uses while 1,107 acres, or approximately 35 percent of the total area is vacant or is a water body. (See Table 5 and Figure 8).

Residential uses comprise about 416 acres or approximately 13 percent of East Goulds. The area north of the Black Creek Canal is essentially devoted to commercial activities with the exception of two apartment complexes: one is located on S.W. 112 Avenue and S.W. 211 Street (Cutler Boulevard) and has a density of approximately 32 units per gross residential acre; and the other apartment complex is located behind the Allapattah and US 1 Shopping Plaza and has a density of about 33 units per gross residential acre.

Residential and institutional uses predominate the area between the canal and S.W. 228 Street. A mixture of single family residences, duplexes, and four unit dwellings are included in this area, with single family units being the most abundant. Densities in this area range from approximately 3.5 to 24 units per gross residential acre. Cutler Manor is an apartment complex in this area which contains about 24 units per gross residential acre.

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\*The U.S. Department of Labor in 1970 defined the poverty threshold for a nonfarm family of four at \$3,743 annually. However, in 1975, the threshold had risen to \$5,050 annually.



Table 5

Existing Land Use  
East Goulds Study Area

Land Use	Acreage	Percentage of Total
<b>RESIDENTIAL</b>	<b>415.8</b>	<b>13.1</b>
Single Family	369.7	11.6
Two Family	8.2	.3
Multifamily	29.0	.9
Rooms	5.9	.2
Mobile Homes	3.0	.1
<b>COMMERCIAL/INDUSTRIAL</b>	<b>155.2</b>	<b>4.8</b>
Commercial-General	141.4	4.4
Retail	137.0	4.3
Tourist	4.4	.1
Industrial-General	13.8	.4
<b>SPECIAL</b>	<b>403.2</b>	<b>12.7</b>
Park and Recreation	24.8	.8
Institutional	72.5	2.3
Educational	28.1	.9
Medical	4.6	.2
Religious	9.9	.3
Public	29.9	.9
Administration	29.9	.9
Utility	22.2	.7
Transportation/Streets	283.7	8.9
<b>AGRICULTURAL</b>	<b>1108.0</b>	<b>34.9</b>
<b>UNDEVELOPED/WATERBODIES</b>	<b>1096.2</b>	<b>34.5</b>
Vacant	1051.2	33.1
Lakes	5.0	.2
Courses	40.0	1.2
<b>TOTAL</b>	<b>3178.4</b>	<b>100.0</b>

Source: Metropolitan Dade County Planning Department





# EAST GOULDS AREA

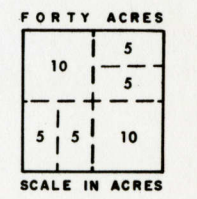
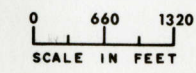
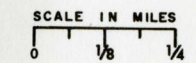
— STUDY BOUNDARY

- |                              |                                     |
|------------------------------|-------------------------------------|
| <b>RESIDENTIAL</b>           | dwelling units<br>per gross acre    |
| [Pattern]                    | LOW DENSITY up to 1.5               |
| [Pattern]                    | LOW MED. DENSITY 5.0                |
| [Pattern]                    | MED. DENSITY 11.0                   |
| [Pattern]                    | MED. HIGH DENSITY 25.0              |
| [Pattern]                    | HIGH DENSITY 60.0                   |
| [Pattern]                    | MOBILE HOME PARK                    |
| <b>COMMERCIAL/INDUSTRIAL</b> |                                     |
| [Pattern]                    | COMMERCIAL-general                  |
| [Pattern]                    | INDUSTRIAL-general                  |
| <b>SPECIAL</b>               |                                     |
| [Pattern]                    | PARK, PLAYGROUND, RECREATIONAL AREA |
| [Pattern]                    | SCHOOL, HOSPITAL, CHURCH, CEMETERY  |
| [Pattern]                    | UTILITY, TRANSPORTATION TERMINAL    |
| <b>AGRICULTURAL</b>          |                                     |
| [Pattern]                    | PASTURE, GROVE, FARM                |

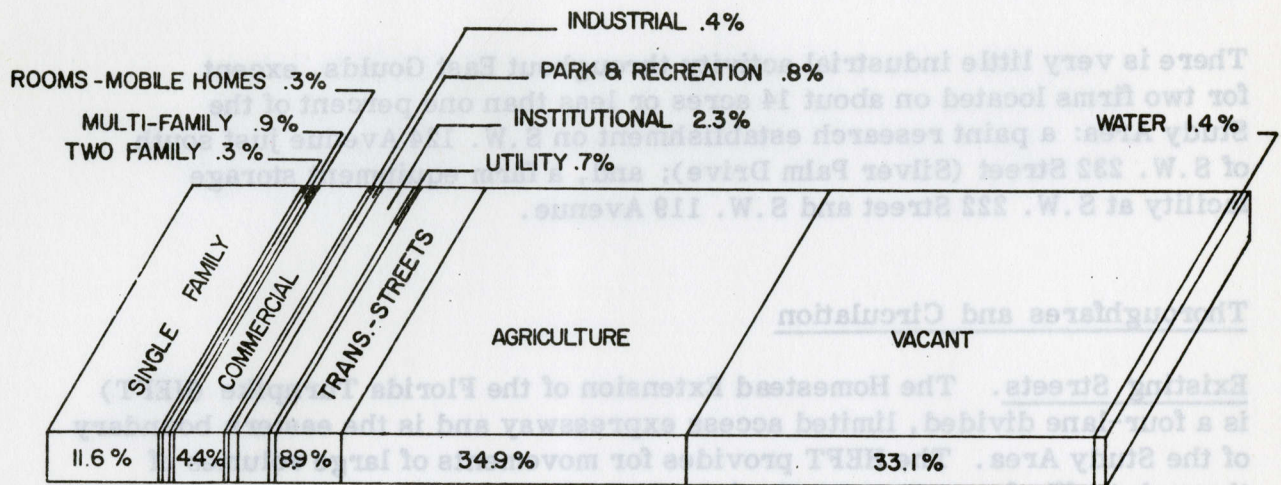
## EXISTING LAND USE

JUNE 1975

SOURCE: DADE COUNTY PLANNING DEPARTMENT







The area south of S.W. 228 Street is primarily oriented toward agriculture and agricultural related activities, with a sporadic pattern of single family dwellings, mainly on large lots. There are approximately 3 units per gross residential acre in this area except for a mobile home park which contains about 14 units per gross residential acre.

Commercial activities are generally located along South Dixie Highway (US 1) and account for approximately 141 acres or about 4 percent of the Study Area. These commercial activities fall into two categories: the shopping center and roadway (strip) commercial. The Cutler Ridge Shopping Center (located along US 1 from the Homestead Extension of the Florida Turnpike to Allapattah Road) is considered a regional shopping center (using standards found in the Metropolitan Development Guide). The Allapattah - US 1 Shopping Plaza is a community shopping center (by these same standards) and is located along US 1 between Allapattah Road and theoretical S.W. 211 Street. These two shopping centers are contiguous to each other with only Allapattah Road separating them. Therefore, the northern portion of the Study Area bounded on the northwest by South Dixie Highway, on the east by the Homestead Extension of the Florida Turnpike and on the south by S.W. 211 Street could be considered as a "regional shopping center complex".



Roadway commercial activities in East Goulds are in the form of strip commercial development and are located along US 1. They generally consist of service stations, motels, restaurants, repair shops, boat sales, and so forth.

There is very little industrial activity throughout East Goulds, except for two firms located on about 14 acres or less than one percent of the Study Area: a paint research establishment on S.W. 124 Avenue just south of S.W. 232 Street (Silver Palm Drive); and, a farm equipment storage facility at S.W. 222 Street and S.W. 119 Avenue.

### Thoroughfares and Circulation

Existing Streets. The Homestead Extension of the Florida Turnpike (HEFT) is a four-lane divided, limited access expressway and is the eastern boundary of the Study Area. The HEFT provides for movements of large volumes of through traffic from areas north of the Dade-Broward line to the Homestead area. The expressway has three interchanges providing access to the Study Area: an exclusive northbound entrance at South Dixie Highway (US 1); one complete interchange at the South Dade Government Center encompassing both Caribbean Boulevard and S.W. 211 Street; and one complete interchange just south of S.W. 248 Street at Allapattah Road (S.W. 112 Avenue). Expressway systems such as the HEFT are intended to limit land-access service.

There are two arterials serving the East Goulds Area. Allapattah Road (S.W. 112 Avenue) is a paved four-lane arterial extending in a north-south direction through the Study Area. South Dixie Highway (US 1) extends northeast to southwest and forms the northwestern boundary of the Study Area. This arterial is a paved six-lane divided road from an area north of the Study Area boundary to S.W. 208 Street and a paved four-lane divided road south of S.W. 208 Street. Arterials such as South Dixie Highway and Allapattah Road provide traffic movement through the Study Area and beyond. They usually direct access to abutting property in order to control entrances, exits and curb use.



Collector streets provide for collection and distribution of trips between local streets and arterials. Collector streets in the East Goulds area include: S.W. 216 Street (Hainlin Mill Road), Old Cutler Road, S.W. 224 Street, Bailes Road, S.W. 232 Street and S.W. 117 Avenue (Colonial Road). These Collectors usually provide access to abutting land with a limited number of curb cuts.

Road Conditions. There are basically three types of road surfaces in the Study Area: asphaltic concrete, surface treatment and rock. Asphaltic concrete is considered to be a superior road construction material and, when properly installed, requires a minimum amount of maintenance. Approximately 19 miles (42.2 percent) of the roads in the East Goulds area are paved with asphaltic concrete. Surface treatment (consisting of pitch and rocks rolled over a limestone base) is less durable than asphaltic concrete and therefore requires a higher degree of maintenance. This type of surface accounts for about 20 miles (43.5 percent) of the roads within the Study Area. Rock roads are constructed of crushed rock with no surface covering and require frequent maintenance. Approximately 7 miles (14.3 percent) of the roads in the study area are rock.

Road conditions are classified by the Dade County Public Works Department as good, fair or poor. "Good" means the road is free from major deficiencies that would require correction. "Fair" indicates that the road surface is in acceptable condition, however minor repairs may be necessary. A road in this condition should be closely watched in order to prevent further deterioration. "Poor" means the road surface should be replaced or extensively repaired.

The Dade County Public Works Department does not classify rock roads by condition. However, rock roads are assigned priority points according to criteria established by the Public Works Department. Rock roads within the East Goulds Study Area generally have a low priority (most of them have less than 15 points) which means they are not considered for paving at this time.

Other than rock roads, the remaining 86 percent of roads have been classified by condition. There are 1.6 miles (3.5 percent) of roads classified as "poor" within the Study Area. These roads are located mostly in the southern portion of the Study Area and are limited to surface treatment roads. "Fair" road surfaces account for 13.5 miles (30 percent). Surface treatment type roads account for thirteen miles of the "fair" roads, with the remaining half mile being asphaltic concrete. Roads classified as "good" account for 23.9 miles (52.5 percent) of the roads within the area. Most of these roads consist of asphaltic concrete type streets.

The Planning Department staff located several street signs within the Study Area in a state of disrepair during a recent field trip (March, 1975). However, an enumeration and location of each of these signs was not considered necessary at this time.



Transit Service. The Metropolitan Dade County Transit Authority (MTA) provides transit service to and from the Study Area. There are four routes which serve the area: two local and two express. Route #7 provides service from Old Cutler Road at US 1 to Sunset Drive at US 1 and Route #35 provides service from West Palm Drive in Homestead to the Perrine Shopping Center. The two express routes are Route #13 (South Dade-Airport Express) which operates in the morning only from the Cutler Ridge Shopping Center to Miami International Airport, and the Blue Dash which operates during peak morning and afternoon rush hours. The Blue Dash provides service from Cutler Ridge Shopping Center to the Civic Center and downtown Miami during its morning operation and vice versa during its afternoon operation.

Storm Drainage. Storm drainage is provided to the East Goulds Study Area by two types of systems: French drains and positive drainage systems. These drainage systems are provided north of S.W. 224 Street in the more developed portion of the Study Area. The soil types found in the area (refer to soils section, Page 17) are predominantly of the Rockdale series which generally have good drainage.

Street Lighting. Street lighting is provided to a portion of the East Goulds Study Area by a Special Taxing District. This district (Street Lighting District 70) allows residents to pay for the cost of residential lights through their annual property tax statement. It is bounded on the north by Black Creek Canal; on the east by S.W. 107 Avenue; on the south by S.W. 224 Street; and on the west by South Dixie Highway (US 1). A portion of Street Lighting District 70 is located west of US 1 and does not serve the Study Area. Residential lights used for the Goulds area are 4,500 lumen mercury vapor lamps. The major arterials such as South Dixie Highway (US 1) and S.W. 112 Avenue (Allapattah Road) are lighted with up to 20,500 lumen mercury vapor lamps.

Sidewalks. Sidewalk facilities add to the safety, convenience and security of area residents. In communities lacking sidewalks, people are forced to walk in the roadway. This can be especially dangerous on heavily traveled streets, (especially for children going to and from school). This may also be inconvenient for pedestrians during or following heavy rains. Most of the Study Area was developed without sidewalks. The largest concentration of sidewalks, however, is generally found in the section bounded on the east by S.W. 107 Avenue; on the north by S.W. 220 Street; on the west by S.W. 113 Place; and on the south by S.W. 224 Street. The newest subdivision in the Study Area, Richland Estates, was developed with sidewalks. Other developments with sidewalks are scattered throughout the northern portion of East Goulds. However, it is significant to note, that the two major arterials in the Study Area, US 1 and Allapattah Road, have been developed without sidewalks for pedestrian travel.



Facilities and Services

Schools. Two public schools are located within the boundaries of the East Goulds Study Area: Pine Villa Elementary School located at 21799 S.W. 117 Court and Mays Junior High School located at 11700 Hainlin Mill Drive (S.W. 216 Street). Agricultural classes are held at the Mays Farm Area, a twenty acre site associated with Mays Junior High School, and located at S.W. 224 Street and 117 Avenue. There is also one vacant school site (8.3 acres) located at S.W. 220 Street and 112 Avenue.

Pine Villa Elementary School serves Kindergarten through sixth grade and has a program capacity of 765 students with an enrollment of about 941 (see Table 6). The 176 excess students are accommodated through the use of nine portable classrooms. Mays Junior High School serves seventh through ninth grades. This school has a program capacity of 1,341 students and an approximate enrollment of 2,135. The 794 excess students are accommodated by using the existing facilities for ten hours a day (double sessions) and by the addition of five portable classrooms.

Table 6

Public School Overcrowding  
East Goulds Study Area

1974-75

School	1974-75		Amount of Overcrowding
	Programmed Capacity	1974-75 Enrollment	
Pine Villa Elementary School	765	941	176
Mays Junior High School	1,341	2,135	794

Source: Dade County Board of Public Instruction; 1974.

Senior high students within the Study Area who reside north of S.W. 220 Street attend Miami Palmetto Senior High School at 7460 S.W. 118 Street. Senior high students residing south of S.W. 220 Street attend South Dade Senior High School at 28401 S.W. 167 Avenue. Both schools are utilizing a ten hour day, two shift-program, to accommodate the excess student load which exceeds the capacity of the two schools by a combined total of about 2,973.



The Dade County Community Action Agency operates a Head Start Program in portable classrooms at S.W. 115 Avenue and Old Cutler Road. The student enrollment of this program is approximately 120 with an average daily attendance of about 115.

Parks and Recreation. The Dade County Park and Recreation Department has jurisdiction over four park sites within the boundaries of the East Goulds Study Area. However, only two of these sites have been improved with recreational facilities. The other two sites are vacant and unimproved at this time. The four sites within the Study Area are:

1. Lincoln Estates Park - 0.8 acres of vacant land on S.W. 222 Street and 108 Avenue.
2. Rock Pit #57 - 10 acres of vacant property on S.W. 228 Street and 119 Avenue.
3. Goulds Park - 11.7 acres of land on S.W. 114 Avenue and Old Cutler Road; facilities include a recreation building, two basketball courts, two baseball fields (one lighted 90' and one unlighted 60') and one lighted football field.
4. Goulds Wayside Park - 2.3 acres of land on S.W. 227 Street and South Dixie Highway (US 1); facilities include one picnic shelter and one tennis court.

In addition to the above park sites, the Mays Junior High School/Pine Villa Elementary School complex provides facilities and activities which are programmed by the Park Department's staff. The junior high offers a gym, while the elementary school offers a tot-lot, basketball courts, and assorted indoor games.

South Dade Government Center. The South Dade Government Center is located on a site of approximately 30 acres between S.W. 211 Street and the Black Creek Canal with the Homestead Extension of the Florida Turnpike as its eastern boundary. The Government Center is in various stages of development and when complete will bring government services closer to the South Dade community including the East Goulds area.

Three buildings have been constructed at the Government Center site: an auto inspection station, a motor pool facility and a metro office building. The office building currently houses branches of County governmental agencies such as: Housing and Urban Development, Neighborhood Rehabilitation, Community Relations Board, Manpower Administration, Public Works, Pollution Control, Water and Sewer, Traffic and Transportation, Building and Zoning, Tax Assessor, Consumer Protection, County Manager, County Commissioners, County Court Clerk, and several court rooms.



Libraries. The Cutler Ridge Branch Library is the only library facility serving the East Goulds community. This branch library is located in the Cutler Ridge Shopping Center and contains approximately 24,000 volumes.

Health Facilities. On May 21, 1974 the Board of County Commissioners officially designated Community Health of South Dade, Inc. (CHI) as the coordinating and operating agency for all public health service activities in South Dade County (that area of the County south of North Kendall Drive). The Goulds community is geographically located approximately in the center of the CHI service area.

The South Dade Community Health Center (SDCHC), previously operated by Dade County, and other personal health service offices and programs previously under the jurisdiction of the County in the South Dade area, are now managed and operated by CHI. The combination of these health services under one administrative agency (CHI) has produced a unified primary health care system in South Dade. This organization also provides general hospital care through contracts with the County at Miami Dade General Hospital (located approximately four miles north of the Study Area on S.W. 152 Street and two blocks east of South Dixie Highway) and Variety Children's Hospital (located approximately fifteen miles north of the Study Area at 6125 S.W. 31 Street). Continuity of care is offered through the tertiary care services provided by Jackson Memorial Hospital.

The new South Dade Community Health Center has recently opened (February 8, 1975) at 10300 Hainlin Mill Drive (approximately one mile east of the Study Area). This new center is the core of the CHI system and has replaced the temporary health facility previously located at Hainlin Mill Drive and US 1. Health services and facilities offered at the South Dade Community Health Center include the following: immunizations, daily child health care clinics, family planning, communicable disease (treatment, advice, house calls), consultive health services to schools; 24-hour emergency care; family medicine; complete lab and x-ray facilities for diagnostic use; a pharmacy for prescriptions written at the center; social service workers; and crisis intervention.

Community Health of South Dade, Inc. (CHI) also provides non-emergency transportation to the people residing between Homestead and Goulds. It operates seven vans on a scheduled basis to health facilities in the area as well as two trips per day to Jackson Memorial Hospital.

Emergency ambulance service is provided by Randle-Eastern Ambulance Service Inc. This service is provided through two locations: one in Homestead and one at S.W. 152 Street and US 1 (Miami Dade General Hospital).



Extended health care to the elderly is provided by Lincoln Memorial Nursing Home, a non-profit organization. This facility is located at 11295 S.W. 216 Street and is currently operating at its full capacity accommodating 40 persons. There are no expansion plans at this time. This nursing home is licensed through the Florida Division of Family Services.

**Fire Protection.** The East Goulds area contains Fire Demand Zones (FDZ) 449, 448, and 480 and portions of 447 and 482 west of the Homestead Extension of the Florida Turnpike. (See Figure 9 for FDZ and station locations). The most accessible fire station to the East Goulds community is Station #5 located just west of the Study Area at S.W. 132 Avenue and Hobson Drive. Station #4 is presently located at 9866 East Fern Street in Perrine.

The travel time from the nearest fire station to the center of each Fire Demand Zone as of July, 1974 is shown in Table 7. The desired fire engine enroute time is three minutes or less for high density residential areas and commercial areas, and six minutes or less for low density residential areas.

Table 7

Fire Engine Response Time  
East Goulds Study Area

FDZ ZONE	Travel Time (Min)	Nearest Station
449	5.9	5
448	4.2	5
447	6.1	5
480	3.0	5
482	10.5	5

Source: Metropolitan Dade County Fire Department, Technical Services Division; July, 1974.

Data pertaining to demand for fire service by Fire Demand Zone for the years 1971 and 1973 have been collected by the Technical Services Division of the Dade County Fire Department and are shown in Table 8.



FIGURE 9

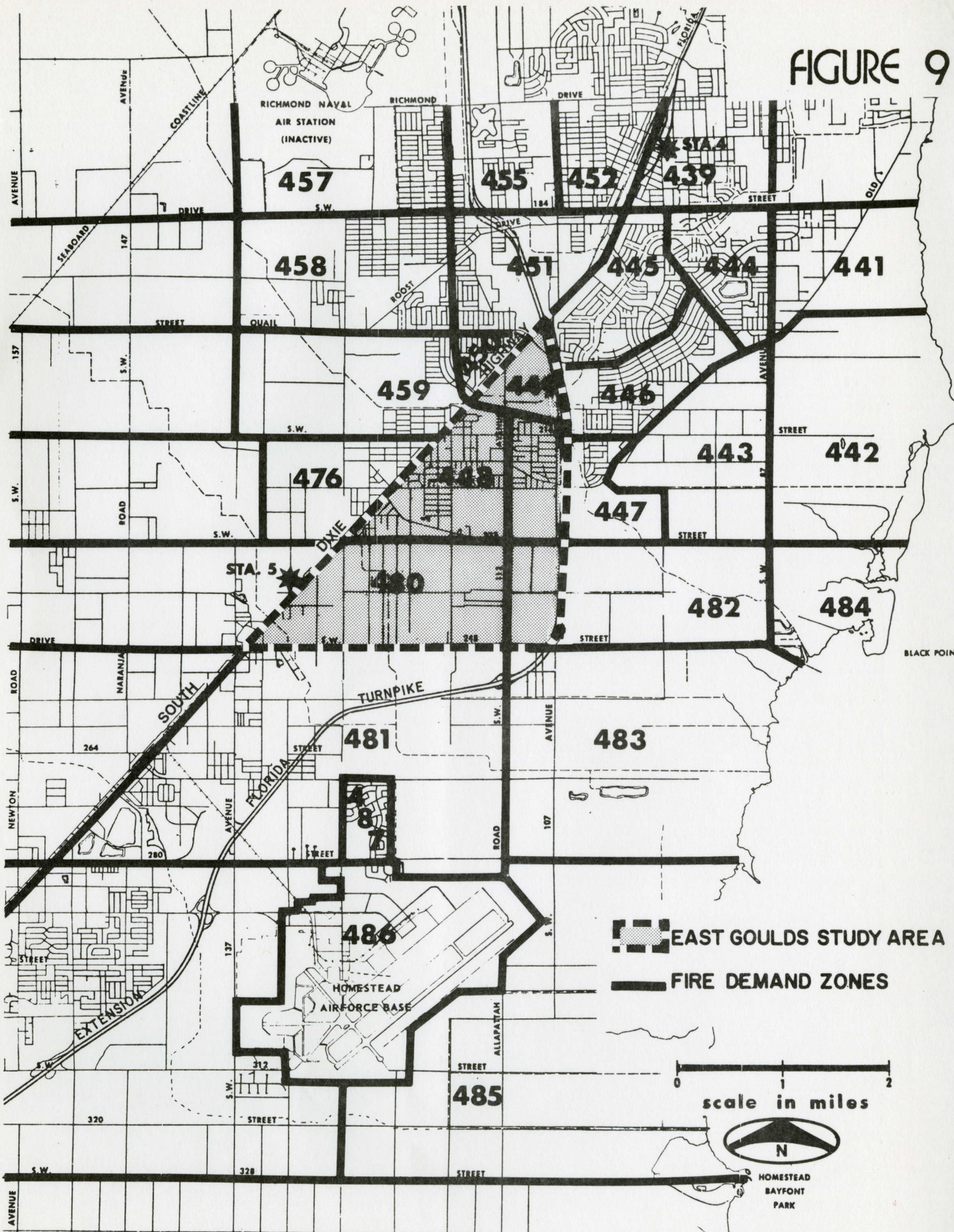




Table 8

Fire Service Demand  
East Goulds Study Area

FDZ	Year 1971			Year 1973		
	Total Alarms	Fires	Other	Total Alarms	Fires	Other
449	22	15	7	24	15	9
448	66	43	23	83	69	14
447	34	27	7	51	36	15
480	16	13	3	32	22	10
482	11	11	0	16	12	4
<b>Total</b>	<b>149</b>	<b>109</b>	<b>40</b>	<b>206</b>	<b>154</b>	<b>52</b>

Source: Metropolitan Dade County Fire Department, Technical Services Division; July, 1974

During this two year period there was an approximate average annual increase of 18 percent in total alarms, 19 percent in fires, and 14 percent in other alarms. The largest rate of increase in fires occurred in Fire Demand Zone 480 followed by FDZ 448.

