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**DO NOT CIRCULATE**

Flagami is generally bounded by the Tamiami Canal, 77th Avenue, Southwest 8th Street and 77th Avenue. It is situated in the extreme western portion of the city and is bordered to the south by Coral Gables and West Miami to the north and west by unincorporated Dade County directly south of Miami International Airport.

**FLAGAMI**

Flagami is traversed by Southwest Eighth Street, Flagler Street and Northwest Seventh Street. Portions of its northern boundary are formed by manmade waterways known collectively as Blue Lagoon. High density housing, hotels and offices are located in the Blue Lagoon area in proximity to the airport. Additional significant land uses include Flagler Memorial Park (cemetery), Flagler Dog Track and a light industrial area at 70th Avenue. The predominant ethnic group in the area is of Cuban origin.

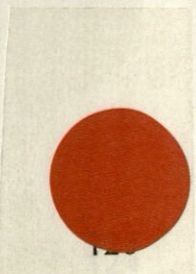
The issues facing Flagami are noise pollution from the airport, the out-migration of middle income families to Dade County's western suburbs, the conversion of single family homes into duplexes, the decline of commercial establishments along Southwest 8th Street, proposed Southwest 8th Street road improvements possibly disrupting businesses fronting 8th Street and noise and vibration caused by inadequate curbside parking.

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[1981?]

## Flagami Demographic and Socio-economic Profile

Flagami is generally bounded by the Tamiami Canal, 37th Avenue, Southwest 8th Street and 77th Avenue. It is situated in the extreme western portion of the city and is bordered to the south by Coral Gables and West Miami, to the north and west by unincorporated Dade County and is directly south of Miami International Airport.

Flagami is traversed by Southwest Eighth Street, Flagler Street and Northwest Seventh Street. Portions of its northern boundary are formed by manmade waterways known collectively as Blue Lagoon. High density housing, hotels and offices are located in the Blue Lagoon area in proximity to the airport. Additional significant land uses include Flagler Memorial Park (cemetery), Flagler Dog Track and a light industrial area at 70th Avenue. The predominant ethnic group in the area is of Cuban origin.

The issues facing Flagami are noise pollution from the airport, the out-migration of middle income families to Dade County's western suburbs, the conversion of single family homes into duplexes, the decline of commercial establishments along Southwest 8th Street, proposed Southwest 8th Street road improvements possibly disrupting businesses fronting 8th Street and swale area deterioration caused by inadequate curbside parking.

n1.10

-a lower percentage of persons below poverty level than the City of Miami

-a lower percentage of persons 65 years of age and over below poverty level than the City of Miami

-a lower percentage of its Hispanic population below poverty level than the City of Miami

-a higher percentage of homeownership than the City of Miami

-a lower vacancy rate than the City of Miami

-a higher median value for owner-occupied housing units than the City of Miami

-a higher median contract rent than the City of Miami

net 10

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## Flagami Demographic and Socio-economic Profile

According to the 1980 Census Flagami has

- a 1980 population of 42856
- a lower percentage of persons under 5 years of age than the City of Miami
- a lower percentage of persons under 18 years of age than the City of Miami
- a lower percentage of persons 65 years of age and over than the City of Miami
- an unemployment rate lower than the City of Miami
- a lower percentage of female workers in the labor force with children under 6 years of age than the City of Miami
- a median family income higher than the City of Miami
- a lower percentage of households receiving government payments than the City of Miami
- a lower percentage of families below poverty level than the City of Miami
- a lower percentage of persons below poverty level than the City of Miami
- a lower percentage of persons 65 years of age and over below poverty level than the City of Miami
- a lower percentage of its Hispanic population below poverty level than the City of Miami
- a higher percentage of homeownership than the City of Miami
- a lower vacancy rate than the City of Miami
- a higher median value for owner-occupied housing units than the City of Miami
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list.10

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## Flagami

Overall Goal: Enhance and preserve Flagami's housing stock and residential neighborhoods; enhance and redevelop Flagami's commercial districts.

### Housing and Residential Neighborhoods

Goal 1: Maintain and increase affordable housing; enhance the quality of life in residential neighborhoods; foster redevelopment and revitalization of declining neighborhoods.

Objective 1.1: Provide a neighborhood environment that will assist the private sector in increasing the stock of affordable moderate income housing.

Policy 1.1.1: Encourage moderate to high density residential development in the vicinity of Blue Lagoon.

Policy 1.1.2: Ensure that public investments are coordinated with private sector developments to increase the overall attractiveness of redeveloping neighborhoods.

Objective 1.2: Facilitate the private sector provision of housing for elderly residents and the handicapped.

Policy 1.2.1: Continue to assist in the development of ACLFs for low and moderate income residents through its existing housing programs.

Objective 1.3: Ensure that land use regulations and development policies are consistent with fostering a high quality of life in residential areas.

Policy 1.3.1: Discourage illegal duplex conversions in single family residential neighborhoods.