Police Protection. Police service is provided to the Study Area by the Metropolitan Dade County Public Safety Department. The East Goulds community is within the jurisdictional boundaries of the South District Police Sub-Station located at 9860 East Fern Street in Perrine. The jurisdiction of the South District station begins at North Kendall Drive and extends south to the County line.

Presently this district has 150 police personnel assigned to it. The ratio of police officers to the South District population is presently 0.76 police officer per 1,000 residents, while the rate for all of the unincorporated areas in Dade County is 1.9 officers per 1,000 residents. According to the Community Improvement Program Profile for Dade County,\* a correlation exists between the crime rate and the police/population ratio. Where the ratio is high (such as in Coral Gables with 2.8 officers per 1,000 residents) the crime rate tends to be reduced and vice versa.

Crime Index information for Dade County was published in the CIP Profile. East Goulds was designated as one of the highest crime rate areas in the County.

\*Profile of Metropolitan Dade County: Conditions and Needs; Metropolitan Dade County Community Improvement Program; October, 1972.



Fire Service Demand  
East Goulds Study Area

Police responded to 38,036 requests for service in the South District during 1973. Approximately 23 percent of these calls were for class I crimes, i.e., murder, rape, robbery, aggravated assault, breaking and entering, larceny, and auto theft. The average response time was 5.3 minutes for emergency calls and 14.4 minutes for routine service calls. The inadequacy of existing roadways south of S.W. 224 Street contributes to a delay in response time for some residents living in that area.

Water. Water is presently provided to the Goulds community by three utilities: Miami-Dade Water and Sewer Authority; Rex Utilities, Inc.; and Florida Water and Utilities, Inc. (refer to Figure 10 for location of water service areas). Those areas of East Goulds that are not located within a service area currently use private wells for water.

Florida Water and Utilities, Inc. provides water service to the Cutler Ridge Shopping Center, and the Miami-Dade Water and Sewer Authority provides water to most of the Goulds NDP Area. The Authority also provides water service via a twelve inch main to the Black Creek Apartments and the South Dade Government Center, both of which are located between S. W. 211 Street and the Black Creek Canal. East of Allapattah Road, the Authority provides service to the Cutler Manor Apartments located at S. W. 216 Street and 109 Avenue.

That portion of the Goulds NDP Area not served by the Miami-Dade Water and Sewer Authority is in the Rex Utilities, Inc. service area. The entire NDP area is therefore supplied with water. Rex Utilities, Inc. also provides water service to the Richland Estates subdivision which is bounded on the north by S.W. 224 Street; on the west by S.W. 115 Avenue; on the south by S.W. 226 Terrace and S.W. 228 Street; and on the east by S.W. 113 Avenue. The Rex Utilities water service area also includes the portion of the Study Area between Allapattah Road (S.W. 112 Avenue) and S.W. 107 Avenue and between S.W. 220 Street and 224 Street.

Sanitary Sewers. Sewer service is being provided to the Study Area by Florida Water and Utilities, Inc. and the Miami-Dade Water and Sewer Authority (refer to Figure 11 for location of sewer service areas). Septic tanks are used for sewage disposal in those portion of the Study Area which are not served by a utility.

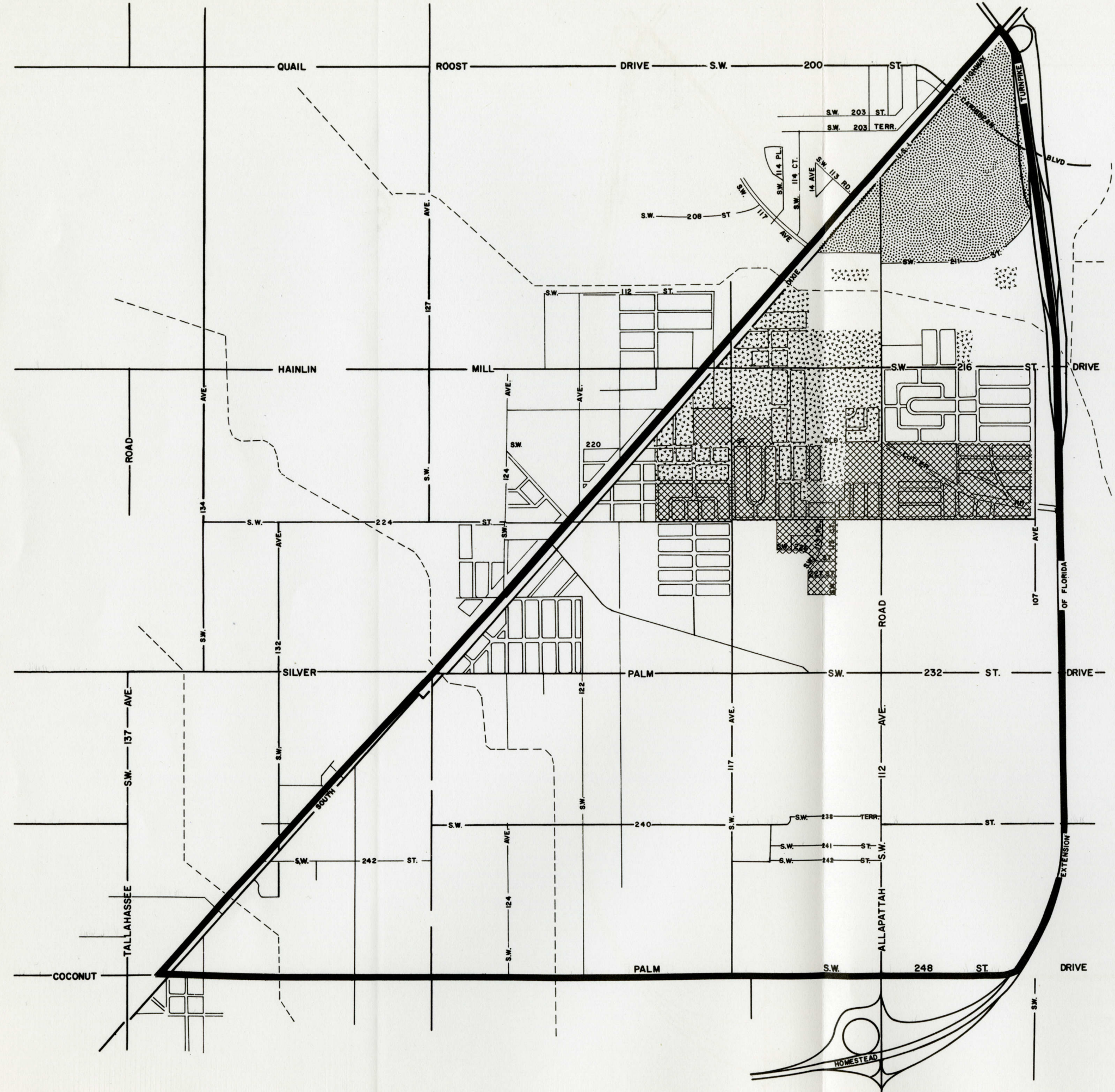
Florida Water and Utilities provides sewer service for the Cutler Ridge Shopping Center. Sewage disposal for this system is provided by a wastewater treatment plant located at Anchor Road and Puerto Rico Terrace which is located east of the Study Area.






FIGURE 10

# EAST GOULDS AREA

— STUDY BOUNDARY

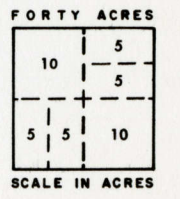
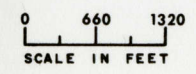
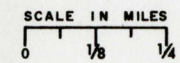


-  FLORIDA WATER AND UTILITIES
-  MIAMI-DADE WATER AND SEWER AUTHORITY
-  REX UTILITIES, INC.

## WATER SERVICE AREA

JUNE 1975

SOURCE: MIAMI-DADE WATER AND SEWER AUTHORITY









The Miami-Dade Water and Sewer Authority provides the entire Goulds NDP Area with sanitary sewer service. Other portions of East Goulds provided with sewer service by the Authority are: the South Dade Government Center and the Black Creek Apartments, both of which are located between S. W. 211 Street and the Black Creek Canal; the Cutler Manor Apartments located at S. W. 216 Street and 109 Avenue; and the Richland Estates Subdivision located south of S. W. 224 Street between S. W. 113 and 115 Avenue. Sewage disposal for this system is provided by the Goulds-Perrine Treatment Plant located immediately west of the Study Area at 11800 S. W. 208 Street and operated by the Miami-Dade Water and Sewer Authority.

Solid Waste Disposal. The Metropolitan Dade County Department of Public Works Waste Division provides curbside garbage pick-up twice weekly to those areas of unincorporated Dade County with at least fifteen houses per quarter section (160 acres). This service is for unlimited quantities of refuse which must be containerized or bagged.

Disposal of bulky items such as appliances, tree trimmings, etc. is accomplished by two methods: depositing the trash at neighborhood garden trash transfer stations or by using the County's customized collection of bulky waste. The trash transfer station is a designated site at which residents may deposit their bulky trash items (no raw garbage or building materials). There are no trash transfer stations located within the East Goulds Study Area. However, the closest transfer stations are located at: S. W. 188 Street and 87 Avenue; S. W. 208 Terrace and 117 Court; and S. W. 268 Street and 130 Avenue. Bulky waste pick up is provided twice a year. Each property owner can request the Public Works Department to come to his residence and pick up large items which cannot be containerized.

The Dade County Public Works Department clears illegally dumped trash by two methods: Dade County Lot, Junk, Garbage and Trash Clearing Ordinance (Number 72-84) and Operation Vacuum Cleaner. Ordinance No. 72-84 provides for the clearing of accumulated garbage or trash in violation of Chapter 15, Dade County Code, when complaints are registered with the Public Works Department. This Ordinance also provides for the clearing of excessive accumulation of untended growth of weeds and undergrowth from any lot, tract or parcel of land within 100 feet of the boundary line of any improved property within the unincorporated areas of Dade County. Operation Vacuum Cleaner provides for the clearing of illegally dumped garbage and trash along rights-of-way. Unlike Ordinance No. 72-84 which provides for clearing private property, Operation Vacuum Cleaner cannot clear garbage and trash from privately owned property. There are two crews working on a generalized schedule as well as on a complaint basis; one operating in northern Dade County and one in the southern portion.



Housing Characteristics

Type of Housing. There are about 1,625 residential housing units in the East Goulds Area (see Table 9). The primary housing type is the single family unit which comprises about 59 percent of the total housing stock. By comparison, in Dade County as a whole, single family housing units represent about 56 percent of the total.

Structures with 50 or more units form the second largest category (although there are only two such structures in the entire Study Area.

Table 9

Type of Housing Structure  
in East Goulds and Dade County

Type of Housing Structure by Number of Units	Dade County		East Goulds	
	Number	%	Number	%
1 Family	253,581	56	957	59
2 Family	24,155	5	68	4
3 and 4	20,258	5	85	5
5 to 49	98,301	22	60	4
50 +	47,273	10	380	23
Trailer	9,853	2	75	5
Total	453,421	100	1,625	100

Source: Census of Population and Housing 1970 CENSUS TRACTS: Final Report PHC (1)-129; U.S. Bureau of the Census; Miami, Florida SMSA; field inspections and analysis of 1974 aerial photographs by Dade County Planning Department Staff.



Condition of Housing. According to the Blight Survey conducted jointly by the Dade County Community Improvement Program and the Neighborhood Rehabilitation Branch of the Dade County Department of Housing and Urban Development in 1971, 10 to 40 percent of the dwelling units located in the Study Area bounded by the South Dixie Highway on the northwest; by Allapattah Road on the east, and by S. W. 224 Street on the south were deficient (see Appendix B for a description of the Blight Survey).

The Blight Survey assessed 70 to 100 percent of the dwelling units located along the South Dixie Highway between S. W. 232 and 248 Street and found them to be deficient. Recent field inspections by the Dade County Planning Department staff have revealed that approximately 70 percent of these dwelling units have already been abandoned. The remainder of the Study Area has less than 10 percent of its dwelling units in a deficient condition.

Overcrowding. Overcrowding is a standard census indicator of a need for more housing. The 1970 Census standard for overcrowding is more than one person per room, regardless of family type, housing type, or floor area. The rate of overcrowding is the percentage of occupied units which are overcrowded as defined by the census. In areas with extensive overcrowding, local services and facilities are strained, planned densities are exceeded and such vital services as garbage and trash collection, sewage disposal, police and fire protection, health care, schools, parks, local streets, and parking areas may be overworked.

Dade County leads all of the urbanized areas of Florida in the number and percent of overcrowded units. According to the CIP Profile of Housing in Dade County, published in January, 1972, more than 58,000 dwelling units in Dade County housed more than one person per room in 1970. This represents almost 14 percent of all the occupied units (see Table 10). The national rate of overcrowding is about 8 percent, which is approximately half of the rate for Dade County. The State of Florida has a 9 percent rate of overcrowding.



Table 10

**Residential Housing Units  
Rate of Overcrowding in the United States,  
Florida, Dade County and East Goulds, 1970**

Area	Total Number of Residential Units	% Rate of Overcrowding
United States	5,216,877	8
Florida	205,701	9
Dade County	58,472	14
East Goulds	1,625	39

Sources: Housing: A CIP Profile of Community Conditions and Needs; Metropolitan Dade County Community Improvement Program; January, 1972; page 20; and Census of Population and Housing: 1970 CENSUS TRACTS: U.S. Bureau of the Census; Final Report PHC (1)-129 Miami, Florida SMSA.

As of March, 1975, approximately 640 dwelling units in the East Goulds Area were overcrowded. This amounts to 39 percent of the total housing stock. Most overcrowding is concentrated north of S.W. 232 Street.

Public and Publicly-Subsidized Housing. In Dade County, public housing units are owned or leased by either the Dade County Department of Housing and Urban Development (DCHUD) or by one of the municipal housing authorities. Publicly-subsidized housing is either owned and operated by a public authority or financed through the Federal Housing Administration (FHA) 235, 236, or 221 Programs.

The Dade County Department of Housing and Urban Development is constructing 140 townhouse and 40 duplex units for rent through the public housing program. The townhouse units are located on Hainlin Mill Drive between S.W. 114 Court and theoretical S. W. 113 Avenue. The duplex units are located on scattered sites between S. W. 115 Avenue and S. W. 117 Avenue south of S. W. 220 Street.



Age of Housing. Housing is relatively young in the Study Area. Forty-three percent of all housing units in East Goulds and 36 percent of the housing units in Dade County in 1970 were constructed during the period from 1950 to 1959 (see Table 11). These statistics indicate that a construction boom in the County effected the Study Area even more than the County as a whole. The next decade (1960 to 1969) produced a decrease in the rate of housing construction in both the Study Area and in Dade County; but the rate of construction was still high for East Goulds, approximately 35 percent compared to Dade County's 28 percent.

Table 11

Age of Residential Units in  
Dade County and East Goulds

Year Structure Built	Percent Distribution	
	East Goulds	Dade County
1969 to March 1970	2	6
1965 to 1968	8	13
1960 to 1964	27	15
1950 to 1959	43	36
1940 to 1949	13	16
1939 and Older	7	14

Source: Census of Population and Housing: 1970 CENSUS TRACTS: Final Report PHC (1)-129; U.S. Bureau of The Census; Miami, Florida SMSA.

Rental Costs\*. According to the 1970 Census, the median net rent for the Study Area was \$86 per month. The median net rent for all of Dade County was reported at \$122. Approximately 81 percent of the renters in East Goulds paid less than \$100 per month for rent in 1970. Three percent of the renters paid over \$200 per month, while the remaining 16 percent paid between \$100 and \$200. Rental costs were relatively lower in East Goulds than in the County as a whole.

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\*Census tract 105 was considered to be representative of the Study Area. Therefore, the 1970 values and percentages used in this section are derived from data for this tract.



Recent information on rental values is available for apartment units and indicates that rents have increased since 1970. The average monthly rent in May of 1974 for South Dade County was reported at \$168 for a one bedroom apartment and \$200 for a two bedroom.\* This information should not be directly compared to the preceding 1970 information, but should only be used as an indicator as to recent rental values.

Home Ownership. The rate of home ownership is the percentage of all occupied units, including apartments, which are occupied by owners.\*\* This includes owners of single family homes, condominiums, duplex units, and mobile homes. The rate of home ownership may be an indication of neighborhood stability and residential mobility. Zoning regulations control, to a very limited extent, the location of rental dwelling units. Housing supply and demand represent another determinant.



\*The Miami Herald; "Vacancies in Dade Apartments at Five-Year High, Study Says"; Eli Adams; June 18, 1974.

\*\*A CIP Profile of Community Conditions and Needs: Housing; Metropolitan Dade County Community Improvement Program; January, 1972.



Since 1960, the rate of home ownership for all of Dade County has dropped from nearly 60 percent to 56 percent. By comparison, the national rate has increased from 62 percent to 63 percent, and the State of Florida has increased its rate of home ownership from 63 percent to 69 percent. The local trend is running counter to national and state trends.

Table 12

Rate of Home Ownership in East Goulds,  
Dade County, Florida and the United States, 1970

Locale	Percentage
East Goulds	64.0
Dade County	55.4
Florida	68.6
United States	62.9

Source: 1970 Census of Population and Housing: CENSUS TRACTS; PHC (1)-129: U.S. Bureau of The Census; Miami, Florida SMSA.

According to the 1970 Census, approximately 64 percent of the dwelling units in East Goulds are owner occupied. This amount is higher than the Dade County rate of 55.4 percent, (see Table 12). The highest rates of home ownership within the boundaries of the Study Area are to be found south of S. W. 224 Street in the area east of S. W. 127 Avenue.

Home Value. The relative value of homes was taken from the 1970 Census. The Census definition of home value is "the respondent's estimate of how much the property (house and lot) would sell for if it were for sale." Only the data for owner-occupied single family structures were included in the census count.



The reported median home value for all of Dade County in April, 1970 was \$19,000. This was about 12 percent greater than the national median home value of \$17,000 (see Table 13). According to the 1970 Census, the median home value in East Goulds was \$12,000. (Census tract 105 was used as an indicator for this value).

Table 13

Home Values in East Goulds,  
Dade County, Florida and the United States, 1970

Locale	Reported Median Home Value
East Goulds	\$12,000
Dade County	\$19,000
Florida	\$14,900
United States	\$17,000

Source: 1970 Census of Population and Housing: CENSUS TRACTS; Final Report PHC (1)-129; U.S. Bureau of The Census; Miami, Florida.

Recent information obtained from the Metropolitan Dade County Ad-Valorem Assessment Roll for 1974 (Property Appraiser Department) reveals an increase of about 62 percent in the home values within the East Goulds community since 1970. The median assessed value for 1974 using a sample of 100 homes from these records was about \$17,000. This assessed value was approximately 80 percent of the market value, therefore the median market value in 1974 would be approximately \$20,400. This figure should be used only as an approximate indicator of the home values because of the size and subjectiveness of the sample taken.

A breakdown of this information shows that homes located within the sparsely developed sections of the Study Area south of S. W. 232 Street have higher values than those homes located north of S. W. 232 Street. The median assessed value for homes located south of S. W. 232 Street was about \$26,000 while those located north of it had a median assessed value of approximately \$15,600.



Land Ownership and Development Patterns

The rationale for examining the ownership pattern is to obtain an understanding of the potential an area offers for future development or redevelopment. The ownership pattern may represent either an opportunity or a constraint when attempting to locate or assemble land for a business, an apartment building, a community facility, a single family home or a large scale development. Tied together with other elements, it becomes an important determinant for future land use in the planning process. Table 14 below summarizes single and multiple contiguous and non-contiguous parcels of land which are under a single ownership and are at least five acres in size. This information is graphically represented in Figure 12. Five acres is used as the minimum size for examination here due to coinciding minimum requirements for cluster and planned development under County zoning regulations.

Table 14

Ownership of Land  
(Five Acres and Greater)

Acreage Category	Number of Ownerships	Total Acres	Percent of Land Area
Over 40	7	711.4	22.4
21 - 40	7	163.4	5.1
11 - 20	25	421.8	13.3
5 - 10	46	300.8	9.5
<b>Totals</b>	<b>85</b>	<b>1,597.4</b>	<b>50.3</b>

Source: Dade County Property Appraiser Department; March 1975.