Policy 1.3.2: Residential neighborhoods shall be protected from the encroachment of incompatible uses; from adverse impacts of adjacent uses that disrupt or degrade public health and safety, or natural or manmade amenities; and from transportation policies that divide or fragment neighborhoods.

Policy 1.3.3: Promote the landscaping of public and private open space, especially in residential areas.

Policy 1.3.4: Coordinate the development of a series of prototype plans for residential dwelling units that meet building code and zoning requirements, and which further the City's objective of maintaining and developing quality neighborhoods.

Policy 1.1.1: Continue to implement existing plans to extend the sewerage system to all unserved areas of Flagami.



Policy 1.3.5: Continue to enforce, and where necessary strengthen those sections of the zoning ordinance that are intended to preserve and enhance the general appearance and character of Flagami's single family residential neighborhoods.

#### Commercial/Industrial Districts

Goal 1: Promote and facilitate business development and job growth in Flagami; foster the redevelopment of declining commercial districts.

Objective 1.1: Increase the commercial districts ability to retain and attract businesses which will improve neighborhood employment opportunities, increase neighborhood services, and contribute to the economic vitality of the neighborhood.

Policy 1.1.1: Promote commercial redevelopment and revitalization along SW 8 Street.

Policy 1.1.2: Promote the growth of commerce related to the airport in the vicinity of LeJeune Road.

Policy 1.1.3: Provide comprehensive public rights-of-way improvements program for those commercial streets which have a high level of pedestrian activity. The program would include tree planting, swale area improvements, street furniture, parking and other roadway improvements.

Objective 1.2: Increase the utilization of commercial areas, such as SW 8 Street, while strengthening their physical character and appearance; concentrate new commercial activity in areas where the capacity of existing public facilities can serve the development.

Policy 1.2.1: Land use regulations and development policies will promote the development of high intensity activity centers, that may be characterized by mixed use and specialty center development.

#### Capital Web/Infrastructure

Goal 1: Ensure that an infrastructure network is in place which complements high quality residential neighborhoods and commercial districts.

#### Sanitary and Storm Sewers

Objective 1.1: All residents and businesses within the City will be served by sanitary sewers by 1993; the City will continue to replace and repair aging segments of the system as required.

Policy 1.1.1: Continue to implement existing plans to extend the sewerage system to all unsewered areas of Flagami.



## Traffic Circulation

Objective 1.2: The traffic circulation system will protect and enhance the character of the City's residential neighborhoods and neighborhood commercial centers.

Policy 1.2.1: Monitor the proposed reconstruction of SW 8 Street to minimize its impact on one of Flagami's commercial districts.

Policy 1.2.2: Ensure that the County's transportation improvements are: designed to minimize the intrusion of commuter traffic on city residential streets; do not sever or fragment well defined neighborhoods; and do not result in major disruption to pedestrian traffic.

Policy 1.2.3: Develop a streetscape design program that will guide landscaping, lighting and construction of sidewalks and bicycle paths; such improvements will be coordinated with major repairs and renovation of city streets.

Policy 1.2.4: As city streets undergo major repairs or renovations, dirt shoulders will be eliminated; curb, gutter and sidewalks will be provided where such improvements are deemed to improve the physical appearance and quality of the neighborhood; neighborhoods with swale damage due to parking practices should receive priority.

Policy 1.2.5: Foster the provision of adequate vehicular parking to serve duplex and multifamily housing units; parking facilities should lessen damage to swale areas.

## Open Space, Quality and Amenity

Goal 1: Maintain and enhance the quality of life in residential neighborhoods and commercial districts through quality urban design and by protecting and conserving the city's unique natural resources and its historic and cultural heritage.

Objective 1.1: Provide comprehensive design framework for public and private development.

Policy 1.1.1: Stem the deterioration of swale areas in duplex residential areas.

Policy 1.1.2: Provide a comprehensive streetscape improvement program including specific landscaping treatment, street furniture, lighting and floor treatment in areas of high pedestrian activity.

Policy 1.1.3: Encourage private sector participation in the maintenance and enhancement of public spaces.



Policy 1.1.4: Establish landscaping programs for the reduction of noise, air pollution, and for the manipulation of visual screening, glare and increasing visual quality.

#### Recreation and Open Space

Objective 1.2: Increase the accessibility and quality of recreational opportunities for all age groups and handicapped persons within the City's Neighborhoods.

Policy 1.2.1: Provide water-oriented amenities and public access to the shoreline of Blue Lagoon.

Policy 1.2.2: Develop a detailed management plan for any Flagami neighborhoods where a critical shortage of access to public recreational services exists.

Policy 1.2.3: Reach agreements with the School Board increasing the size of school play grounds and resulting in the development of recreation programs offered after school hours and during the summer in areas where residential densities are high and open space is scarce.

Policy 1.2.4: Ensure that the special recreation and safety needs of preschool age children and the elderly within the service radius of park facilities will be addressed in the development of new, and renovation of existing, parks.

#### Human/Public Service

Goal 1: Provide adequate health care, educational and other public services, facilities and programs.