There are approximately 1,800 ownerships in the Study Area. It is significant to note that 85 ownerships control approximately 1,597 acres or about 50 percent of the land. In the largest category of property owned, seven ownerships control about 711 acres or approximately 22 percent of the land area. Of the land which is owned in five or more acre parcels, approximately 153 acres or 9 percent is in public ownership. Four parcels of undeveloped land are publicly owned by the County. One of these sites (23 acres) was part of the original NDP Program and is located at the southwestern corner of the intersection of Old Cutler Road and Allapattah Road. The Park and Recreation Department has jurisdiction over a proposed 17 acre park site that is bounded by S.W. 216 Street on the north, S.W. 220 Street on the south, S.W. 114 Avenue on the east and S.W. 115 Avenue on the west. The Board of Public Instruction owns a 20 acre undeveloped parcel (bounded by S.W. 117 Avenue on the west, S.W. 228 Street on the south, S.W. 115 Avenue on the east and S.W. 224 Street on the north), which is presently being used for an agricultural class by Mays Junior High School. The Board of Public Instruction also owns a vacant school site (8.3 acres) located at the intersection of S.W. 220 Street and Allapattah Road.

With the exception of some property located in the southeasterly portion of the Cutler Ridge Shopping Center, all undeveloped parcels under single, private ownership and greater than 20 acres are located south of S.W. 228 Street and east of S.W. 122 Avenue. The largest parcel of land under single ownership within the entire study area is approximately 203 acres. The subject property lies west of Allapattah Road and is split by S.W. 117 Avenue. The eastern section is generally bounded by South Allapattah Road on the east, S.W. 232 Street on the north, S.W. 117 Avenue on the west and S.W. 239 Terrace on the south. The western portion of the parcel is bounded by S.W. 117 Avenue on the east, S.W. 232 Street on the north, the 119 Avenue section line on the west, and S.W. 240 Street on the south.

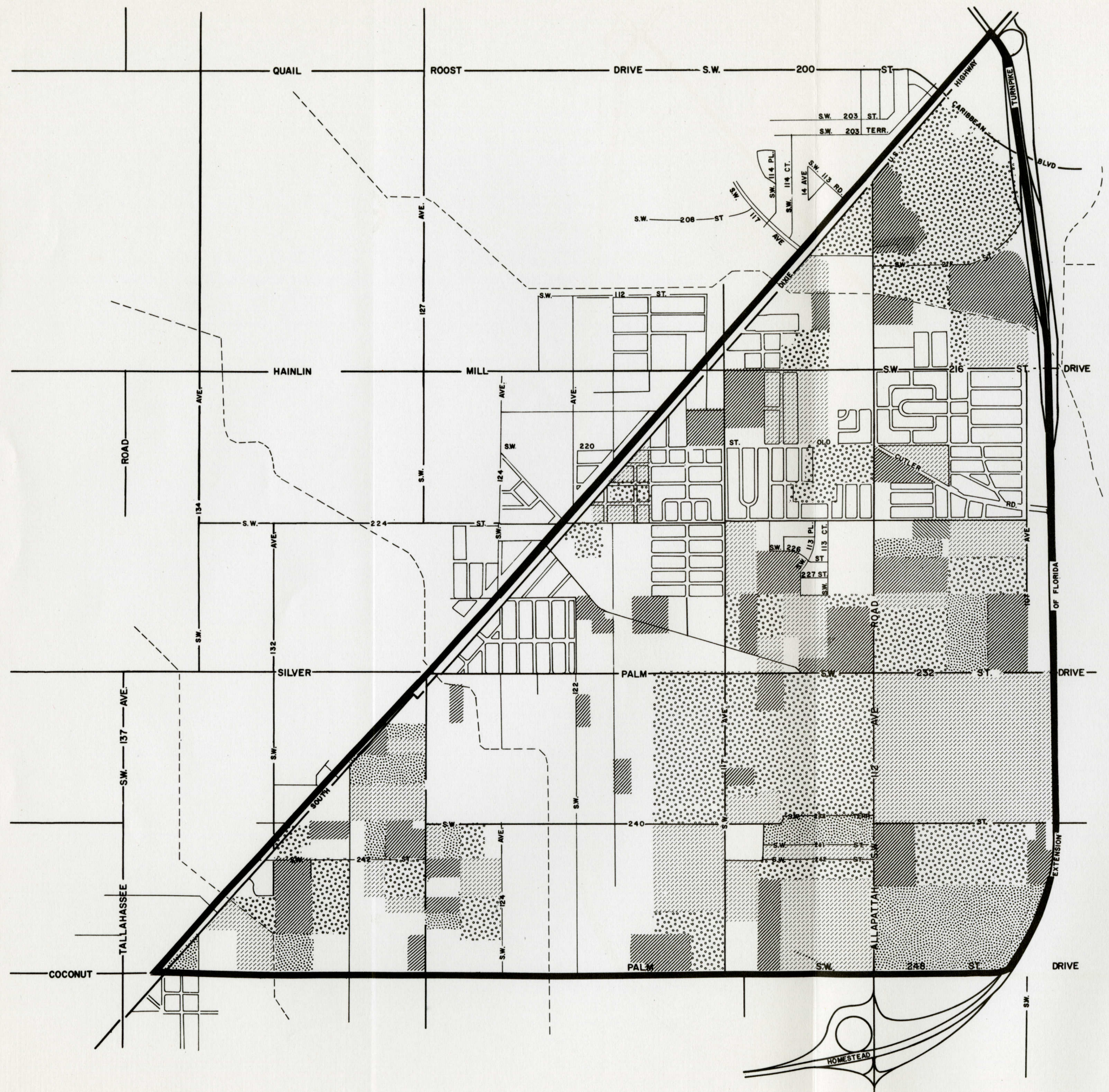
#### Appearance and Amenities

The visual image of a community provides a good indication of its quality of life. Therefore a visual inspection and analysis of East Goulds was undertaken with special consideration of the following elements:



# EAST GOULDS AREA

— STUDY BOUNDARY

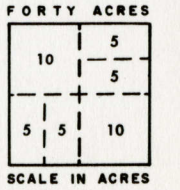
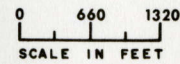
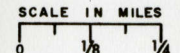


## OWNERSHIP PATTERN

( PATTERNS INDICATE OWNERSHIP OF FIVE CONTIGUOUS ACRES OR MORE )

MARCH 1975

SOURCE: DADE COUNTY PROPERTY APPRAISER DEPARTMENT





- (1) the natural environment;
- (2) the urban environment or the man-made features such as buildings and roads; and
- (3) the opinions of residents, property owners and concerned citizens indicating their perception of the appearance of the Study Area.

Commercial and governmental activities dominate the area north of the Black Creek Canal with the Cutler Ridge Shopping Center and the South Dade Government Center being the most prominent visual images. The shopping center has some landscaping treatment including trees along South Dixie Highway and an open space area within the mall. Caribbean Boulevard is the northeast boundary of the shopping center and is characterized by unsightly oversized billboards and neon signs which present a negative image. A landscaped median strip is the street's only redeeming quality.

The South Dade Government Center presents a pleasing appearance of urban uses in a natural setting. The parking lots surrounding the center are well landscaped, with trees and shrubbery serving as an integral part of the structure itself.

Single family dwellings dominate the land use pattern from the Black Creek Canal to S.W. 228 Street. They represent a mixture of well-kept concrete block homes and unkept structures in a state of disrepair. The NDP has done much to improve the housing conditions in this area through its housing rehabilitation program and by demolition of deteriorated structures. Most residents have enhanced the appearance of their property by planting shrubbery and maintaining their lawns. In the Richland Estates subdivision (south of S.W. 115 Avenue and theoretical 113 Avenue) developers cleared the land of all natural vegetation before construction began. Thus, the community has been deprived of such amenities as native slash pine trees and other positive natural features. The majority of the streets in this area are paved and there are sidewalks for pedestrian traffic. However in some instances, such as with S.W. 117 Avenue, the roadway has swales and is in need of maintenance. Another negative influence in this area is the presence of abandoned vehicles and debris on vacant parcels of land.



Most of the southern portion of the Study Area between S.W. 228 Street and S.W. 248 Street is dominated by agricultural activity with some scattered residences and vacant land uses. Homes are basically in good repair and are well landscaped. However, streets are unpaved and there are no sidewalks. A lack of maintenance on farm labor quarters and illegal dumping on vacant land account for a negative appearance in portions of this area.

At a public meeting on November 7, 1974, East Goulds residents, property owners and concerned citizens were asked to complete a questionnaire reflecting problems, needs, and desires concerning the Study Area. Fifty-eight percent of those persons responding to the questionnaire and residing or owning property between the Black Creek Canal and Silver Palm Drive, rated their neighborhood's appearance as "poor", while 21 percent rated it as "fair" and 21 percent rated it as "good". However, of the persons residing or owning property between Silver Palm Drive and Coconut Palm Drive and responding to the questionnaire, 29 percent rated their neighborhood's appearance as "excellent", 29 percent "good", and 29 percent "fair", and only 13 percent rated the appearance of their neighborhood as poor. Generally, the residents south of Silver Palm Drive indicated a better impression of their area than their neighbors to the north.





## Special Problems and Opportunities

This section deals with fourteen problems and opportunities in the East Goulds Area which were derived from four major sources: first, the residents and property owners themselves were asked at a public meeting on November 7, 1974, to share their assessment of the problems in their area; second, questionnaires designed to help the Dade County Planning Department staff identify the problems, needs and desires of the public were distributed at this meeting and mailed to interested persons upon request. The third and fourth sources were the various Dade County Departments responsible for providing services to East Goulds and the Dade County Planning Department staff.

Some of the most frequently mentioned problems and opportunities are discussed below:

Flooding. Low land elevations and poor soil drainage in the Study Area are major factors contributing to the need for preventative measures against loss of life and property in the event of a flood. The majority of the land in East Goulds is designated as Zone "A" by FIA Flood Hazard Boundary Maps, indicating that it is an area of special flood hazard. Only a small portion of land along US 1 is categorized as Zone "D" indicating areas of undetermined, but possible flood hazard. The southeastern portion of the Study Area is the most vulnerable to flooding. The elevations at this location are the lowest and the soil series is predominantly marls. As indicated on page 24, marl soils are characterized by poor drainage.

Tree Removal. In its natural state, over half of the East Goulds Area was covered by stands of slash pine, palmetto and associated herbaceous plants. However, urban development has been a primary factor contributing to the decline of natural vegetation in this area. One subdivision (Richland Estates) is completely void of pines because the developers chose not to preserve them. Instead, the land was completely cleared before housing construction began. As a result, this neighborhood has been deprived of the native slash pines and other positive natural features. At present only 10% of the East Goulds area remains in pineland.

Crime. East Goulds has one of the highest crime rates in the County according to the Profile of Metropolitan Dade County: Conditions and Needs, October, 1972, published by the Dade County Community Improvement Program (CIP). According to the CIP, a correlation exists between the crime



rate and the police/population ratio. Where the police/population ratio is high, the crime rate tends to be reduced.

Police services are provided in crime prevention, traffic safety and public service situations. The nearest police substation is located approximately nine miles from the northern boundary of the Study Area and about 14 miles from the southern boundary. As a result, police response time has not conformed with the standards of three minutes for emergency calls and eight minutes for routine service calls. A factor contributing to the slow police response time is the lack of paved streets particularly in the southern portion of the area.

Street Lighting. Residents indicated dissatisfaction with street lighting in East Goulds at the public meeting and on the questionnaire. A portion of East Goulds is part of a special taxing district and has street lights. However, the majority of the Study Area was developed without this improvement. Generally, there are no street lights south of S.W. 224 Street. The lack of streetlighting, while being a great pedestrian-driver safety hazard, also provides an atmosphere which is conducive to crime.

Street Signs. Illegible street signs might appear to be a minor annoyance at first glance. A problem arises when public safety vehicles cannot locate proper addresses in responding to emergencies.

Strip Commercial Development. Strip commercial development in East Goulds exists along US 1 south of S.W. 223 Street. This development pattern creates traffic problems because there are insufficient off-street loading and parking areas. In addition, commercially zoned property is often used or mixed with housing, thereby creating an undesirable residential environment and making it difficult to consolidate shopping facilities.

The older strip commercial uses in the Study Area are characterized by deteriorating and sometimes vacant structures. The deterioration of the commercial uses negatively affects nearby residential development. The lack of adequate space for traffic movement and parking tend to increase noise and congestion, and the growing number of vacancies negatively affect the local tax base.

Urbanization of Agricultural Areas. The portion of the Study Area east of S.W. 117 Avenue and south of S.W. 224 Street is the northern extremity of the East Everglades Agricultural Area (EEAA). The EEAA totals approxi-



mately 20 square miles of which about 640 acres (or one square mile) are within the East Goulds Study Area. The EEAA is part of the nation's "winter bread basket" because it provides food to northern markets during the winter months. The rich marl soils are ideal for raising winter vegetables. However, there are two indications that the portion of the EEAA within the Study Area is very vulnerable to future development. First, the County Building and Zoning Department has received some requests to change agricultural zoning districts to residential zones. Second, some farm owners in this area are advertising their land "For Sale".

Storm Drainage. Another problem in East Goulds is storm drainage. The unpaved streets in the Study Area collect water after heavy rainfalls and puddles may stand for two or three days. One resident indicated that some streets in the southern portion of the Study Area act as drainage canals during rainy weather, and surface runoff from the adjacent properties collects in the streets making them hazardous and inconvenient for vehicular travel.

Solid Waste Disposal. East Goulds residents identified illegal dumping of solid waste on vacant land as a major problem particularly in the southern portion of the Study Area. These items include bulky waste such as discarded appliances and building materials.

The Waste Division stated that this problem is not unique to East Goulds. Many areas in Dade County are vacant and experience this same situation. They further stated that, the largest category of abusers of vacant land are the commercial establishments which are not allowed to use the trash transfer stations, so they illegally dump refuse during the night in sparsely populated areas such as East Goulds.

Water Supply and Sewers. The lack of water and sewage facilities in the Study Area is a problem. South of S.W. 228 Street septic tanks are used for the disposal of liquid and solid waste. Septic tanks are considered detrimental to the health and safety of the people of this area in that they cannot adequately treat waste matter and thereby threaten the water supply. Therefore in the portion of the Study Area where wells are the major source of water, septic tanks present a potential health problem.



Parks and Recreation. Forty-seven percent of the persons responding to the questionnaire rated parks and recreational facilities in the Study Area as poor; thirty-three percent rated them fair; five percent considered them as good and five percent excellent, while the remaining ten percent had no opinion. According to the approved standards,\* the East Goulds Study Area is deficient in the amount of park acreage based on the estimated population of 7,456.

At the Community Development Task Force meetings held for the Goulds Target Area, residents indicated the need for a swimming pool as one of the priority needs for the area.

Housing. There are a substantial amount of overcrowded and deficient housing units north of S.W. 228 Street. The prevalence of overcrowding puts a strain on community facilities and services such as parks, health care, police protection, garbage disposal, etc. According to the CIP Profile, a correlation exists between the amount of overcrowding and the condition of housing. Areas with large amounts of overcrowding tend to have a large amount of deficient housing units.

East Goulds housing conditions are in a transitional stage, particularly in the northern portion of the Study Area. Presently, homes in this section are a mixture of well kept and deteriorating CBS structures (most of which were built between 1948 and 1960) and frame units that are in a state of disrepair. The Neighborhood Development Programs has rehabilitated 38 houses, but units outside the NDP area are also in need of rehabilitation.

Community Development Target Area. The inclusion of portions of East Goulds as part of the Community Development Program gives it an advantage that many other communities do not have. As part of the Community Development Program, federal funds are allocated for the improvement of housing, services, and the general living environment. Residents of the Community Development Area will be able to make plans which reflect community interests and have these plans implemented.

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\*Open Space and Recreation (Master Plan for Metropolitan Dade County);  
Park and Recreation Department and Planning Department; February, 1969.



Undeveloped Land. Significant portions of the Study Area are subject to future development. The East Goulds Area Study can be used as a vehicle to insure area residents that future development will reflect community goals and objectives and be sensitive to neighborhood problems.



FUTURE CONDITIONS

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PROJECTIONS AND PLANS FOR  
**FUTURE CONDITIONS**

Environmental Protection

In order to preserve existing environmental attributes in the East Goulds Area, it will be necessary to make a conscious effort to ensure that existing regulations against environmental degradation are enforced. Furthermore, additional regulations regarding lot clearing and positive drainage need to be instituted to improve the level of protection afforded to the environment.

The environmental enforcement measures which already exist and have the most relevant application to the East Goulds Study Area are Chapter 24 (Pollution Control) and Chapter 26B (Standards for Removal and Relocation of Trees) of the Code of Metropolitan Dade County. Chapter 24 is aimed at controlling the discharge of effluent into canals or other surface water bodies. This Chapter also requires a minimum of tertiary treatment of effluent before it is discharged into groundwater. Chapter 26B establishes a mandatory governmental approval process which requires a permit to cut down, destroy or remove any tree located on any applicable property. In addition, pinelands larger than 10 acres and the remaining hammock vegetation could qualify for protection under the County Scenic Easement Ordinance which allows citizens of Dade County owning lands in the original vegetation of Dade County to get a tax break.

The environmentally sensitive aspects of the East Goulds Study Area are similar to those encountered throughout Dade County. As such, the residents of the East Goulds area should support efforts to protect the quality of the natural environment, because the solutions to these problems go beyond the boundary line of the Study Area. Parts 2 and 3 of the Comprehensive Development Master Plan (CDMP), offer valuable guidelines for future environmental protection. If applied, these guidelines will help maintain and improve the aesthetic qualities of the area, the desirability of the area as one in which to live and spend leisure time, and ultimately, the value of real property.

Following are some guidelines contained in Parts 2 and 3 of the Comprehensive Development Master Plan which are most applicable to the East Goulds area. Use of these and other guidelines found in the Master Plan were considered in the formulation of land use and public service policy decisions described further on in this study.



- A.** Within stands of Dade County pine of one acre or larger, the following guidelines should apply:
1. A maximum of 50 percent site alteration should be permitted.
  2. The altered area should be, to the maximum extent possible, confined to the least viable areas.
  3. A maximum of 6 inches of fill should be placed at the base of any pine tree during and after development.
  4. Where fill exceeds six inches, tree wells or contouring should be utilized.
- B.** Within all areas of allowable site alteration, the existing native vegetation is to be incorporated into the landscape plan of the development to the maximum degree possible.
- C.** Revegetation is to be accomplished with pre-existing species or other suitable species.
- D.** Development along canals should utilize retention basins, grassy swales, and proper site grading and contouring to prevent the direct inflow of surface runoff into the canals during storm periods.

Future urbanization should be compatible with and sensitive to the hammocks, pinelands, water bodies and flood prone areas within East Goulds. Suggestions for achieving a balance between the natural and man-made environment in the Study Area are stated below and have been utilized in the formulation of the recommended land use plan.

- A.** The small hammock area along the south bank of the Black Creek Canal should be afforded the maximum amount of protection possible considering the community's housing needs. This type of protection can be afforded by the County's site plan review process in conjunction with Chapter 26B, Standards for Removal and Relocation of Trees. The former method should insure a site plan whose residential uses are sensitively arranged in a manner which will enhance rather than disturb the hammock. The latter will guarantee the trees' protection.



- B. In the most viable pinelands, the concentration of urban uses into residential clusters should be encouraged. This type of land use is more efficient and economical. It results in a higher intensity rather than a higher density and it minimizes the destruction of pine and associated palmetto, as well as the need for public open space and recreation areas. Utility and road costs are also reduced.
- C. Septic tanks should be prohibited in the vicinity of a proposed 10 acre neighborhood park at County rock pit #57 near S. W. 228 Street and 119 Avenue. If higher intensity developments (but not necessarily higher gross densities) were created, the feasibility of existing sewer hookups and interim package treatment plants would probably be greater.
- D. Fill requirements and other site preparation costs will be lower if urban uses are concentrated into clusters in flood prone areas. Concurrent with the increased need for fill will be an increased need for borrow lakes. Care must, therefore, be taken to insure adequate provisions for the collection and treatment of sanitary wastes and management of storm runoff to insure against lake contamination.
- E. From a natural environmental viewpoint, the annual low water level in the East Goulds area could be maintained at a higher level to aid in the prevention of saltwater intrusion but only at the expense of discontinuing farming in the area, which has not only local impact, but also significance as part of the nation's "winter breadbasket".

#### Population Projections

Development in the Study Area has proceeded along various lines. The northern portion of the area (north of the Black Creek Canal) has developed commercially and institutionally with the location of the South Dade Government Center and the Cutler Ridge Shopping Center complex. These growth trends will probably continue because of the proposed expansion of the shopping center and the government center. The use of the shopping center area as a terminal and park-and-ride transfer point for the proposed rapid transit system may contribute to the further development of the area for auxiliary commercial and professional office activities. In addition there may also be some apartment development. The residential population however, will probably remain rather small.



Future growth in the remainder of the Study Area may be influenced by local residents and property owners through the organization of civic associations or other vehicles for the expression of group interests. Citizen preferences for lower density residential uses in the central portion of the Study Area and for agriculturally related uses in the southern portion can be accommodated for the most part by intensifying residential activity north of S.W. 216 Street in conjunction with the surrounding activity center. This type of population distribution will support the activity center and preserve the character of most existing uses throughout East Goulds.

In short, active citizen participation in the governmental decision-making process would help set the tone for the manner in which this area continues to grow. The population potential for the entire Study Area is 17,393 based on the proposed zoning in the Implementation Section on page 82.

#### Socio-Economic Trends

Employment activity within the East Goulds Area today, when compared to information found in the 1960 Census, indicates that there has been a decline in the importance of agriculture. This decline seems likely to continue due to the increasing urbanization of the area and the declining demand for agricultural laborers as farming operations in the South Dade area become more mechanized. Work trip activity for the East Goulds community indicates that in 1970 approximately four percent of the people who lived there actually worked there. This information also revealed that of the jobs available within the Study Area, about 39 percent were within the vicinity of the South Dade Government Center and the Cutler Ridge Shopping Center complex.

The owners, developers, architects, and planners of the Cutler Ridge Shopping Center have formulated a long-range site plan for the expansion and improvement of the center. The development when completed in 1985 would total about 1.3 million square feet of gross leasable area. Presently, the shopping center encompasses about 474,000 square feet of gross leasable area, including: Richard's Department Store; Sears, Roebuck and Company; a Food Fair; two banks; other retail stores; and a Dade County branch library. Three major department stores, some retail stores, a bank, an office building and two auto accessory facilities would be added. The expansion of the Cutler Ridge Shopping Center could provide increased employment opportunities for East Goulds residents.

The educational attainment of East Goulds residents has been increasing according to available statistics found in the 1960 and the 1970 Census. Although the educational attainment is approaching that of the population of Dade County as a whole, it is still somewhat lower.



Census data obtained from 1960 and 1970 indicate that the median income for the residents of East Goulds is increasing rapidly and at a faster rate than that for Dade County. However, the median income for the Study Area is still far below that of the median income for the entire County.

The decline of agricultural activity in the Study Area has had a major impact on socio-economic trends. Residents are no longer dependent upon the seasonal and uncertain incomes related to the agricultural industry. Instead, the majority of the working population tends to be employed in blue collar service occupations. The shift from agriculturally related occupations to service oriented occupations is also related to the increase in the median income for the Study Area. In addition, the expansion of the Cutler Ridge Shopping Center will bring more employment opportunities to the residents of the Study Area and should further stimulate socio-economic factors such as income and educational attainment.

#### Housing Projections

In the portion of the Study Area north of S.W. 232 Street, the basic housing concern is the upgrading of the existing condition of the housing stock and the provision of more housing choices in order to reduce problems such as overcrowding.

The Neighborhood Development Program has been instrumental in helping to upgrade the existing housing conditions through a housing rehabilitation program. This program will be carried forward by the Community Development Program. However, many residents in the NDP area have not taken advantage of the program and many dwelling units are in need of repair. Since the Community Development Target Area boundaries encompass a larger area than the NDP, special efforts should be made to encourage residents throughout the Target Area to embrace the housing rehabilitation program as a means of upgrading the condition of deteriorating and dilapidated units in this portion of the Study Area (see Implementation Section).

One means of relieving overcrowding is to provide more housing units elsewhere. The Dade County Department of Housing and Urban Development has under construction 180 public housing units, which would effect a one percent increase in the total housing stock. Enlarging existing single-family homes is another means to relieve the problems of overcrowding.

On September 16, 1974, the Dade County Board of County Commissioners approved an appropriation of \$4,725,681 to be used for the development of housing for low and moderate income families. These funds are being



administered by Dade County HUD for the development of homeownership opportunities in several locations of the County. Presently about 40 single-family detached homes are designated for the East Goulds Area. These dwelling units will be located south of Old Cutler Road in the vicinity of S.W. 113 Avenue.

Under this program, an eligible family could purchase a single family detached home or a row house in a low density development. The home would be financed with a twenty-year first mortgage obtained from a financial institution at the prevailing market interest rate for at least 40% of the purchase price. Dade County would provide a ten year, 3% interest rate, second mortgage; payments normally would not begin until after the first mortgage was retired. In this way, the monthly cost of housing would be reduced to a level that could be afforded by the low and moderate income families.

The major concerns of the portion of the Study Area south of S.W. 232 Street are: 1) the preservation of a semi-rural atmosphere, and 2) the creation of an effective vehicle for dealing with issues related to the future development of the area. The citizen's attitudes are reflected in a number of Metropolitan Development Policies (Part I - Comprehensive Development Master Plan) including the following: "Control increases of density where the character of the immediate area would be adversely affected." The two above stated objectives may be accomplished through the establishment of a civic association, which could function as a "watchdog" for the community interest. It would be able to address itself to improvement issues and present a unified voice when communicating with government officials about community problems and plans for their solution.

#### Land Ownership and Development Patterns

There is evidence of speculative interests in the Study Area. The ownership pattern reveals that a great deal of land in the southern undeveloped portion has already been sold off in one-half acre to two and one-half acre parcels. The owners of larger parcels in the area, particularly east of S.W. 117 Avenue and south of Silver Palm Drive, will probably experience pressure to develop current undeveloped holdings or to sell their land to development interest, since this area is influenced by the HEFT interchange on Allapattah Road and S.W. 252 Street.

Recent information (March, 1975) obtained from Property Appraiser files indicates that very little activity (selling and buying of tracts over five acres) has occurred since May of 1974. This slow down in real estate activity is probably due to the national economic crisis. The only significant changes



that have occurred during the past year were: the division of a 40-acre tract previously under one ownership into two 20-acre tracts, each under separate ownership; and the splitting of a 10-acre tract previously under one ownership into two 5-acre parcels under separate ownerships.

### Thoroughfares and Circulation

Streets. The Dade County Public Works Department has plans for the following road improvement projects during the next five year period:

1. Caribbean Boulevard (US 1 to S.W. 107 Avenue) - Three tenths of a mile construction to widen the existing four-lane roadway to a six-lane facility is tentatively scheduled for completion in 1975 - 1976 through the State Secondary Road Program. When complete, this facility will include curbs and gutters, sidewalks, a positive drainage system, street lighting and signalization.
2. S.W. 211 Street (US 1 to S.W. 112 Avenue) - Construction plans for this unimproved road have been completed and right-of-way acquisition is underway for a four-lane facility. However, funds are not presently available for construction.
3. S.W. 216 Street (S.W. 112 Avenue to Old Cutler Road) - Acquisition of right-of-way for this project has been completed and bids have been received. This two-lane roadway will be upgraded to a four-lane facility utilizing Dade County Decade of Progress bond funds. Construction is underway with a tentative completion date of January, 1976. The ultimate development of this project will include a six-lane divided highway with curbs and gutters, sidewalks, a positive drainage system, street lighting and landscaping.
4. Coconut Palm Drive (S.W. 248 Street) (US 1 to S.W. 112 Avenue) - A road plan will be prepared in 1975 for the subject facility which will serve the Homestead Extension of the Florida Turnpike interchange at Allapattah Road. The existing two-lane roadway will be widened to a four-lane facility and resurfaced to bring it up to modern standards. No construction funds have been programmed to date.

In conjunction with these road improvements, the following traffic signals are proposed by the Dade County Department of Traffic and Transportation at the following intersections: 1) US 1 and S.W. 211 Street when S.W. 211 Street



is completed between US 1 and S.W. 112 Avenue (project #2 above); 2) S.W. 112 Avenue and S.W. 211 Street when S.W. 211 Street is completed between US 1 and S.W. 112 Avenue (project #2 above); and 3) Cutler Ridge Shopping Center driveway and Caribbean Boulevard when Caribbean Boulevard is improved (project #1 above).

The Community Development Task Force identified the beautification of Allapattah Road as a top priority item. As a result, \$20,000 of Community Development funds have been designated for street improvement designs in the first year of operation. The approximate time frame for the first year is dependent upon application approval dates. The first year will probably begin on June 1, 1975. Monies will be allocated for construction in the succeeding year's funding.

Transit. The fifth report in a series of eight Milestone (Interim) reports for the Dade County Transit Improvement Program is entitled Route Alignment and Station Location.\* It deals with the specific routes and station locations to be used for the proposed countywide rapid transit system. The south corridor of this system is proposed to extend to Cutler Ridge and terminate in the vicinity of the Cutler Ridge Shopping Center. The recommended station location lies in an area southeast of the existing regional shopping center and in the vicinity of proposed commercial expansion.\*\* This site offers the best service to the South Dade Government Center, appears to offer substantial parking areas and would allow fairly direct feeder bus access from the nearby Homestead Extension of the Florida Turnpike's interchange.

#### Facilities and Services

Schools. The existing overcrowded conditions at Pine Villa Elementary School are scheduled to be relieved by the construction of a new facility at S.W. 216 Street and 130 Avenue. This new school will be constructed on a site already owned by the Dade County School Board and has an estimated completion date of September, 1976. An additional elementary school could be constructed on an 8.3 acre School Board site located at S.W. 220 Street and 112 Avenue and would depend on the need for another elementary school in this area. It is also undecided whether or not the School Board will retain this land for a future school site or will declare it as surplus land and offer it for sale.

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\*Route Alignment and Station Location, Draft Milestone-5 Report, Dade County Transit Improvement Program); Kaiser Engineers, et al; January, 1975.

\*\*Cutler Ridge Shopping Center Traffic and Access Study; Wilbur Smith and Associates; October, 1974.



Mays Junior High School will be returned to single shift scheduling when the construction of a new junior high school at S. W. 87 Avenue and 212 Street is completed. This school has an anticipated completion date of July, 1976.

Miami Southridge Senior High School is being constructed at S. W. 192 Street and 114 Avenue. The anticipated completion date for this school is August, 1976. Realignment of attendance zones in order to assign students to Miami Southridge Senior High will afford relief to Palmetto and South Dade Senior High Schools which are currently serving the East Goulds area. In addition to the new Miami Southridge facility, construction of an additional senior high school, which will also serve students from the study area, is proposed in the School Board's Five Year Capital Improvement Program. The estimated completion date for the second senior high school is September, 1980.

The South Dade Vocational Skill Center, an adult oriented vocational and educational facility will be located south of the Study Area on a ten acre site at S. W. 283 Street and 152 Avenue. The center is intended to serve low income persons between Perrine and Florida City. Construction began November 3, 1975 with a scheduled completion date of October 1976.

Parks and Recreation. Approved guidelines contained within the Metropolitan Dade County Open Space and Recreation Master Plan\* recommend 1.25 acres of neighborhood park lands per 1,000 population, generally in minimum tracts of 5 acres; 1.5 acres of community park lands per 1,000 population, generally in minimum tracts of 20 acres; and 1.75 acres per 1,000 population for other areas (mini-parks, bicycle paths, linear parks and special activity areas).

The application of these guidelines to the East Goulds population of approximately 7,456 sets forth the existing status and projected need for park acreage and facilities within the Study Area (refer to Tables 15 and 16).

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\*Open Space and Recreation (Master Plan for Metropolitan Dade County); Park and Recreation Department and Planning Department; February, 1969.



Table 15

Existing and Required Park Acreage  
East Goulds Study Area

Type Park	Existing	Required*	Deficit
Neighborhood	0	9.3	9.3
Community	28.7	11.2	0
Other Areas	3.1	13.0	9.9

\*Based on a population of 7,456 and approved County Standards.

Source: Metropolitan Dade County Planning Department.

As can be seen from Table 15, there is a 9.3 acre deficit in neighborhood parks. The Dade County Park and Recreation Department has proposed that Rock Pit #57 (10 acres) be developed as a neighborhood park. Because the site is unimproved at this time, it was not included as an existing neighborhood park when deficits in acreage were computed. Goulds Park (11.7 acres) meets the required acreage for Community Parks. The acreage provided by Goulds Wayside Park (2.3 acres) and Lincoln Estates Park (0.8 acres) does not meet the required guidelines for other areas, leaving a 9.9 acre deficit.

Additional facilities that will be available to the public in the near future according to the Dade County Park and Recreation Department include the following:

1. A portion of the Florida Power and Light transmission line right-of-way lies in the study area and crosses South Dixie Highway (US 1) at approximately S. W. 244 Street. This property could be utilized as a linear park.
2. A parcel of approximately 17 acres which has recently been acquired by the Dade County Park and Recreation Department from the Dade County Department of Housing and Urban Development lies between Goulds Park and Mays Junior High School. This addition to the existing Goulds Park has created the possibility for a very desirable community park/school complex. Thirty thousand dollars in Community Development funds have been allocated to design a pool for this site during the first year of the program.



3. The Dade County Proposed Bikeway Plan identifies three potential bikeway corridors in or near the Study Area: the Black Creek Canal easement, Old Cutler Road, and the Florida East Coast Railroad right-of-way.

Table 16

Existing and Required Recreational Facilities  
East Goulds Study Area

Type Facility	Existing	Required*	Deficit
Ball Diamond	2 (1 lighted)	1 (lighted)	0
Tennis Courts**	1	1	0
Regulation Basketball Courts	2	2	0
Swimming Pool***	0	Less than 1	0
Play Apparatus Areas	1	5	4
Picnic Grounds	1 acre	1 acre	0
Special Activity Areas	1	No Standard	0

\* Based on a population of 7,456 and approved County Standards.

\*\* Recommended for construction in minimum groups of 6 and lighted.

\*\*\* Minimum size recommended - 5,000 square feet.

Source: Metropolitan Dade County Planning Department

Results of Park Department staff meetings with local residents indicated that tot-lots, a pool, tennis courts, expansion of Goulds Park and better recreational facilities for those living north of Black Creek Canal are of primary concern.



Although certain deficiencies in park and recreation facilities have been identified, only a few improvements may be seen in the near future. According to the Parks Department, the expansion of Goulds Park and the utilization of the Florida Power and Light right-of-way as a linear park are expected to be implemented first. However, there has not been a date set for the development of these projects. When considering other deficiencies, the East Goulds area had a low priority rating based on county-wide standards applied by the Parks Department. They concluded that "persons not served" by a pool in the East Goulds area was not a concern of enough importance to cause immediate action when compared to other areas within Dade County. The design of a public pool, however, is now possible due to the Community Development Program.

South Dade Government Center. A site plan has been completed for the South Dade Government Center. The components of the plan include (in addition to the existing auto inspection station, motor pool facility and metro office building) the following facilities: Fire Department Substation, Public Safety Substation, Multi-Agency Service Facility, Courts Expansion (addition of three floors to existing office building), Office Tower, Auditorium, Library and Parking Structure. The Public Safety Department facility is presently under construction, with the Fire Department Substation, Library and Auditorium currently in the design phase.

Libraries. Present library plans which affect the East Goulds area include the South Dade Regional Library which will be located at the South Dade Government Center. The facility will be designed to serve a population of up to 175,000 and have a volume capacity of 135,000 volumes. This regional library is in the design phase and should be ready for service in 1976 according to the Metropolitan Dade County Department of Libraries. When complete, it will replace the existing Cutler Ridge Branch Library.

Fire Protection. The Metropolitan Dade County Fire Department is planning to relocate Station #4, presently situated at 9866 E. Fern Street, to the South Dade Government Center (S. W. 203 Street and 105 Avenue). This relocation will take place during fiscal year 1975 and will provide substantially faster travel times to Fire Demand Zones 449 and 447 (see Figure 9). The Fire Department also has plans for one new station (Station #37) to be located in the vicinity of S. W. 272 Street and 94 Avenue. There has not been a date set for the construction of this new facility but when completed, Station #37 should provide an enroute time of almost five minutes to Fire Demand Zone 482.



As indicated on page 36, the Study Area is served by Rex Utilities, the Miami-Dade Water and Sewer Authority, and Florida Water and Utilities. According to the Fire Department, the existing and proposed pumping facilities of Rex Utilities would limit the type of growth within the Study Area to single family units unless plant expansion to meet fire flow requirements is made. Extensions of the Miami-Dade system could handle an increased density. The Fire Department therefore recommends that growth be limited to single family units in all of the Rex Utilities service area and that all future service be provided by the Miami-Dade system. (Refer to Figure 10, following page 36 for location of all water service areas).

Police Protection. Construction of a new Public Safety Department South District Police Sub-station at the South Dade Government Center was completed in October of 1975. This new sub-station should be in operation by January 1, 1975 providing police service to the South District and taking over the existing service offered by the sub-station in Perrine.

In addition to this new facility, the Public Safety Department will construct another sub-station at S. W. 76 Street and 117 Avenue. The sub-station will comprise approximately 5.5 acres in the northwest corner of a 285 acre site of existing and proposed governmental uses. The entire tract is located between S.W. 107 and 117 Avenues, from S. W. 76 to 84 Streets. Ground breaking for this sub-station is tentatively scheduled for 1975. Upon completion, it will reduce the area of responsibility considerably for the Perrine Sub-station.

The 1974-75 fiscal year budget provides for an additional thirteen police officers for the South District. This represents about a nine percent increase in police personnel, bringing the total number to 163. The Public Safety Department indicates that any future development within the southern portion of the Study Area will require construction of additional roadways and will necessitate an increase of three police officers for each additional 1,000 residents.

The Public Safety Department South District has indicated that the most effective means of curtailing crime is through more community involvement. There is an expressed willingness by the Department to meet with neighborhood groups in order to improve community services and relations. Upon request Community Relations and Crime Prevention Unit officers inspect homes in an effort to make them safe and secure. Citizens are urged to use this service to help prevent crime.



Water. The Water Quality Management Plan for Metropolitan Dade County\* recommends a regional water supply system through the year 2000. Three recommended water supply projects will affect the East Goulds community:

1. Project #18 has an approximate construction completion date of 1980. This project consists of a 30 inch transmission main which extends 17,600 feet in an easterly direction from US 1 and about S. W. 211 Street. Approximately 4,000 feet of this main will run in an east-west direction through the northern portion of the Study Area.
2. Project #53 will be a 36 inch transmission main extending 12,500 feet from the Cutler Ridge transmission system south to Coconut Palm Drive (S.W. 248 Street). Approximately one mile of this main will be located within the Study Area, running in a north-south direction generally along S. W. 127 Avenue. The estimated completion date for Project #53 is 1982.
3. Project #65 has an approximate completion date of 1990. This 30 inch transmission main will extend east from US 1 along Coconut Palm Drive (S. W. 248 Street) for 22,000 feet.

The completion dates for the water supply construction projects are the dates originally stated in the Water Quality Management Plan. Potential delays in funding have made these dates unrealistic with delays of as much as five years likely at this time.

Sanitary Sewers. A 50 mgd regional secondary waste-water treatment plant and sludge processing facility is recommended for construction in the vicinity of the East Goulds community. The Water Quality Management Plan gives 1976 as the proposed construction completion date for this plant. However, potential delays in funding would make 1980 a more realistic date.

There are a series of transmission lines and pump stations recommended to serve the South Dade area. There are four such recommended regional pollution abatement construction projects that could affect the East Goulds community. However, the location and timing of these projects depend upon the location of the South District Wastewater Treatment Plant and funds available for the construction of these projects.

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\*Water Quality Management Plan for Metropolitan Dade County, Florida; Greeley and Hansen, Sanitary Engineers and Connell Associates, Inc., Consulting Engineers; August, 1973.



### Special Solutions or Approaches

Flooding. In flood prone areas such as East Goulds, land use controls in accordance with Dade County Ordinance 74-48, Regulating Development within Coastal Flood Hazard Districts, should be adopted which would minimize the probability of flood damage and help reduce flood related losses. These measures should encourage a safe use of the land in relation to the hazards involved.

Tree Removal. The enforcement of Dade County Ordinance Number 72-19, Regulating the Removal and Relocation of Trees, is the most effective means of preserving the natural amenities provided by trees in the County. The ordinance requires a permit for the removal of trees. A recently adopted revision would give County officials the opportunity to review plans for the removal of trees before a building permit is issued.

Crime. Dade County Public Safety Department officials have stated that the most effective means of curtailing crime is through community involvement. In most cases, residents do not want to get involved and therefore do not report crimes or do not report various complaints. Consequently no police action is taken in many instances.

Upon request, the Community Relations and Crime Prevention Units of the Public Safety Department will inspect dwelling units and counsel the residents on means of making their homes secure. They will also meet with community groups in an effort to improve community services. East Goulds residents should avail themselves of these programs as a means of reducing the rate of crime in their community.

Another means of reducing crime in the Study Area is through the improvement of street lighting and road conditions. Adequate street lighting deters the criminal in some instances. Poor road conditions increase the response time to the scene of a crime. Road conditions are particularly critical in the portion of the Study Area south of S.W. 232 Street where the majority of the streets are unpaved.

Streetlighting. The lack of streetlighting, while being a great pedestrian-driver safety hazard, also provides an atmosphere conducive to crime. The residential area between the Black Creek Canal and S. W. 224 Street obtained streetlights by establishing a special taxing district. The portion of the Study Area without streetlights could obtain this amenity by requesting the creation of a special taxing district through a petition to the Metropolitan Dade County Public Works Department, Civil Engineering Division.



Street Signs. Residents of East Goulds who are aware of street signs that need replacement should inform the Metropolitan Dade County Department of Traffic and Transportation. An improvement in road signs would aid police and other emergency units in locating addresses when responding to an emergency situation.

Strip Commercial Development. Part 3 of the Comprehensive Development Master Plan recommends the following guidelines for both new and existing development as a means of minimizing the hazards and inconvenience caused by strip commercial development:

Egress from roadway commercial and business development fronting arterials should be limited to right turns only to prevent dangerous cross-traffic movements.

The maximum floor area ratio permitted for roadway commercial activities should be 0.30 for one story and 0.05 for each additional story. The maximum lot coverage should be 30 percent.

Landscaped open space at commercial sites should be no less than 20 percent for one story, with an increase of 1.5 percent for each additional story.

Deep setbacks should be required on roadway commercial sites both for better traffic vision and for parking areas in front of structures.

Urbanization of Agricultural Areas. In Florida, "Green Belt Laws" make it possible for farmers to gain tax exemptions on their farmland if the land is actually used for agricultural purposes. The amount of agricultural land in Dade County as a whole is being reduced because of the continual development of urban places in a pattern described as "urban sprawl". In order to halt this trend, farm owners should be encouraged to continue to use their land for agricultural purposes.

Storm Drainage. Storm drainage in the Study Area presently exists only in the NDP Area. One of the priorities of the Community Development Target Area Task Force is street improvements including storm drainage. Residents in the Target Area will be eligible for this service. However, the remaining portions of the Study Area would have to establish a special taxing district in order to receive this service. At this time, the Dade County Public Works Department has no street improvements planned for this part of the Study Area.



Solid Waste Disposal. The Waste Division of the Metropolitan Dade County Department of Public Works provides twice-a-year pick-up of large and bulky items which cannot be containerized. The southern portion of the Study Area is presently not served in this capacity due to its sparse population.

Operation Vacuum Cleaner, another service from the Public Works Department, provides a partial solution to the problem of solid waste disposal south of S. W. 224 Street. The Department will clear waste within all public rights of way.

The Lot Clearing Division of Public Works is empowered by County Ordinance No. 72-84 to clear illegally dumped trash or an excessive accumulation of weeds from acreage within 100 feet of any improved private property after a complaint has been registered with the Department. This approach can not be considered as anything more than a partial solution to the problem however because many residents south of S. W. 224 Street can not avail themselves of the service since the majority of the vacant and agricultural land is not within 100 feet of improved property.

The Waste Division recommends that litter laws be enforced as a means of eliminating illegal dumping along rights-of-way, and on large or small tracts of vacant land. Residents can assist in this process by notifying the police when they have knowledge of any infringements of the litter laws.

Water Supply and Sewers. The majority of the Study Area was developed without central water and sewer services. One of the priorities established by the Goulds Community Development Target Area Task Force is the provision of these services. Funds have already been budgeted for the design phase of such a system, and the designs are scheduled for completion by May, 1976. The construction of the system will not begin until the Regional Sewage Treatment Plant is completed. Although funds have been allocated for the construction of the Regional Plant, a site has not yet been selected.

Residents of the Study Area without water and sewers who are not within the Goulds Community Development Target Area could establish a special taxing district by the method described in the Implementation Section of this report (see page 94).

Parks and Recreation. The Study Area is deficient in parks and recreational facilities based on the standards approved in the Metropolitan Dade County Open Space Master Plan. Although about 17 acres of land have been transferred from the Neighborhood Development Program to the County Parks Department



for the expansion of Goulds Park, there will still be a deficit in park acreage based on the March, 1975, estimated population. However, there are tracts of land of 5 acres or more in the East Goulds Area which could be developed into parks and recreational areas.

Another one of the priorities of the Goulds Community Development Target Area Task Force is the expansion of the Goulds Park and the construction of a swimming pool in the area. Funds have been budgeted for the design phase of the swimming pool program. This phase will be completed by May, 1976. Construction of the pool will be included in the second action year of the Community Development Program, beginning around June, 1976.

Housing. The Study Area has a higher than average rate of overcrowded and deficient dwelling units. The Dade County Department of Housing and Urban Development is attacking both of these problems. They have about 180 public housing units under construction in the Study Area, in an effort to provide more dwelling units. They are also administering a home ownership program which will provide an additional 40 single-family detached houses for low-income families in East Goulds.

The condition of housing units in the Study Area can be upgraded if residents will investigate and take advantage of the housing rehabilitation loan and grant program also administered by the Dade County Department of Housing and Urban Development.

Community Development Target Area. Many of the problems identified in the Present Conditions section entitled "Special Problems and Opportunities" will be addressed by the Community Development Program. In the Community Development Target Area, funds have been allocated for the provision of water service and sewers, housing rehabilitation, street improvements including streetlighting and storm drainage, as well as for the expansion of the Goulds Park and the construction of a community swimming pool. Target Area residents have a unique opportunity of providing their opinions for the planning of these public improvements in their neighborhoods.

Undeveloped Land. The people of East Goulds residing south of S.W. 228 Street have an advantage over many Dade County residents. Since their community contains large tracts of land used for agricultural purposes or lying vacant, these residents and property owners can creatively plan the future of their neighborhood and assist in the community planning process which will determine the future zoning of this area. Unlike other communities, the future development of the East Goulds Area can be monitored by active participation in a civic association which could represent the interests of East Goulds residents before government officials and agencies.



## Land Uses and Densities

The recommended conceptual configuration of land uses (shown on Figure 13) is consistent with and a refinement of the Comprehensive Development Master Plan and is essentially based on the following conditions and trends: land use, development, ownership patterns, population, housing characteristics, the availability of community facilities and services, the desirability of eliminating marginal strip commercial uses and maintaining productive agricultural land.

The proposals depict broad patterns of land use and future development and by their nature are "broad brushed." Individual small parcels such as churches and parks, although they may not be shown conceptually are not necessarily inconsistent with the proposals. Furthermore, it is not suggested by the recommendations that these uses be eliminated or phased out.

For the purpose of discussing the land use recommendations, the Study Area has been divided into the following three separate areas:

1. Northern Area - (North of S.W. 216 Street, between US 1 and the HEFT). Commercial and Institutional activities exerting a regional influence are recommended in the northern most extremity of the area. The proposed conceptual land use pattern is related to existing conditions as well as private and public sector development plans for the expansion of the Cutler Ridge Shopping Center and the South Dade Government Center. It discourages strip commercial activity along South Dixie Highway. Ancillary professional office, hotel and residential uses are proposed north of the Black Creek Canal, which serves as a buffer between the periphery of the activity center and the surrounding medium high density (max. 25.0 u/ga) and medium density residential development (max. 11.0 u/ga) recommended south of the canal to S.W. 216 Street. These proposed medium high and medium density residences south of the canal represent a step down in intensity from the activity center on the north to the low-medium density residential neighborhood (max. 5.0 u/ga) south of 216 Street. The properties between the Black Creek Canal and S.W. 216 Street, and between the Cutler Manor Apartments and the Homestead Extension of the Florida Turnpike are also suited for a well integrated office-warehouse and motel complex. A good site plan which is sensitive to the environment (canals, roads, and existing development) would be a necessary condition for approval of the alternative light industrial and motel use.
2. Central Area - (S.W. 216 to 232 Street, between US 1 and the HEFT). The central area has the feel and appearance of a true suburban neighborhood. Low-medium density residences (max. 5.0 u/ga) with supportive neighborhood oriented institutional, park and commercial uses are recommended for most of this area. Existing public educational facilities could serve as neighborhood and community service centers after school



hours. Opportunities also exist for converting abandoned commercial establishments along South Dixie Highway adjacent to the Mays-Pine Villa School Complex into a community center or other complementary institutional uses. Other strip commercial activities should be limited in favor of upgrading existing centrally located neighborhood commercial facilities along Allapattah Road. Recreation improvements along US 1 such as the expansion of Goulds Wayside Park are also suggested.

- 3. Southern Area - (S.W. 232 Street to 248 Street, between US 1 and the HEFT). In order to maintain productive agricultural land and the rural character of this area, agriculture and agricultural related activities are advised. A cluster of mixed uses are recommended for the southwest corner buffered by a proposed linear park along the Florida Power and Light right-of-way and Canal C-102. Strip commercial development along South Dixie Highway should be limited to those parcels currently zoned for business use.

The development potential reflected in these conceptual land use recommendations has been translated into zoning recommendations in the Implementation portion of this report.

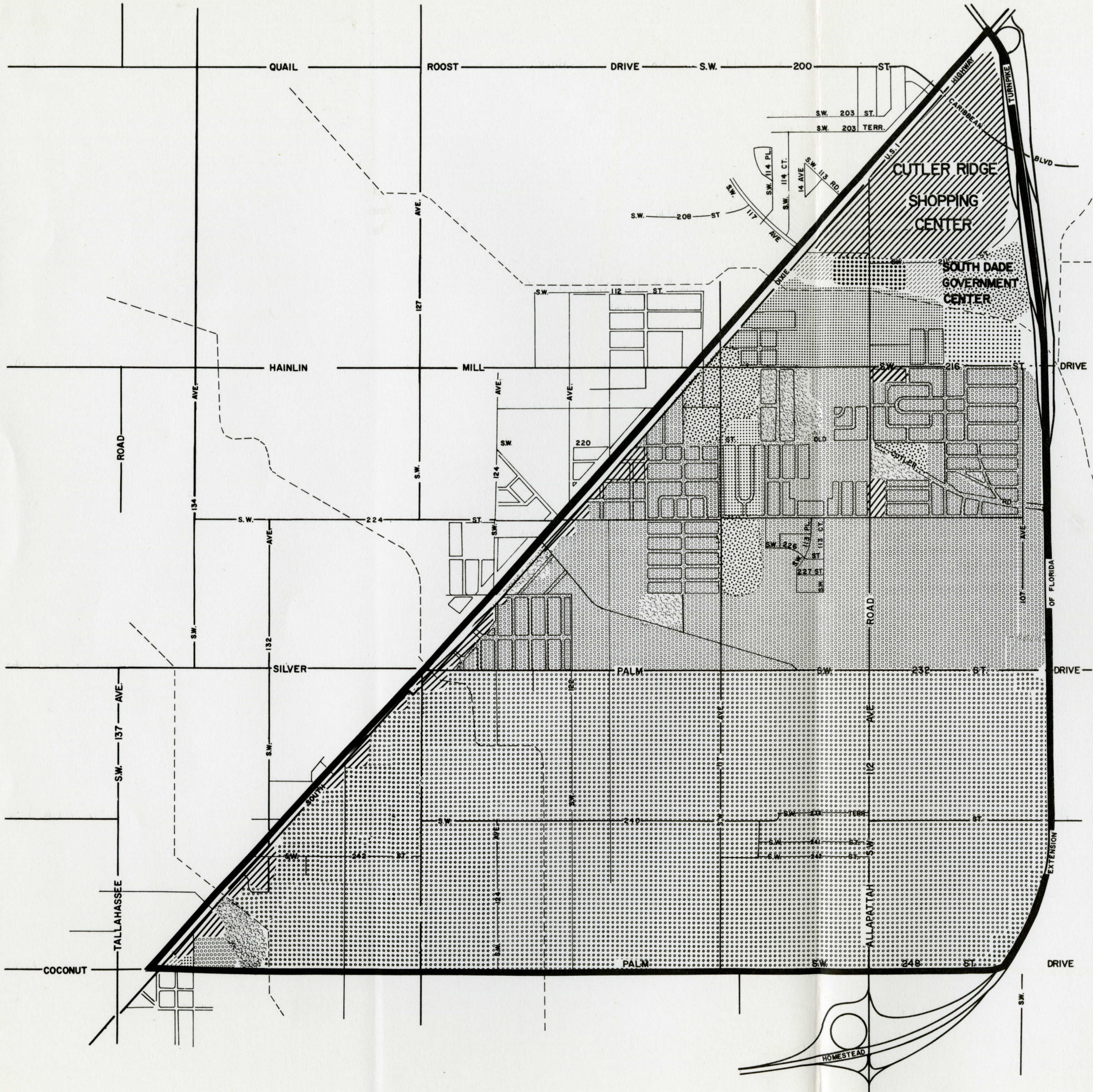
Central Area - (S.W. 216 to 232 Street, between US 1 and the HEFT).

The central area has the feel and appearance of a true suburban neighborhood. Low-medium density residences (max. 5.0 u/ga) with supportive neighborhood oriented institutional, park and commercial uses are recommended for most of this area. Existing public educational facilities could serve as neighborhood and community service centers after school



# EAST GOULDS AREA

— STUDY BOUNDARY

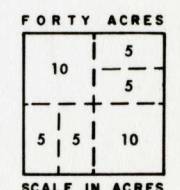
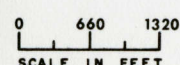
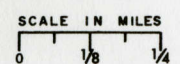


RESIDENTIAL		DWELLING UNITS PER GROSS ACRE
[Sparse Dots]	LOW DENSITY	up to 1.5
[Medium Dots]	LOW MED. DENSITY	5.0
[Dense Dots]	MED. DENSITY	11.0
[Very Dense Dots]	MED. HIGH DENSITY	25.0
[Extremely Dense Dots]	HIGH DENSITY	60.0

- COMMERCIAL**
- [Diagonal Hatching] COMMERCIAL - professional office
  - [Diagonal Line Pattern] COMMERCIAL - general
- SPECIAL**
- [Stippled Pattern] PARK, PLAYGROUND, RECREATIONAL AREA
  - [Cross-hatched Pattern] INSTITUTIONAL
- AGRICULTURAL**
- [Horizontal Line Pattern] PASTURE, GROVE, FARM

## PROPOSED LAND USE THRU 1985

JULY 1975  
SOURCE: DADE COUNTY PLANNING DEPARTMENT





IMPLEMENTATION

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# IMPLEMENTATION

## The Implementation Process

The East Goulds Area was studied as part of the overall Neighborhood Planning Program. The approval of this report will not necessarily constitute its implementation. However, when approved by the County Commission, this Study will then become a vehicle for refining and implementing the County Comprehensive Development Master Plan.

Achieving the recommendations and improvement projects discussed within this report will require the cooperation and coordination of various governmental agencies and the commitment of various sources of funds. Most of the ordinances and programs presented in this section, whether existing or proposed, are the responsibility of County, State, and Federal Agencies and Departments other than the Metropolitan Dade County Planning Department. A list of County Departments and the programs they have jurisdiction over is located at the end of this section for the benefit of the residents of East Goulds.

## Existing Zoning

Existing zoning classifications and related information pertaining to the Study Area are discussed in this section, tabulated in Table 17 and depicted in Figure 14. The predominant zoning district in the East Goulds Study Area is Agricultural (AU) with approximately 2,024 acres. This represents about 64 percent of the total land area. Most of the zoning districts south of S.W. 224 Street are AU, except for other classifications along South Dixie Highway. Approximately half of this land zoned AU is currently being utilized for agricultural purposes. However, many single family homes have been built under the AU zoning district, particularly west of S.W. 117 Avenue.

Various residential zoning districts make up the second largest category in East Goulds. There are approximately 791 acres of land zoned for residential uses. This represents about 25 percent of the total East Goulds land area. As may be seen in Table 17, the RU-1 (Single Family Residential) district and the RU-2 (Two-Family Residential) district are the two largest residential zoning districts with about 294 and 283 acres respectively. The RU-4L (Limited Apartment House) district is the third largest residential zoning district with approximately 94 acres. Practically all of the residential zoning districts are located between S.W. 211 Street and S.W. 232 Street. The exceptions are a 13 acre strip of RU-3 (Four Unit Apartment House) zoning above S.W. 211 Street in the northeast section of East Goulds and a small 6 acre tract zoned RU-2 at the southern tip of the Study Area on S.W. 248 Street (Coconut Palm Drive), just east of South Dixie Highway.



Table 17

**Existing Zoning  
East Goulds Study Area**

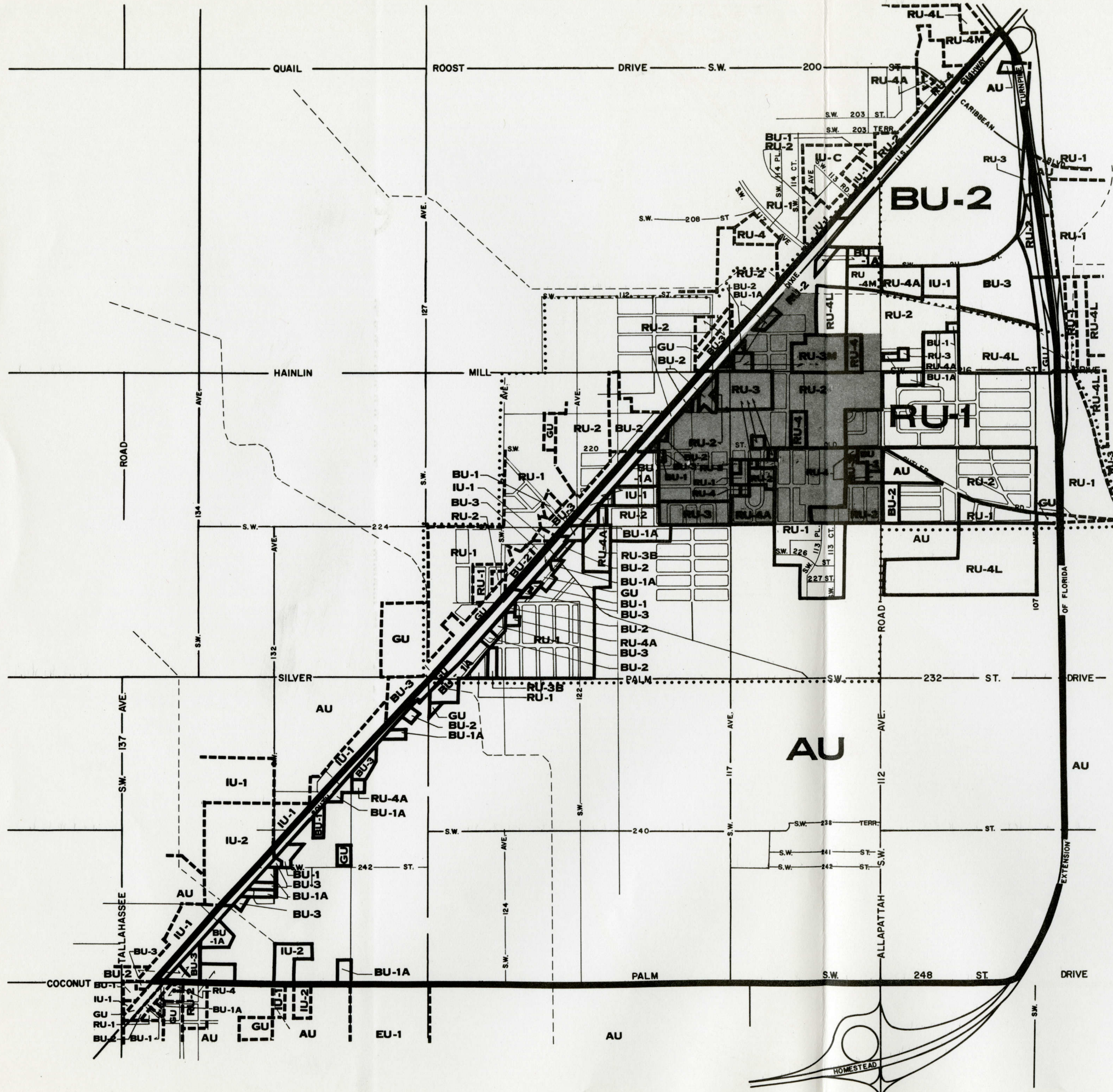
Zoning Classification	Gross Acreage	Percent of Area
<b>Residential:</b>		
RU-1	293.6	9.2
RU-2	282.9	8.9
RU-3	47.6	1.5
RU-3M	16.2	.5
RU-3B	3.3	.1
RU-4L	94.4	3.0
RU-4M	7.8	.2
RU-4	11.0	.4
RU-4A	34.4	1.1
Subtotal	791.2	24.9
<b>Business:</b>		
BU-1	13.0	.4
BU-1A	39.8	1.3
BU-2	206.9	6.5
BU-3	52.3	1.6
Subtotal	312.0	9.8
<b>Industrial:</b>		
IU-1	13.7	.4
IU-2	7.2	.2
Subtotal	20.9	.6
<b>Agricultural:</b>		
AU	2,024.1	63.7
<b>Interim:</b>		
GU	30.2	1.0
<b>TOTALS</b>	<b>3,178.4</b>	<b>100.0</b>

Source: Metropolitan Dade County Planning Department



# EAST GOULDS AREA

— STUDY BOUNDARY



**RESIDENTIAL**

RU-1	SINGLE FAMILY RESIDENTIAL	35 U.N.A.M.*
RU-2	TWO FAMILY RESIDENTIAL	7.0 U.N.A.M.
RU-TH	TOWNHOUSE	8.5 U.N.A.M.
RU-3M	MINIMUM APARTMENT HOUSE	12.9 U.N.A.M.
RU-3	FOUR UNIT APARTMENT	14.0 U.N.A.M.
RU-3B	BUNGALOW COURT	14.0 U.N.A.M.
RU-4M	LIMITED APARTMENT HOUSE	23.0 U.N.A.M.
RU-4	MODIFIED APARTMENT HOUSE	35.9 U.N.A.M.
RU-4	APARTMENTS	50.0 U.N.A.M.
RU-4A	APARTMENTS	50.0 U.N.A.M.
	APARTMENT HOTEL	50.0 U.N.A.M.
	HOTELS AND MOTELS	75.0 U.N.A.M.

\*(U.N.A.M.)UNITS/NET ACRE MAXIMUM.

**BUSINESS**

BU-1	BUSINESS-NEIGHBORHOOD
BU-1A	BUSINESS-LIMITED (i.e. OIL STATION)
BU-2	BUSINESS-SPECIAL (i.e. LIQUOR)
BU-3	BUSINESS-LIBERAL (i.e. WHOLESALE)

**INDUSTRIAL**

IU-1	INDUSTRY-LIGHT
IU-2	INDUSTRY-HEAVY

**OTHER**

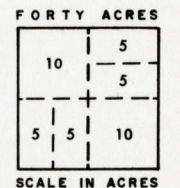
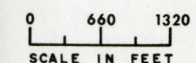
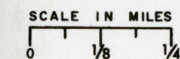
AU	AGRICULTURE
GU	INTERIM

- ..... COMMUNITY DEVELOPMENT TARGET AREA
- NEIGHBORHOOD DEVELOPMENT PROGRAM AREA
- ZONING DISTRICTS OUTSIDE STUDY AREA

## EXISTING ZONING

MAY 1976

SOURCE: DADE COUNTY PLANNING DEPARTMENT





Business use zoning districts cover about 312 acres, which is approximately 10 percent of the total land area. Most of this zoning is applied to the Cutler Ridge Shopping Center site. Strip business zoning districts occur along South Dixie Highway throughout the Study Area. There are also many small pockets of neighborhood business zoning located within the interior of East Goulds between S. W. 224 Street and S. W. 211 Street.

Interim (GU) zoning accounts for approximately one percent of the East Goulds area totalling about 30 acres. As may be seen in Figure 14, there are three vacant GU districts that are adjacent to the Homestead Extension of the Florida Turnpike north of S. W. 224 Street. Much of the South Dixie Highway right-of-way within the Study Area is also zoned GU. Two other small parcels are zoned GU: a Dade County Wayside Park above S. W. 248 Street on South Dixie Highway and Dade County Rockpit number 19 at the northwest corner of the intersection of S. W. 129 Avenue and S. W. 242 Street.

There are approximately 21 acres of industrially zoned land in East Goulds, which represents less than one percent of the total area. Industrial zoning districts are limited to three locations. Two parcels of land are presently zoned IU-1 (Light Manufacturing) and one parcel is zoned IU-2 (Heavy Manufacturing). One of the IU-1 districts is a vacant parcel west of the South Dade Government Center (on S. W. 211 Street), while the other is located along S. W. 223 Street at S. W. 119 Avenue. The latter site is used for farm equipment storage. The parcel zoned IU-2 is located on Coconut Palm Drive (S. W. 248 Street), just east of Canal 102. It is used for equipment storage by the Florida Power and Light Company.

Existing zoning within the East Goulds Study Area would theoretically permit a potential population of approximately 28,654 persons (see Table 18). This figure was derived by multiplying the number of units permitted in each zoning district by the average number of persons per unit for census tract 105. The potential population could represent an increase of about 21,198 persons over the present population of 7,456, since the vacant residentially zoned land represents more than 76 percent of all land zoned for residential uses.

### Proposed Zoning

The proposed zoning is directed toward creating a more orderly and unified zoning pattern, and toward improving the compatibility of present and projected land uses in East Goulds. The proposed zoning changes found in Appendix A are an implementation tool to be utilized in order to reflect the proposed zoning shown in Figure 15 and implement the recommended land use proposals of this study. A population of about



Table 18

Population Potential - Existing Zoning  
East Goulds Study Area

Zoning Classification	Net* Acreage		Densities per net acre	Number of Units	Persons** per unit	Population Potential	
RU-1	235	X	3.5 (conventional)	822			
RU-2	226	X	7.0 (conventional)	1,582			
RU-3M	13	X	12.9	168			
RU-3	38	X	16.0	608			
RU-3B	3	X	21.7	65			
RU-4L	76	X	23.0	1,748			
RU-4M	5	X	35.9	180			
RU-4	9	X	50.0	450			
RU-4A	28	X	50.0	1,400			
				<u>7,023</u>	X	4.08	= 28,654

\*Net acreage was determined by reducing the gross acreage by 20 percent. All acreage figures are approximate.

\*\*Census of Population and Housing: 1970 Census Tracts; Final Report PHC (1)-129; U.S. Bureau of the Census; Miami, Florida SMSA.

Source: Metropolitan Dade County Planning Department



17,393 persons could be accommodated under this proposed zoning compared to about 28,654 persons under existing zoning (see Table 20).

### Special Zoning District

The East Goulds Study Area contains approximately 330 acres of undeveloped slash pine and saw palmetto forest. In addition, there is one tropical hardwood hammock (see Figure 5, following page 14). These areas of pine, palmetto, and hardwood hammock could be protected under a special zoning district as proposed in Part 2 of the Comprehensive Development Master Plan, Environmental Protection Guide.

This special zoning district would be superimposed over all existing zoning districts, would not specify permitted densities, but would impose regulations over and above these embodied in the standards for the various regular zoning districts which do describe permitted densities.

### Environmental Impact Statements

State environmental impact statements do affect the Study Area. These impact statements are required as part of the overall application process for approval of Developments of Regional Impact (DRI). The application for a DRI requires an explanation of the impact of a proposed development on air quality, water quality, topography, natural vegetation, animal life, aquatic life, soils and other effects such as noise and radiation. The entire DRI concept is explained later in this section.

Section 102(2)(c) of the National Environmental Policy Act (NEPA) of 1969 and guidelines issued by the Council on Environmental Quality require the development of detailed impact statements prior to the approval and development of Federal projects likely to significantly effect the environmental quality of an area. If such a project is ever proposed for the East Goulds community, an environmental analysis would be required including the following components: a description of the proposed action; the probable impact of the action on the environment; any adverse environmental effects which cannot be avoided; alternatives to the proposed action; the relationship between local short-term use of the environment and the maintenance and enhancement of long-term productivity; and any irreversible and irretrievable commitment of resources.



Table 19

**Proposed Zoning  
East Goulds Study Area**

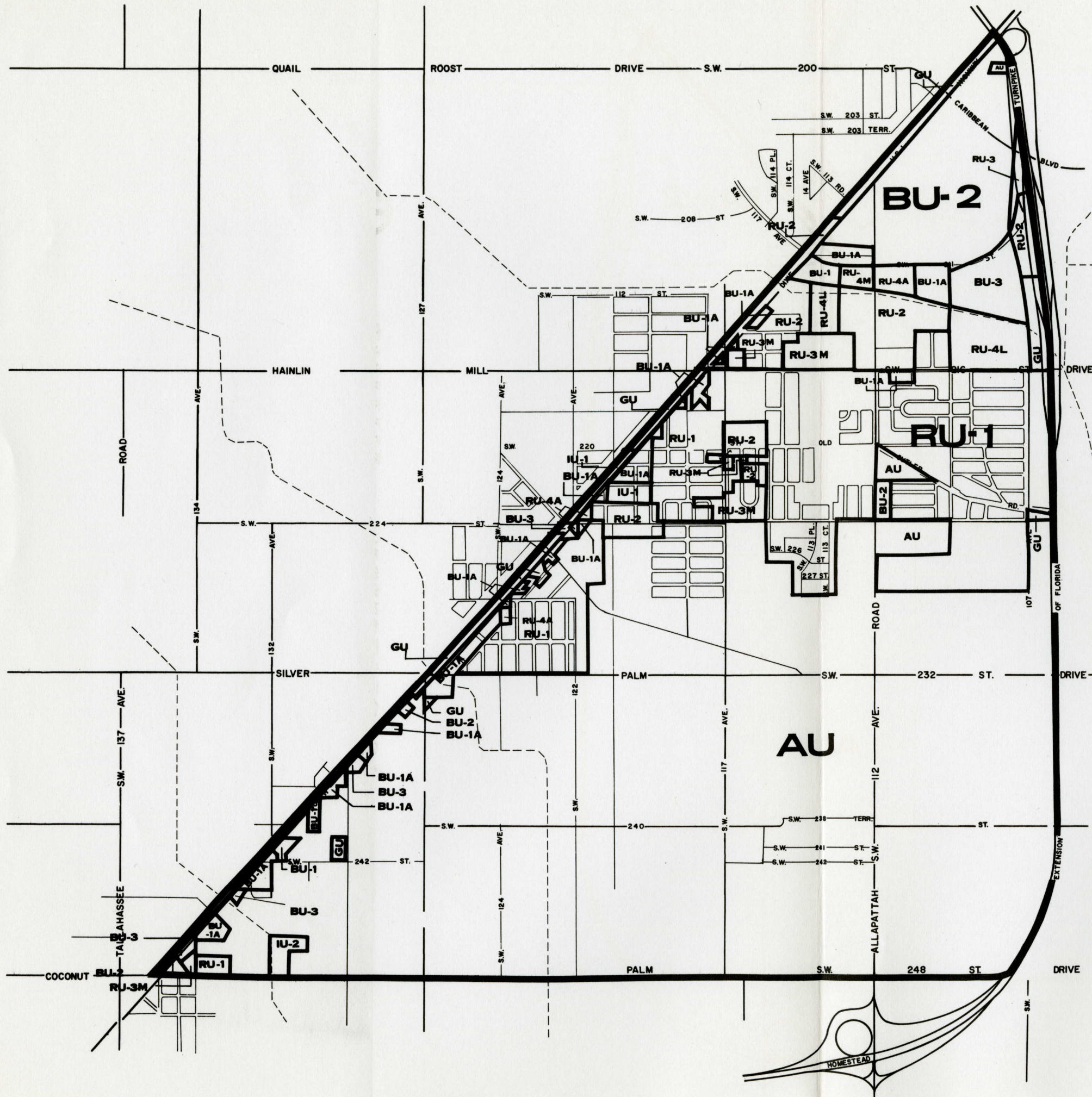
Zoning Classification	Gross Acreage	Percent of Area
<b>Residential:</b>		
RU-1	564.7	17.8
RU-2	122.0	3.8
RU-3M	36.8	1.2
RU-3	9.3	0.3
RU-4L	35.2	1.1
RU-4M	7.8	0.2
RU-4A	16.1	0.5
Subtotal	791.9	24.9
<b>Business:</b>		
RU-5A	.6	Less than 0.1*
BU-1	16.8	0.5
BU-1A	58.4	1.8
BU-2	198.7	6.3
BU-3	40.0	1.3
Subtotal	314.5	9.9
<b>Industrial:</b>		
IU-1	7.3	0.2
IU-2	7.2	0.2
Subtotal	14.5	0.4
<b>Agricultural:</b>		
AU	2,027.3	63.8
<b>Interim:</b>		
GU	30.2	1.0
<b>TOTALS</b>	<b>3,178.4</b>	<b>100.0</b>

\*Considered zero (0) when computing total percentage  
 Source: Metropolitan Dade County Planning Department



# EAST GOULDS AREA

— STUDY BOUNDARY



**RESIDENTIAL**

RU-1	SINGLE FAMILY RESIDENTIAL	3.5 U.N.A.M.*
RU-2	TWO FAMILY RESIDENTIAL	7.0 U.N.A.M.
RU-3M	MINIMUM APARTMENT HOUSE	12.9 U.N.A.M.
RU-3	FOUR UNIT APARTMENT	14.0 U.N.A.M.
RU-4L	LIMITED APARTMENT HOUSE	23.0 U.N.A.M.
RU-4M	MODIFIED APARTMENT HOUSE	35.9 U.N.A.M.
RU-4A	APARTMENTS	50.0 U.N.A.M.
	APARTMENT HOTEL	50.0 U.N.A.M.
	HOTEL AND MOTEL	75.0 U.N.A.M.

\*(U.N.A.M.) UNITS/NET ACRE MAXIMUM

**BUSINESS**

RU-5A	SEMI-PROFESSIONAL OFFICE
BU-1	BUSINESS-NEIGHBORHOOD
BU-1A	BUSINESS-LIMITED (i.e. oil station)
BU-2	BUSINESS-SPECIAL (i.e. liquor)
BU-3	BUSINESS-LIBERAL (i.e. wholesale)

**INDUSTRIAL**

IU-1	INDUSTRY-LIGHT
IU-2	INDUSTRY-HEAVY

**OTHER**

AU	AGRICULTURE
GU	INTERIM

— PARCEL BOUNDARIES

## PROPOSED ZONING

MAY 1976

SOURCE: DADE COUNTY PLANNING DEPARTMENT

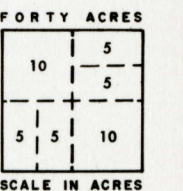
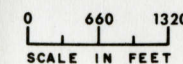
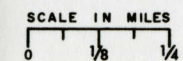




Table 20

**Population Potential - Proposed Zoning  
East Goulds Study Area**

Zoning Classification	Net* Acreage	Densities Per Net Acre	Number of Units	Persons** Per Unit	Population Potential
RU-1	452	X 3.5 (conventional)	1,582		
RU-2	98	X 7.0 (conventional)	686		
RU-3M	29	X 12.9	374		
RU-3	7	X 16.0	112		
RU-4L	28	X 23.0	644		
RU-4M	6	X 35.9	215		
RU-4A	13	X 50.0	650		
<b>Total</b>			<b>4,263</b>	<b>X 4.08 =</b>	<b>17,393</b>

\*Net acreage was determined by reducing the gross acreage by 20 percent. All acreage figures are approximate.

\*\*Census of Population and Housing: 1970 Census Tracts; Final Report PHC

(1)-129: U.S. Bureau of the Census; Miami, Florida SMSA.

Source: Metropolitan Dade County Planning Department



## Development of Regional Impact

The Environmental Land and Water Management Act of 1972 (Chapter 380, Florida Statutes) defines a Development of Regional Impact as any development which affects the citizens of more than one county because of its character, magnitude or location. There are twelve types of development considered to have possible regional impact. They are based on guidelines and standards prepared by the Bureau of Land Planning, Division of State Planning (now called the Bureau of Land and Water Management) during 1972 and 1973.

These general types of development include airports, attractions and recreation facilities, electrical generating facilities and transmission lines, hospitals, industrial plants and industrial parks, mining operations, office parks, petroleum storage facilities, port facilities, residential developments, schools, and shopping centers. The specific guidelines for the identification of DRI's can be found in the Rules of the Department of Administration, Administration Commission, Chapter 22F, Land Planning - Part II, Developments Presumed to be of Regional Impact.

Any developer proposing a Development of Regional Impact in Florida must comply with the requirements of the Environmental Land and Water Management Act. A "grandfather" clause was included in the Act to protect the constitutional property rights of developers with projects wholly or partially underway prior to July 1, 1973.

If a DRI is proposed in the East Goulds Study Area, the developer must complete an application for development approval and submit copies to Metropolitan Dade County, the South Florida Regional Planning Council, and the Division of State Planning. Housing, public facilities, environmental factors, transportation and economic impact considerations are required as part of this application process. After the completion of a statutory pre-application process, a public hearing would be set-up by the local government (Metropolitan Dade County in this instance). A report with recommendations concerning the regional impact of the development would be prepared by the South Florida Regional Planning Council. Metropolitan Dade County would make the final decision on a DRI proposed within the Study Area. This local decision is subject to an administrative appeals process at the state level.

## Developmental Impact Committee

Ordinance Number 75-47 (adopted June 18, 1975) changed Article XXXVI (Zoning Procedure) of Chapter 33 of the Code of Metropolitan Dade County by amending sections 33-302, 33-304, 33-310, 33-311, 33-314, and 33-315 and by adopting Section 33-303.1 (Developmental Impact Committee). This



Committee is composed of 14 members representing the following county departments and other agencies: Public Works (including a representative of the Highway Planning Division and the Subdivision Control Division), Planning, Building and Zoning, Park and Recreation, Traffic and Transportation, Environmental Resources Management, Miami-Dade Water and Sewer Authority, Public Safety, Fire, Health, Capital Improvements, Board of Public Instruction, Central and Southern Florida Flood Control District, and a special Assistant County Manager who serves as Chairman of the Committee.

This ordinance states the duties of the Developmental Impact Committee which include the review of all developments of county impact, developmental impact statements and other developments having a significant impact on the natural and human environment of Dade County. The ordinance also requires applications for designated developments of county impact to contain developmental impact statements and establishes the procedure for amending the applications.

#### Preservation of Scenic Outdoor Recreation Park Lands

Ordinance 75-33, adopted May 21, 1975, provides for the preservation of unimproved land located within unincorporated Dade County and comprised of a native vegetative area as described in the Ordinance. The pinelands and tropical hardwood hammock within East Goulds are native vegetative areas which meet the specific requirements of this Ordinance.

Owners of these native vegetative areas within East Goulds can convey the development right of the land to the Board of County Commissioners or through a covenant with the Board, agree not to use the land for any purpose other than scenic outdoor recreational or park purposes for not less than ten years. Ordinance 75-33 provides information concerning how a property owner can take advantage of the conveyance of development rights or covenants as mentioned above.

In valuing land for which the development rights have been conveyed to the Board or a covenant with the Board has been executed, the Dade County property appraiser shall assess the land as outdoor recreational or park lands upon an acreage basis subject to provisions found in this Ordinance.



## Tree Preservation

Ordinance 72-19, Standards for Removal and Relocation of Trees, was adopted March 21, 1972 and is included as Chapter 26B of the Code of Metropolitan Dade County. The Dade County Park and Recreation Department through its Tree Ordinance Section is responsible for the enforcement of this Ordinance. However, any municipality within the County may establish and enforce more stringent regulations.

This Ordinance sets a minimum standard for the removal of trees in both the incorporated and unincorporated areas of Dade County. These standards apply to the following: all vacant and undeveloped property; all property to be re-developed; all property where there is to be any addition or alteration, except developed single-family and two-family lots; and all rights-of-way, both public and private. A permit is required before any tree located on the type property previously mentioned is removed, relocated or replaced; with exception found in Ordinance 72-19. A recent revision to the Tree Preservation Ordinance requires a permit for tree removal before a building permit is issued.

## Subdivision Regulations

Subdivision regulations are contained in Chapter 28 of the Code of Metropolitan Dade County. They apply to the subdivision of land within the County, including municipalities, and require platting and recording whenever land is being divided. However, an owner dividing a parcel into no more than two tracts may request a waiver of the platting procedure.

Standards are provided for both tentative and final plats. The intent of Chapter 28 is to aid in the coordination of land development within the County in accord with orderly physical development patterns and to help implement the Comprehensive Development Master Plan.

The Public Works manual details requirements to be met regarding drainage and fill criteria, street rights-of-way, sidewalks, and paving. Such matters as drainage and street patterns must be related to: adjacent development, the continuity of canals and streets, and to assuring that no tract or lot is created that lacks frontage on a public road or that deprives another parcel of such frontage. The internal functioning of the circulation patterns of a subdivision and the relation of these patterns to exterior development are considered.



Aesthetics, while not explicitly spelled out in Chapter 28, are recognized as being relevant. Problems relating to road location are often presented for solution by a representative of a member department at a road planning meeting. Metropolitan Dade County Public Works, Building and Zoning, Traffic and Transportation, and Planning Departments are members of the Road Planning Committee. Relief from specific requirements of Chapter 28 can be sought through a variance heard by the Zoning Appeals Board.

Tentative plats are processed through the Subdivision Control Section of Public Works and reviewed by the Plat Committee, which consists of the Public Works, Building and Zoning, Traffic and Transportation, Park and Recreation, and Planning Departments, meeting weekly. The Board of Public Instruction site planner participates where school sites are involved. Final plats are signed by the Directors of Public Works, Building and Zoning, and Planning after it has been determined that the final plat conforms to the approved tentative plat and that all additional requirements have been met. The final plat is then approved by resolution by the County Commission and duly recorded.

#### Building and Housing Codes

The South Florida Building Code was adopted by the Board of County Commissioners as the building code for both the incorporated and unincorporated areas of Dade County (Ordinance 57-22 effective December 31, 1957). As such, it provides certain minimum standards, provisions, and requirements for the construction or alteration of buildings and/or structures within the County. The Code also provides for the safety of workers and others during construction and regulates the equipment, materials, use and occupancy of all buildings and/or structures.

The Metropolitan Dade County Minimum Housing Standards Ordinance (Number 63-30 adopted July, 1963) appears in Chapter 17 of the Code of Metropolitan Dade County and establishes minimum standards governing the condition, occupancy, and maintenance of dwelling units and sets minimum standards regulating utilities, facilities, and other physical components essential to make these dwelling units livable. This Ordinance also requires that owners and/or occupants of dwelling units inherit certain responsibilities and duties in complying with the provisions found within the Ordinance.



Strict enforcement of the existing building and housing codes within the East Goulds community could help prevent the further deterioration of housing units already in a state of disrepair. Older houses subject to deterioration could be kept in a standard condition under a strict enforcement program. This would eliminate the need for extensive rehabilitation of substandard housing, such as that recently completed within the Goulds NDP area.

#### Home Rehabilitation Assistance Loan Program

There is a rehabilitation program designed to help low income property owners restore their homes to a more livable condition. Monies for the rehabilitation of dwellings in East Goulds are available under the County's own local rehabilitation loan program. An additional 2.8 million dollars for rehabilitation comes from the County's Community Development grant and can be utilized in part within the boundaries of the Goulds Community Development Area. Persons interested in the improvement of their home and neighborhood are advised to contact the Metropolitan Dade County Department of Housing and Urban Development.

#### Flood Insurance Program

The Dade County Board of County Commissioners adopted Ordinance 74-48 on July 2, 1974 which regulates development within coastal flood hazard districts for all of Dade County. This Ordinance conforms with Federal requirements for the continued availability of Federally assisted flood insurance.

The majority of the East Goulds Study Area is designated as Zone "A" (an area of special flood hazard) by Federal Insurance Administration Flood Hazard Boundary Maps (refer to Figure 6 and page 16 ). This area is also referred to as a "Coastal General Flood Hazard District" (GFH District). Ordinance 74-48 requires the review of building permit applications, subdivision proposals, and water and sewer systems to insure protection from flood damage before the issuance of a building permit. This Ordinance also sets standards for development within GFH Districts as explained under the Flood Hazard Section on page 16.

Federally assisted flood insurance is available to residents of East Goulds through any insurance company that is a member of or is in cooperation with the National Flood Insurers Association (160 Water Street, New York, N.Y.). Insurance coverage is available only for eligible dwellings and small business properties as defined in the National Flood Insurance Program, Subchapter B of Chapter VII of 24 CFR. The purchase of flood insurance is required by persons receiving any form of Federal financial assistance or a loan from a Federally-supervised lending institution for any building located within a special flood hazard area.



Capital Improvements Program

A comprehensive capital improvements program does not presently exist County wide. Such a program would include scheduling of public physical improvements for the County over a specified period of time.

These improvements would be based on priorities and the availability of County and other funds. Furthermore, a capital improvements program would provide for the timing, location and financing of projects so that the steps in the development of Dade County logically follow one another.

The approval by Dade County voters of the "Decade of Progress" bond issue (November 7, 1972) represented the desire for an increase in capital expenditures over the next ten-year period. Although not comprehensive, it is a ten-year capital improvements program for the approved purposes. The following improvements within the East Goulds Area (as explained previously in this report) are a part of the "Decade of Progress": the South District Secondary Wastewater Treatment Plant, the South Dade Regional Library, road improvements (S. W. 216 Street and S. W. 248 Street), bike paths, and a rapid transit system extending to the vicinity of the Cutler Ridge Shopping Center. Projects such as these could be implemented through a comprehensive and continuing capital improvements program and provide for the future needs of the East Goulds community as well as all of Dade County. An illustrative capital improvements program appears in Appendix C.





## Community Appearance

The visual environment has a substantial effect on the economic, social and cultural character of an area. A well-kept area has positive effects, while a negative image is projected by an unsightly area. This not only applies to an area the size of Dade County, but also to smaller areas or neighborhoods such as East Goulds. Places of beauty within East Goulds as well as those areas that are displeasing in appearance were explained in the Appearance and Amenities section (Present Conditions) of this report.

The following Ordinances have been codified and included as part of the Code of Metropolitan Dade County: Planned Development (Article XXXIII B, subsections 33-284.10 through 33-284.23 of Chapter 33); Landscaping (Chapter 18 A); Standards for Removal and Relocation of Trees (Chapter 26 B); and Signs (Article VI, subsections 33-82 through 33-121 of Chapter 33). Although this is not an exhaustive list, these ordinances give an indication of what is available through the County Government to help prevent the spread of unsightly areas within East Goulds.

The Neighborhood Development Program has helped to improve the housing conditions between the Black Creek Canal and S.W. 228 Street through its housing rehabilitation program and the demolition of deteriorated structures. The further improvement of the visual appearance of East Goulds can be accomplished through similar programs as well as joint beautification projects between public and private interests.

A prime target for a joint beautification project is the improvement of the businesses located at Allapattah Road and S.W. 224 Street. These stores should be improved in conjunction with the proposed beautification of Allapattah Road (funds for street improvement design have been allocated by the Community Development Program).

The development of a greenway system for the beautification of Dade County was included in a four-part program outlined in the adopted Metropolitan Dade County Open Space and Recreation Master Plan. Linear open spaces constituting the proposed system include expressways and major arterials, parkways, canals, and Florida Power and Light Company power transmission rights-of-way.

The Homestead Extension of the Florida Turnpike (HEFT) forms the eastern boundary of the Study Area. Proper landscaping of the right-of-way of this expressway will provide for an attractive visual appearance as well as provide a buffer from expressway noise for residents of the existing single family residential development (located between S.W. 216 Street and 224 Street). The beautification of Allapattah Road has already been mentioned as part of the Community Development Program. South Dixie Highway (US 1) should also



be included in beautification projects such as these, with landscaping being coordinated with the improvement of structures in a state of disrepair. The conversion of two vacant buildings (located just south of the intersection of South Dixie Highway and S.W. 216 Street) into a community center would improve this site as well as provide the residents of East Goulds the community center they have requested.

There are four canals that traverse the Study Area: The Black Creek Canal, C-102, C-102-N, and the Goulds Canal. These canals, with sufficient right-of-way, would provide for scenic drives, bike and pedestrian ways, picnic areas, boat launching facilities, miniparks and meet other recreational needs of the community. The hammock area along the southern bank of the Black Creek Canal (between US 1 and Allapattah Road) has already been recommended for protection. The Goulds Canal, which parallels S.W. 248 Street, is capable of being used for the beautification of this roadway.

The Florida Power and Light Company right-of-way located in the Study Area has already been recommended for use as a linear park. Canal C-102 is contiguous to this right-of-way and should be utilized as part of this future linear park. Dade County Rock Pit #20, located just south of S.W. 248 Street and adjacent to the Florida Power and Light right-of-way, should also be included in the development of this linear park.

As can be seen from the preceding discussion, urban design and aesthetics is important in the development of an area. General as well as specific instances where urban design would be useful within East Goulds were mentioned. These are not the only possibilities to aid the aesthetic improvement of the area but are probably the more important tools available.

#### Homeowners Association

Another efficient means of implementing or at least speeding up the implementation of recommendations found in this report should be by the establishment of a homeowners or other civic association within East Goulds. A community problem requiring citizen participation is the most effective catalyst in establishing a need or a purpose for organization.

When sufficient interest is shown in forming an association, several of those in agreement should meet together and plan carefully before calling an organizational meeting. Copies of the Charters and By-Laws of successful organizations should be studied to determine what plan of organization best suits their purpose. A temporary Chairman should be selected to call and start the organizational meeting and a plan of action for the meeting should be made. Notice of the date and time of meeting should allow ample time for residents to make plans to attend.



At the first meeting the temporary Chairman should call the meeting to order, then state the purpose of the meeting and the reason for establishing a Civic Association. He then calls for nominations for Chairman (nomination made and closed according to plan) and turns the meeting over to the elected Chairman. Nominations for a Secretary are made, closed and voted on. The Chairman then appoints a committee for the purpose of writing the Charter and the By-Laws of the proposed association. When this is done, a date and time is set for the next meeting, the purpose of which will be the reading and passing of the Charter and the By-Laws. The Chairman should adjourn the meeting immediately.

At the second meeting the minutes of the previous meeting should be read and a report should be made by the Charter and By-Laws Committee. The Charter should be introduced for approval. The Charter should be read paragraph by paragraph and necessary amendments made to each section. After final adoption of the Charter, those present should sign the Charter as members and make arrangements to pay whatever dues may be set for membership. This action will determine who may vote during the remainder of the meeting. The roll of members should be read so that the voting membership will be known. The same procedure should be followed for adoption of the By-Laws as was used in adopting the charter. After By-Laws are adopted the election of officers should proceed according to the By-Laws and Committees appointed. New officers and committees should proceed with the business for which the organization was formed. Every member who wishes to be active should be given a job. Robert's "Rules of Order" should guide the conduct of meetings of the organization.

The Association should be incorporated according to the laws of the State of Florida. This is not a specific requirement under state law but is strongly recommended because it protects individual members from being liable to lawsuits. The procedure for incorporation may be obtained from the State of Florida, Department of State, The Capitol, Tallahassee, Florida 32304.

#### Special Taxing District

Community facilities and services not normally provided by Metropolitan Dade County as well as those that are programmed far into the future, may be made available or made available sooner by the establishment of a Special Taxing District (provided for under the provisions of Chapter 18, Article I, Section 18-1 through 18-23 of the Code of Metropolitan Dade County). Public improvements or special services available through Special Taxing Districts that might be of interest to the residents of East Goulds are: water systems, sewerage systems, storm sewers, street improvement, sidewalk improvements, police and fire protection, recreation facilities, and street lighting.



The procedure required to establish a Special Taxing District is generally as outlined below:

1. Citizen representatives from East Goulds should request petition forms from the Metropolitan Dade County Public Works Department, Civil Engineering Division. The Director of the Planning Department can also initiate such an action.
2. Obtain signatures from 50 percent (plus one) of the resident owners within the proposed district boundaries on the petition, then submit it to the Clerk of the Board of County Commissioners. The signatures on the petition are checked by the Tax Assessor and if the petition is found to be valid, it is sent to the Public Works Department along with a copy to the Clerk of the Board.
3. The Public Works Department prepares a report for the County Manager which contains recommendations, a cost estimate, and proposed district boundaries. A Public Works Department public meeting may be conducted at a public school near the proposed district at which the information contained in the Manager's report is presented. The Department forwards a revised report to the County Manager along with the petition.
4. The Clerk of the Board and the County Attorney will set a date for a public hearing concerned with the creation and establishment of the special taxing district. Public notice must be given not less than 15 days prior to the date set for the hearing through newspaper advertisements, mailings to property owners, and postings in five locations throughout the proposed district.
5. A public hearing on the petition is conducted by the Board of County Commissioners. If the Board grants the petition, (either with or without modification), a resolution will then be adopted reciting the proceedings taken and providing for the creation and establishment of the district.
6. The district goes into effect if and when it is approved by a majority vote of the qualified electors of the district voting in an election called by the Board. The resolution requires the Clerk of the Board to follow through on the necessary election procedures. The Clerk declares the results of the election and notifies the County Manager.



7. If the results are affirmative, the Manager notifies all departments concerned with the implementation of the district and prepares a report to the Board for recording in the Minutes. Contract documents are executed with a public utility or another appropriate company.
8. The Finance Department files the resolution creating the district with the Clerk of the Circuit Court. This resolution contains the name and boundaries of the district; a brief description of the project; a declaration as to what part (if any) of the cost of the project is to be specially assessed; and a statement as to the method of financing.
9. For any additional information or assistance pertaining to the creation of a special taxing district call the Special Taxing District Section, Civil Engineering Division, Public Works Department at 358-2700.

#### Tax Exemptions

Two types of tax exemptions that would be very helpful to residents of East Goulds (if they are not already being used) are the agricultural tax exemption and the homestead exemption.

Provisions for the agricultural tax exemption can be found in Chapter 72-181, Section 193.461 (Agricultural lands; classification and assessment) of the Florida Statutes. According to the law, there are two basic requirements; that a return be filed with the Dade County Tax Assessor on or before March 1 of each year and proof that the land was actually used for a bona fide agricultural purpose as of the taxing date (January 1 of each year). Where a home site is located on the agriculturally classified land, one acre is taxed at the regular rate with the additional property taxed at a lower rate. There are presently about 44 parcels (802 acres) of land receiving this type of tax exemption. A land evaluator from the Dade County Tax Assessor's office recently completed a field check of the Study Area and estimated that approximately 27 more parcels (306 acres) of land may qualify for an agricultural exemption based on the current use of the property.

Under the Florida Constitution a person is entitled to a homestead exemption from taxation on his owner-occupied home, condominium, or cooperative apartment. This exemption frees from taxation the first \$5,000 of the assessed value of such residences. It does not, however, apply to rented, vacation or seasonal residences, or to homes and apartments used part of year. To file for the initial homestead exemption, a person must be a permanent, legal resident of Florida as of January 1 and show proof of ownership and occupancy



as of that date. A resident can file between January 1 and April 1 and must have a recorded deed and a voter's registration card or a declaration of domicile. Persons 65 years of age and older who have been permanent Florida residents for five consecutive years are eligible for an additional \$5,000 exemption. Other exemptions are allowed to individuals with physical disability or restricted earning capacity. However, no resident may accumulate more than \$10,000 in exemptions.

### Dade County Departments

There are several key Departments within Metropolitan Dade County Government that are responsible for the various implementation tools previously mentioned. Listed below are these major Departments with a brief description of the duties of each, and a phone number to call for further information.

Public Works Department. The Dade County Public Works Department is responsible for the planning, design, maintenance, construction and supervision of all County road improvements, including the State Department of Transportation Secondary Road Program.

This department reviews all subdivision plats, conducts real estate activities for acquisition and leasing of lands for County purposes, and provides surveillance to assure Countywide compliance with the South Florida Building Code. It also administers special taxing district procedures and the arterial street lighting program, provides for mosquito control throughout the County, and is responsible for the operation and maintenance of the secondary canal system for water conservation and flood control.

Other operations supervised and coordinated by the Public Works Department include the collection of garbage and trash in the unincorporated areas and the provision of Countywide solid waste disposal through sanitary landfill and incineration operations. Additional information can be obtained by calling the Public Works Department (South District Office, South Dade Government Center) at 232-1810, extension 271.

Building and Zoning Department. The Dade County Building and Zoning Department administers and enforces the South Florida Building Code, the County Zoning Code and Code provisions related to building contractors and tradesmen. The accomplishment of these goals includes such service elements as examination and certification of contractors and tradesmen, examination and approval of construction plans, issuance of building and zoning permits, inspection of construction activity, screening and approval of new construction products, removal of abandoned vehicles, sub-division



review for zoning conformance, and staff assistance and evaluation for various building and zoning-related boards. Additional information can be obtained by calling the Building and Zoning Department (South District Office, South Dade Government Center) at 232-1810, extension 265.

Department of Traffic and Transportation. The Operations Division of the Metropolitan Dade County Department of Traffic and Transportation seeks to obtain maximum safety and efficiency for the existing street system. This is accomplished through continuous surveillance of the system, analysis of traffic volumes (both vehicular and pedestrian), speeds, delays, accidents, travel patterns, and other parameters which define the use of and demands on the street system. In addition to investigations initiated by the Division, an immediate investigation is made of reports and requests by citizens, governmental agencies and other groups concerned with traffic flow or safety. Such studies vary from those for a sign or its replacement to traffic circulation improvements for entire neighborhoods or communities.

The Traffic Systems Division of this Department provides for a safe and effective system of signalized control for both vehicular and pedestrian traffic. The accomplishment of these objectives requires the installation of new signalization and the material upgrading of existing signals to meet currently recognized standards of good performance.

For further information regarding the services offered by these two Divisions of the Department of Traffic and Transportation call 592-0350.

Park and Recreation Department. The Metropolitan Dade County Park and Recreation Department is responsible for the planning, design, construction, operation and maintenance of parks, recreation facilities and open space areas. The Plans and Design section of the Planning and Development Division is responsible for the enforcement of the County Tree Ordinance in conjunction with the Building and Zoning Department. Additional information is available from the Parks and Recreation Information Service (call 854-3530).

Department of Housing and Urban Development. The primary function of the Neighborhood Rehabilitation Branch of the Metropolitan Dade County Department of Housing and Urban Development is to administer an effective program to improve housing conditions in the County. This is accomplished through the enforcement of the provisions of the Minimum Housing Standards Ordinance of Metropolitan Dade County. East Goulds residents interested in obtaining more information about this department should contact the Department of Housing and Urban Development (South District Office, South Dade Government Center) at 232-1810, extension 258.



Environmental Resources Management Department. This is a new department, having been established at the beginning of fiscal year 1975, with broad controls to monitor and manage surface and ground waters, and air quality control in Dade County.

The Pollution Control Division of the Health Department and the Water Control Engineering Division of the Public Works Department have been merged into a single organization. In that way persons requiring information for water use or works can call one Department. This Department is additionally responsible for the inspecting, control and regulation of activities which are causing or may cause pollution or contamination of air, water, soil or property. Information may be obtained by calling 579-2760. Pollution complaints may be reported by calling 635-7524.

Citizens Information and Service Program. This program is designed to provide a direct communications link between the residents of Dade County and their local government and social service agencies. Those residents of East Goulds requesting information not available through the departments mentioned above should contact the South Dade District Office of the Citizens Information Service located at the South Dade Government Center. The telephone number for this branch office is 233-7941.







## CONCLUSION

The recommendations contained in this study have been directed toward protecting the established low medium density character of the developed and vacant area between S.W. 216 Street (Hainlin Mill Drive) and S.W. 232 Street (Silver Palm Drive) as well as the productive agricultural land between S.W. 232 Street and S.W. 248 Street (Coconut Palm Drive) through 1985. More intensive development is proposed north of the Black Creek Canal in conjunction with the regional shopping and government centers. The land between the canal and Hainlin Mill Drive can serve a dual purpose. It should support the activity center with medium high and medium density residential uses and at the same time provide the necessary transition from the center to the single family residential area to the south. Finally, in order to maintain South Dixie Highway's efficiency as a mover of large volumes of traffic and to improve the visual quality of this important arterial, strip commercial development should be limited to those properties currently zoned for business use. In conclusion, the staff urges that the "Proposed Land Use" text and map be adopted as development and density guidelines and implemented through the rezoning process in conformity with the "Proposed Zoning" text and map.



## Appendix A

### Proposed Zoning Changes

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 East Goulds. These proposed zoning changes are an implementation tool utilized to achieve the recommended land use proposals of this study. For the purpose of discussing the zoning recommendations, the Study Area has been divided into three areas.

Northern Area - (north of S.W. 216 Street between US 1 and the HEFT). This area contains all of parcels 1 through 10. Most of the recommended zoning changes in this portion of East Goulds are for vacant parcels zoned for uses that would be out of character with surrounding land uses, both existing and proposed.

#### Parcel 1: RU-2 to BU-1A (1.0 acre)

This vacant parcel was zoned RU-2 in 1942. It is located south of an existing shopping area and across the street from a proposed office use. The property is bounded on the north, east and west by various business zoning districts. It is therefore recommended that this parcel be rezoned to business use in conformance with proposed land uses.

#### Parcels 2 and 3: BU-1A and RU-2 to BU-1 (1.1 and 4.9 acres respectively)

These two parcels of land are under the same ownership as parcel 1 and are recommended for a semi-professional office type use. The present zoning permits limited business (BU-1A) and two-family residential uses (RU-2) and was zoned accordingly in 1953 (Parcel 2) and 1942 (Parcel 3). The recommended zoning permits office buildings as well as neighborhood oriented retail and service convenience facilities. In addition it would provide a buffer between the existing shopping complex to the north and the proposed medium density residential uses south of the Black Creek Canal.



Appendix A

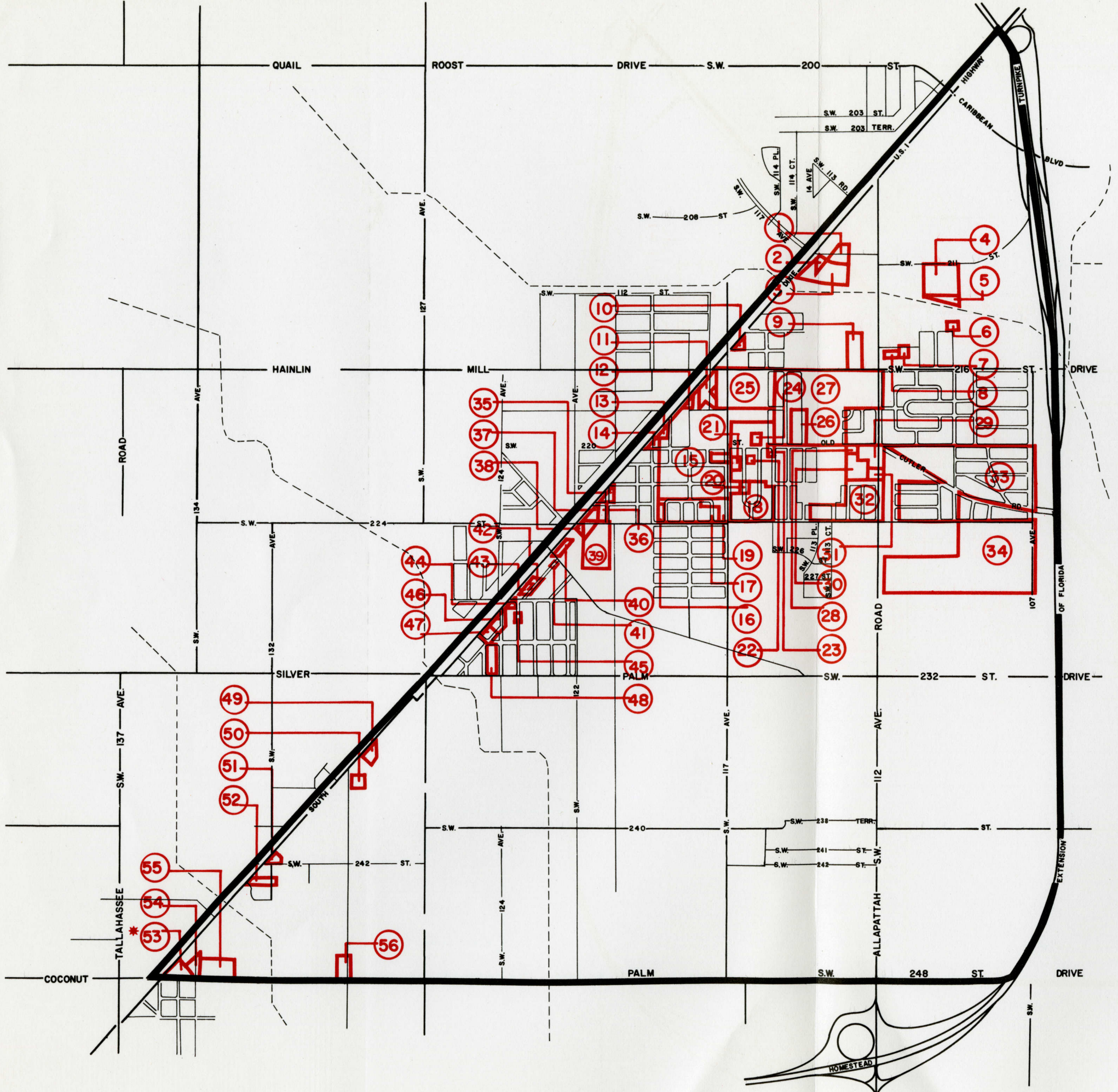
Proposed Zoning Changes

<u>Parcel #</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>	<u>Parcel #</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
1	RU-2	BU-1A	29	BU-2	RU-1
2	BU-1A	BU-1	30	RU-3	RU-1
3	RU-2	BU-1	31	RU-4	RU-1
4	IU-1	BU-1A	32	RU-2	RU-1
5	RU-2	BU-1A	33	RU-2	RU-1
6	BU-1	RU-2	34	RU-4L	RU-1
7	RU-3	RU-2	35	BU-3	BU-1A
8	RU-4A	RU-2	36	RU-3B	RU-2
9	RU-4	RU-3M	37	BU-3	RU-4A
10	BU-2	BU-1A	38	BU-3	RU-4A
11	BU-2	BU-1A	39	RU-4A	RU-1
12	BU-2	BU-1A	40	BU-2	BU-1A
13	BU-2	BU-1A	41	BU-1A	RU-1
14	BU-3	BU-1A	42	BU-1	RU-1
15	RU-2	RU-1	43	BU-3	BU-1A
16	RU-3	RU-2	44	BU-2	BU-1A
17	RU-3	RU-1	45	RU-4A	RU-1
18	RU-4A	RU-3M	46	BU-3	BU-1A
19	RU-3	RU-3M	47	BU-2	BU-1A
20	RU-4	RU-3M	48	RU-3B	RU-1
21	RU-3	RU-3M	49	BU-3	BU-1A
22	RU-3	RU-3M	50	RU-4A	AU
23	RU-3	RU-2	51	BU-3	BU-1A
24	RU-3	RU-2	52	BU-3	BU-1A
25	RU-3	RU-1	*53		
26	RU-4	RU-1	54	BU-3	RU-3M
27	RU-2	RU-1	55	RU-2	RU-1
28	RU-4	RU-1	56	BU-1A	AU

\* Parcel number 53 deleted from Proposed Zoning Changes (Appendix A)



FIGURE 16  
APPENDIX A



# EAST GOOLDS AREA

STUDY BOUNDARY

**RESIDENTIAL**

EU-1	SINGLE FAMILY ONE ACRE ESTATE	1.0 UNAM.*
RU-1	SINGLE FAMILY RESIDENTIAL	3.5 UNAM.
RU-2	TWO FAMILY RESIDENTIAL	7.0 UNAM.
RU-TH	TOWNHOUSE	8.5 UNAM.
RU-3M	MINIMUM APARTMENT HOUSE	12.9 UNAM.
RU-3	FOUR UNIT APARTMENT	14.0 UNAM.
RU-3B	BUNGALOW COURT	14.0 UNAM.
RU-4L	LIMITED APARTMENT HOUSE	23.0 UNAM.
RU-4M	MODIFIED APARTMENT HOUSE	35.9 UNAM.
RU-4	APARTMENTS	50.0 UNAM.
RU-4A	APARTMENTS	50.0 UNAM.
	APARTMENT HOTEL	50.0 UNAM.
	HOTELS AND MOTELS	75.0 UNAM.

\*(UNAM) UNITS/NET ACRE MAXIMUM

**BUSINESS**

RU-5A	SEMI-PROFESSIONAL OFFICES
BU-1	BUSINESS-NEIGHBORHOOD
BU-1A	BUSINESS-LIMITED (i.e. OIL STATION)
BU-2	BUSINESS-SPECIAL (i.e. LIQUOR)
BU-3	BUSINESS-LIBERAL (i.e. WHOLESALE)

**INDUSTRIAL**

IU-1	INDUSTRY-LIGHT
IU-2	INDUSTRY-HEAVY

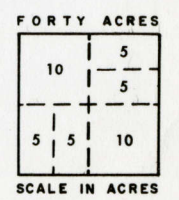
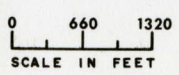
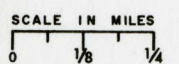
**OTHER**

AU	AGRICULTURE
GU	INTERIM
—	PARCEL BOUNDARIES

## PROPOSED ZONING CHANGES

MAY 1976

SOURCE: DADE COUNTY PLANNING DEPARTMENT





Parcels 4 and 5: IU-1 and RU-2 to BU-1A (6.4 and 1.4 acres respectively)

Parcel 4 was zoned IU-1 in 1959 and parcel 5 was zoned RU-2 in 1942. The existing zoning on these two parcels is inconsistent with existing development trends, the study's land use proposals and private sector development plans for the expansion of the Cutler Ridge Shopping Center area. The recommended rezoning for this vacant property would provide the necessary zoning for professional office use.

Parcel 6: BU-1 to RU-2 (1.0 acre)

This parcel was zoned BU-1 in 1966 to permit a neighborhood grocery. The grocery was never built and the district remains a spot zone, potentially incompatible with surrounding land uses and recommended land use proposals. It is therefore recommended that the parcel be rezoned to RU-2 in accordance with an adjacent zoning district.

Parcel 7: RU-3 to RU-2 (0.5 acre)

This parcel was originally zoned RU-3 (16 u/na-max.) for a day nursery and kindergarden in 1950. The property is currently vacant and the district remains a spot zone, potentially incompatible with surrounding land uses and recommended land use proposals. It is therefore recommended that this land be rezoned to RU-2 in accordance with surrounding zoning districts. In addition, RU-3 zoning is no longer required for institutional uses. This school could be built in an RU-2 zone after a public hearing and issuance of a special permit.

Parcel 8: RU-4A to RU-2 (0.5 acre)

The existing zoning on this vacant parcel was approved in 1959 to permit a motel. Surrounding land uses (both existing and proposed) would be overshadowed if this parcel was ever developed to its potential under existing zoning. Since the RU-4A district permits 50 u/na-max. for residential uses and 75 u/na-max. for hotel and motel uses, it is suggested that this property be rezoned to conform with proposed land uses and surrounding zoning districts.



Parcel 9: RU-4 to RU-3M (4.7 acres)

This parcel is under three separate ownerships with Lincoln Memorial Nursing Home situated on the west half and currently operating as a non conforming use. The existing zoning was granted in 1949 and would permit High Density Apartments (50 u/na-max.) which would be inconsistent with existing and proposed land uses and zoning in the surrounding area. Lincoln Memorial Nursing Home is adjacent to property zoned and being developed under a RU-3M zoning district (12.9 u/na-max.). Therefore, it is recommended that this entire parcel be rezoned to RU-3M with Lincoln Memorial Nursing Home remaining as a legal non-conforming use.

Parcel 10: BU-2 to BU-1A (0.2 acre)

A change of zoning on this vacant parcel of land is directed at limiting commercial districts along South Dixie Highway to permit highway oriented businesses.

Central Area - (S.W. 216 to 232 Streets, between US 1 and the HEFT).

This portion of East Goulds contains parcels 11 through 48. Recommendations for this area are directed at limiting strip commercial activities along US 1 to highway oriented business uses and reclassifying various residential zoning districts so that they reflect current land uses.

Parcel 11: BU-2 to BU-1A (3.2 acres)

A portion of parcel 11 was zoned BU-2 in 1958 for expansion of an existing grocery store and service station. These two buildings have been abandoned and are recommended for conversion to a community center or related use. A change in zoning to BU-1A on this property would permit this type use as well as restrict any further commercial activity to highway oriented businesses.

Parcel 12: BU-2 to BU-1A (0.1 acre)

This vacant parcel of land is recommended for rezoning to BU-1A. This should restrict commercial activity along US 1 to highway oriented business uses.



Parcel 13: BU-2 to BU-1A (0.5 acre)

This property has a small sandwich shop located on it which does not require a BU-2 zoning district. Therefore, a zoning change to BU-1A is recommended.

Parcel 14: BU-3 to BU-1A (0.4 acre)

In an effort to restrict commercial activity along US 1 to highway oriented uses, the zoning on this parcel of land should be changed to BU-1A.

Parcel 15: RU-2 to RU-1 (43.8 acres)

This parcel has been developed as a single family residential area with Pine Villa Elementary School located on the northeastern portion. It is therefore recommended that this property be rezoned to RU-1 to reflect existing and proposed land uses.

Parcel 16: RU-3 to RU-2 (1.2 acres)

This property was zoned RU-3 in 1955 but has been developed for duplex use. Therefore, the parcel should be rezoned to RU-2 to reflect the existing use.

Parcel 17: RU-3 to RU-1 (10.6 acres)

The RU-3 zone does not reflect the single family residential uses currently found on this parcel. Therefore, a zone change is recommended to reflect existing as well as proposed land uses.

Parcel 18: RU-4A to RU-3M (9.7 acres)

The existing RU-4A zoning district permits a density that would be excessive in this area and is not required for the present duplex and fourplex on this parcel. The recommended RU-3M zoning district permits this type use and would be consistent with proposed land uses for this area.



Parcels 19, 20, 21 and 22: RU-3 and RU-4 to RU-3M (4.2, 0.2, 1.1 and 0.2 acres respectively).

A zone change on these four parcels is recommended for conformity with the study's land use proposals. The existing residential land uses (fourplexes and duplexes) is permitted under the RU-3M zoning district.

Parcel 23: RU-3 to RU-2 (0.3 acre)

The existing as well as proposed land uses on this parcel and surrounding property are for duplex type residential uses. The current zoning district should be changed to reflect this use (RU-2).

Parcel 24: RU-3 to RU-2 (1.0 acre)

This property presently has a church on it which no longer requires RU-3 zoning. It is recommended that this parcel be rezoned for continuity with surrounding zoning districts and proposed land uses.

Parcel 25: RU-3 to RU-1 (15.0 acres)

The RU-3 zoning district is no longer required for public schools. The recommended RU-1 zoning district would be more compatible with the surrounding land uses and zoning districts.

Parcel 26: RU-4 to RU-1 (4.8 acres)

This parcel of land is owned by the Dade County Park and Recreation Department and is part of the planned expansion of Goulds Park. Therefore, the property should be zoned RU-1 in conformance with existing and proposed land uses.

Parcel 27: RU-2 to RU-1 (41.9 acres)

Goulds Park and a proposed extension of the park (on Dade County owned land) are located on a portion of this parcel and only require an RU-1 zoning district. The remainder has been developed with single family homes or is recommended for this type use. Therefore, the entire tract is recommended for a zoning change to RU-1.



Parcels 28, 29, 30 and 31: RU-4, BU-2, RU-3 and RU-4 to RU-1  
(0.5, 3.0, 4.3 and 1.0 acres respectively)

These four parcels, under county ownership, are recommended for rezoning to RU-1 in conformity with proposed land use and the surrounding single family residential area. Existing zoning on these parcels would allow development that would be too intense (RU-3 and RU-4) and out of character with the existing low-medium density residential area.

Parcel 32: RU-2 to RU-1 (15.0 acres)

The existing land uses on this parcel (single family residential) are not reflected under the current zoning. It is therefore recommended that this parcel be rezoned to conform with the existing and proposed land use.

Parcel 33: RU-2 to RU-1 (56.4 acres)

This parcel of land has been developed with single family homes. Therefore, a zoning change to RU-1 is recommended to reflect the existing use.

Parcel 34: RU-4L to RU-1 (59.2 acres)

The existing RU-4L zone, which would permit up to 23 units per net acre, is out of character with existing and proposed land uses on this property and in the surrounding area. Portions of this vacant parcel are still used for farming, as are the surrounding AU zoned lands. The area to the north of this property is developed with single family homes. This land, presently under three separate ownerships, should be rezoned to RU-1 in order to be consistent and compatible with surrounding land use and zoning.

Parcel 35: BU-3 to BU-1A (1.0 acre)

This parcel was zoned BU-3 in 1952 to permit a service station and restaurant. A service station is presently located on this property and only requires a BU-1A zoning district. It is recommended that the existing zoning be changed to reflect the existing land use.



Parcel 36: RU-3B to RU-2 (1.2 acres)

The RU-3B zoning district was repealed by Ordinance 61-17 (April 18, 1961). This vacant parcel has retained the RU-3B zoning category and is being recommended for rezoning at this time. This will also be consistent with the RU-2 zoning district on property adjacent to the east.

Parcel 37: BU-3 to RU-4A (1.0 acre)

The zoning on this parcel of land was changed from RU-3B to BU-3 in 1966 to permit the expansion of the existing business (cottage court). The motel remains today and belongs in an RU-4A zoning district (motel use). It is therefore recommended that the zoning be changed to reflect the existing motel use.

Parcel 38: BU-3 to RU-4A (0.8 acres)

This parcel was zoned BU-3 in 1950 and presently has a boarding house on it. This use belongs in an RU-4A zoning district. The change is recommended so that the present zoning will be more reflective of the existing use.

Parcel 39: RU-4A to RU-1 (8.2 acres)

This parcel was zoned RU-4A in 1968. The RU-4A district extends into a neighborhood that has been recommended for low-medium density residential uses and is characterized by mature second-growth pine. A change in zoning to RU-1 on this parcel would be more in harmony with existing and proposed land uses. In order to afford maximum protection of the pine forest, cluster development (as described in Chapter 33, Article XXXIII A of the Code of Metropolitan Dade County) is recommended if development occurs.

Parcel 40: BU-2 to BU-1A (1.8 acres)

The BU-2 zoning on this parcel of land is not required for the existing commercial uses. A zoning change to BU-1A would reflect the existing stores and gas station and limit any further development of this property to highway oriented uses.



Parcel 41: BU-1A to RU-1 (0.4 acre)

The zoning on this property should be changed to reflect the existing land use (single family residential). The business located within this BU-1A zone should remain under present zoning with a change recommended only on the property developed as single family residential.

Parcel 42: BU-1 to RU-1 (1.2 acres)

A Dade County wayside park is adjacent to this parcel on the north-east. The property lying to the east is zoned RU-1. There are two single family homes located on the subject parcel. A zone change to RU-1 is recommended in order for this parcel to be compatible with surrounding zoning and proposed land uses.

Parcel 43: BU-3 to BU-1A (0.5 acre)

The existing service station on this parcel would be permitted under the recommended BU-1A zone. This change would also restrict development of the vacant portion of this parcel to highway oriented business uses.

Parcel 44: BU-2 to BU-1A (0.1 acre)

A change of zoning on this vacant parcel of land is directed at limiting commercial development along US 1 to highway oriented businesses.

Parcel 45: RU-4A to RU-1 (0.2 acre)

This vacant property extends into an area presently zoned RU-1. A change of zoning is recommended for conformity with proposed land uses and compatibility with the surrounding zoning district.

Parcels 46 and 47: BU-3 and BU-2 to BU-1A (1.2 and 0.6 acres respectively)

The existing uses on these two parcels of land require no more than a BU-1A zone. Therefore, a zone change is recommended for these parcels.



Parcel 48: RU-3B to RU-1 (2.1 acres)

The existing mobile home park would be permitted under the recommended RU-1 zone. The RU-3B zoning district was repealed by Ordinance 61-17 (April 18, 1961). This parcel has retained the RU-3B zoning and should be rezoned at this time.

Southern Area - (S.W. 232 Street to 248 Street, between US 1 and the HEFT). This area contains parcels 49 through 56. An attempt has been made, through these recommendations, to maintain the rural and semi-rural character of this area and to limit commercial development along US 1 to highway oriented businesses.

Parcel 49: BU-3 to BU-1A (2.2 acres)

The present zoning on this land was granted in 1947 to permit the establishment of a night club. A vacant building and a plumbing supply service are located on the parcel and do not require the BU-3 zoning district. A change of zone to BU-1A is therefore recommended for this parcel.

Parcel 50: RU-4A to AU (2.5 acres)

The present zoning on this parcel was granted in 1953 for the purpose of building a motel. A single family home currently occupies this acreage which can exist under the AU zone. A zone change to AU is recommended for this parcel based on proposed land use through 1985.

Parcels 51 and 52: BU-3 to BU-1A (0.5 and 0.7 acres respectively)

The BU-3 zoning on these two parcels is not required for the existing commercial uses. A zone change to BU-1A would reflect these uses and is recommended for both parcels.

Parcel 53: Delete



Parcel 54: BU-3 to RU-3M (2.1 acres)

The zoning on this parcel does not reflect existing or proposed uses. The BU-3 zone intrudes into an existing residential area currently occupied by an eight unit structure. Reclassifying this zoning district to RU-3M would protect the integrity of the residential area and reflect the current use on the property.

Parcel 55: RU-2 to RU-1 (3.5 acres)

The current duplex zoning district does not reflect existing single family uses on this property. It is therefore recommended that the zoning be changed to conform with existing and proposed land uses.

Parcel 56: BU-1A to AU (0.7 acres)

This parcel was zoned BU-1A in 1948 to permit a filling station and general merchandise store. These uses no longer exist, leaving this parcel as a spot zone. The property is presently used for a nursery (horticultural) which is permitted under the AU zone. It is therefore recommended that this parcel be re-zoned accordingly.



Parcel 54: BU-3 to RU-3M (2.1 acres)

Appendix B

Community Improvement Program Blight Survey

The CIP Blight Survey was developed and conducted as a joint project of the Dade County Community Improvement Program and the Neighborhood Rehabilitation Branch of the Dade County Department of Housing and Urban Development. It was conducted in two phases. The first phase was completed in January, 1971 and encompassed a 20% sample of street segments (a street segment being one side of a city block). Environmental conditions were assessed for each area sampled and 20% of the structures in these segments were sampled. The second phase of the Survey included a 100% survey of those areas shown to be blighted by the sample or determined to be blighted by the Neighborhood Rehabilitation staff. The second phase of the survey was completed by June, 1971 and the information was recorded on key punch cards and stored in a computer.

The survey consisted of a visual exterior inspection of housing units and environmental qualities. Housing units were rated as sound, deteriorated, or dilapidated. Those housing units classified as sound were free of major structural defects and required nothing more than normal maintenance. Deteriorating units had one defective, primary structural characteristic (foundation, walls, roof) or several defective, secondary structural components (porches, stairs, doors, windows, chimneys, gutters, and paint). More than routine maintenance is necessary to put a deteriorating structure into sound condition. Those units classified as dilapidated had two or more defective, primary characteristics or major defects in one primary component and several secondary components. Dilapidated units should be cleared in the interests of health and safety. For purposes of preliminary analysis the category 'deficient units' was created to combine deteriorated and dilapidated categories. Thus, all unsound units were classified together. The results of the Blight Survey were published in Housing: A CIP Profile of Community Conditions and Needs, January, 1972.



## Appendix C

### Illustrative Capital Improvements Program

The improvements proposed in this neighborhood study deal only with those items of a permanent nature which are basic to the capital asset expansion or public infrastructure (basic structure or skeleton) of the Community, and by their nature exclude maintenance, service and repair costs. Major capital items include such categories as transportation; health; parks, recreation and culture; judiciary and law enforcement; housing; environmental protection; economic development; general welfare; libraries; government facilities; and public education. Not all categories are shown here, only those in which improvements are being proposed by the Planning Department, and other County Departments.

Furthermore, this illustrative program deals only with improvements to be contained within the East Goulds Study Area, and which will primarily serve this area. It is recognized, of course, that many of the facilities such as the South Dade Government Center will also serve surrounding areas, and that many improvements planned outside the study area will also serve East Goulds. However, in an attempt to bring some rational compilation together, only those facilities within the neighborhood boundaries are included. Capital improvements programs for neighborhoods surrounding East Goulds could also be prepared when studies are undertaken for those areas.

This illustrative program lists certain capital projects, supporting agencies, estimated costs, and notes pertaining to each item. In some instances cost estimates were not available. There are twenty-seven projects identified, totaling at least \$11 million worth of improvements proposed to be carried out over the next 10-15 years in the East Goulds area.

This program can serve as the basis for County action in the East Goulds area within the context of the broader capital needs of the County as a whole. It is hoped that this proposed program could serve as a model for subsequent efforts in neighborhood studies.

Admittedly, this program has been prepared without an analysis of the capital needs of the entire County. Since this is a first attempt, and as more neighborhood studies are completed, the capital improvements programs will begin to fit together across the County.



Appendix C

The accompanying map shows the location of the proposed improvements, which are in conformity to the Comprehensive Development Master Plan.

In addition to the study report, the following sources have been used in developing this illustrative program:

- (1) Project Status Report; Metropolitan Dade County Public Works Department; March, 1975.
- (2) State Transportation Programs Proposed for Dade County, 1975-76; Metropolitan Dade County Public Works Department; undated.
- (3) County Bonds for Your Decade of Progress : Proposed Priorities and Funding Schedules; Metropolitan Dade County Office of County Manager; June 9, 1975.
- (4) Summary of First Year; Metropolitan Dade County Community Development Program; undated.
- (5) Capital Outlay Projects and Service Obligation Bond Issue Projects, Project Status Report; Metropolitan Dade County General Services Administration, Architectural Division; May, 1975.
- (6) Dade County Capital Outlay Reserve Fund, 1975-1976 Fiscal Year; Metropolitan Dade County General Services Administration, Architectural Division; undated.



Proposed Capital Improvements  
East Goulds Study Area

Item #	Type of Project	Agency*	Estimated Cost	Notes**
<u>Transportation</u>				
1	Street Improvements, Allapattah Road	CD	20,000	P.F.; Design; Construction in succeeding years
2	Street Improvements, NDP Area	CD	400,000	P.F.; Construction in succeeding years
3	Caribbean Boulevard	Fla. DOT	400,000	0.3 mile secondary from US 1 to S.W. 107 Avenue; Proposed for 1975-76 FY; DOT Project #422859
4	S.W. 211 Street	Fla. DOT	500,000	0.3 mile secondary from US 1 to S.W. 112 Avenue; Proposed for 1975-76 FY
5	S.W. 216 Street (Hainlin Mill Drive)	Fla. DOT	1,500,000	D.O.P.; 1.2 miles secondary from S.W. 112 Avenue to Old Cutler Road; Construction; Completion February, 1976; DOT Project #422928
6	S.W. 248 Street (Coconut Palm Drive)	Co. Mgr.	10,000	D.O.P.; 1.5 miles arterial from US 1 to Allapattah Road; Design by December, 1975; Dade County Project #7211056
7	Old Cutler Road - Closing	Planning	---	From S.W. 112 Avenue to S.W. 109 Avenue; Barriers only; Pending Item #18
8	Traffic Signals	Co. DOT	22,000	US 1 and S.W. 211 Street
9	Traffic Signals	Co. DOT	22,000	S.W. 112 Avenue and S.W. 211 Street
10	Traffic Signals	Co. DOT	22,000	Caribbean Boulevard and Cutler Ridge Shopping Center Driveway
11	Mass Transit-Station, etc.	TC	---	---
Subtotal			<u>\$2,896,000</u>	
<u>Parks, Recreation and Culture</u>				
12	Auditorium-South Dade Government Center	GSA	1,203,600	R.S.F.; Construction delayed due to funding
13	Swimming Pool	CD	30,000	P.F.; Design; Construction in succeeding years.
14	Bicycle Paths - Black Creek Canal	Planning	--	---
15	Bicycle Paths - Old Cutler Road	Planning	--	---
16	Goulds Park Expansion	PR	--	---
17	Linear Park	PR	--	---
18	Neighborhood Park	PR	--	---
19	Rock Pit #57 - Park	PR	--	---
Subtotal			<u>\$1,233,600</u>	
<u>Justice and Law Enforcement</u>				
20	Regional Police Station - South Dade Government Center	GSA/PS	<u>\$829,555</u>	G.O.B.; Construction; Completion October, 1975; Dade County Project #8225
<u>Housing</u>				
21	Residential Rehabilitation	CD	--	H.R.F.; County-wide program
<u>Environmental Protection</u>				
22	Sewer planning, design and construction	CD	--	A.P.F.; Pending Completion of South Dade Wastewater Treatment Plant
<u>General Welfare</u>				
23	Community Service Center	CD	--	A.P.F.; Pending county-wide feasibility study
<u>Library Facilities</u>				
24	Regional Library - South Dade Government Center	GSA/Library	<u>\$2,310,000</u>	D.O.P.; Design; Completion 1976 Dade County Project #7306084
<u>Government Facilities - South Dade Government Center</u>				
25	Fire Station	GSA/Fire	380,000	G.O.B.; Design; Dade County Project #7311053
26	Multi-Purpose Facility	GSA	528,000	C.O.R.F.; Proposed for 1975-76 FY
27	Courts Expansion	GSA	3,000,000	C.O.R.F.; Proposed for 1975-76 FY
Subtotal			<u>\$3,908,000</u>	
Grand Total			<u>\$11,177,155</u>	

\*Agency

CD = Community Development  
 DOT = Department of Transportation  
 TC = Transportation Coordinator  
 GSA = General Services Administration  
 PR = Park and Recreation  
 PS = Public Safety

\*\*Notes

P.F. = Project Fund  
 D.O.P. = Decade of Progress  
 R.S.F. = Revenue Sharing Fund  
 G.O.B. = General Obligation Bonds  
 H.R.F. = Housing Rehabilitation Fund  
 A.P.F. = Administrative and Planning Fund  
 C.O.R.F. = Capital Outlay Reserve Fund

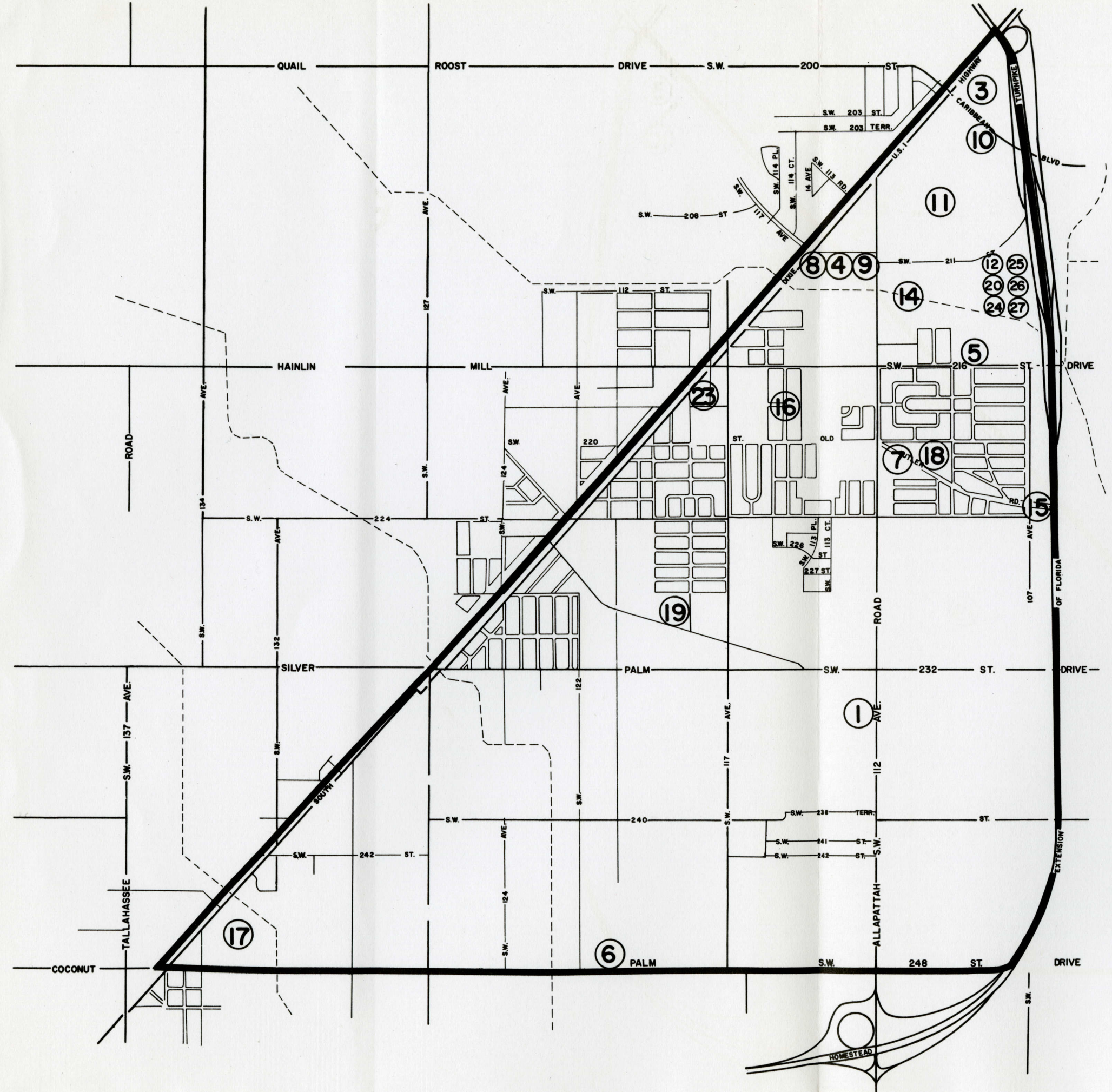
Note: See Map of Proposed Capital Improvements



FIGURE 17  
APPENDIX C

# EAST GOULDS AREA

— STUDY BOUNDARY

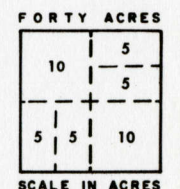
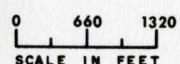
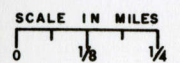


- NOTE 1: SEE LIST OF PROPOSED CAPITAL IMPROVEMENTS  
NOTE 2: LOCATION OF ITEMS 2,13,21 AND 22 NOT IDENTIFIED

## PROPOSED CAPITAL IMPROVEMENTS

JULY 1975

SOURCE: DADE COUNTY PLANNING DEPARTMENT





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Building Code, Chapter 8  
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Minimum Housing Standards, Chapter 17  
Improvement Districts, Chapter 18  
Landscaping, Chapter 18A  
Lot Junk, Garbage and Trash Clearing, Chapter 19  
Pollution Control, Chapter 24  
Standards for Removal and Relocating of Trees, Chapter 26B  
Subdivisions, Chapter 28  
Cluster Developments, Chapter 33  
Developmental Impact Committee, Chapter 33  
Planned Development, Chapter 33  
Signs, Chapter 33



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- Administration, Chapter 2
- Building Code, Chapter 8
- Development within Coastal Flood Hazard Districts, Chapter 11C
- Minimum Housing Standards, Chapter 17
- Improvement Districts, Chapter 18
- Landscaping, Chapter 18A
- Lot Junk, Garbage and Trash Clearing, Chapter 19
- Pollution Control, Chapter 24
- Standards for Removal and Relocating of Trees, Chapter 26B
- Subdivisions, Chapter 28
- Cluster Developments, Chapter 33
- Developmental Impact Committee, Chapter 33
- Planned Development, Chapter 33
- Signs, Chapter 33



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Fire  
Health  
Housing and Urban Development  
Libraries

Park and Recreation  
Property Appraiser  
Public Safety  
Public Works  
Traffic and Transportation  
Water and Sewer Authority  
Board of Public Instruction  
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