Objective 1.1: Maintain and improve the delivery (quality and efficiency) of human and public services to residents and the business community.

Policy 1.1.1: Provide incentives for the inclusion of day care centers within major residential and commercial developments.

Policy 1.1.2: Encourage the establishment of day care facilities at under-utilized public facilities.

Policy 1.1.3: Increase outreach efforts at existing senior citizen centers and neighborhood facilities.

Policy 1.1.4: Increase elderly services such as meals-on-wheels, mobile library and health care units. Improve elderly transportation to social and convenience commercial services.

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## Change: Flagami 1970 to 1980

### Demographic Characteristics

The 1980 U.S. Census enumerated 42856 persons in Flagami. In 1970 the Flagami population count was 32596. The numeric change in population between 1980 and 1970 is 10260. This represents a percentage change of 31.5. In 1980 Flagami was home to 40570 whites, 339 blacks and 1947 persons of other races. The 1970 Census counted 32319 whites, 75 blacks and 202 persons of other races. Additionally, in 1980, 35003 Hispanics were counted in Flagami. This represents an absolute increase of 17824 Hispanics between 1980 and 1970, or a percentage increase of 103.

The Census counted 15742 households in Flagami in 1980. In 1970, 11475 households were counted. Therefore, the number of households between 1980 and 1970 increased by 37.2 percent. The number of families increased by 3221 or 36.3 percent between 1980 and 1970. In 1980 there were 12104 families in Flagami compared to 8883 families in 1970.

### Labor Force Characteristics

In 1980 the civilian labor force in Flagami was 24023. In 1970 the civilian labor force was 16891 persons. The absolute change in the civilian labor force between 1980 and 1970 is 7132. This means that the civilian labor force increased by 42.2 percent between 1980 and 1970. The Census reports that in 1980, 1314 persons or 5.47 percent of the civilian labor force was unemployed; whereas, in 1970, 645 persons or 3.82 percent of the civilian labor force was unemployed.

### Income and Poverty Characteristics

The median family income increased from 9408.00 in 1970 to 18416.00 in 1980. This represents an increase of approximately 95 percent. The number of families below poverty level in 1980 was 1224; whereas, the number of families below poverty level in 1970 was 727. The number of families below poverty level between 1980 and 1970 increased by 68.4 percent. In 1980, 8 percent of the families were below poverty level and in 1970, 8 percent of the families were below poverty level.

The number of persons below poverty level increased from 3306 to 5145 between 1970 and 1980. In 1980, 12 percent of the population of Flagami was below poverty level; whereas, in 1970, 10 percent of the population was below poverty level. Additionally, in 1980, 12 percent of the Hispanic population was below poverty level. In 1970, 10 percent of the Hispanic population was below poverty level.



Housing Characteristics      *Demographic and Socio-Economic Characteristics*

In 1980, 16649 year-round housing units were counted in Flagami. The 1970 Census counted 11715 units. This represents an increase of 42.1 percent. The number of owner-occupied housing units in 1980 was 8133 compared to 6908 in 1970. In 1980 there were 953 vacant housing units; whereas, in 1970 there were 240 vacant units. This means that 5.72 percent of the units were vacant in 1980 and 2.05 percent were vacant in 1970. The median value of a owner-occupied unit was 49850.00 in 1980 and 16300.00 in 1970. This represents an increase of more than 200 percent. Median contract rent rose from 141.00 in 1970 to 230.00 in 1980.

Other Persons	82	197	1745	85.7
Total Hispanic Person	1719	3593	1724	185.4
Person N3.10 (Flagami)	35	132	37	277.1
Persons of Puerto Rican Origin	475	1053	513	133.3
Persons of Cuban Origin	1425	2576	1601	188.1
Persons of Other Hispanic Origin	789	964	570	145.9
Total Number of Households	11425	15742	4267	27.1
Total Number of Families	8821	12104	3283	35.3

Labor Force Characteristics

Total Civilian Labor Force	16881	24023	7132	42.7
Persons Employed	15746	22749	6463	39.8
Persons Unemployed	1135	1274	569	103.7
Civilian Persons 16 to 19 years	n.a.	3105	n.a.	n.a.
Not Enrolled in School		675	n.a.	n.a.
Not High School Graduate		211	n.a.	n.a.
Unemployed		19	n.a.	n.a.
Not in Labor Force		75	n.a.	n.a.
Persons Completing High School	1451	8574	3123	33.0
Female Workers in Labor Force				
w/ Children Under 6 years	792	736	238	31.8

Income and Poverty Characteristics

Median Family Income	941.00	12915.00	2482.00	25.7
Mean Family Income	1013.00	21142.00	2813.00	148.6
Number of Households				
w/ Social Security	1538	4244	2206	113.8
w/ Public Assist. Income	350	2412	1463	154.0
w/ Soc Sec + Public Assist.	298	3557	3669	127.0
Mean Family Income Female-Headed				
Households w/ Dependent Children	n.a.	10865.00	n.a.	n.a.
Families Below Poverty Level	727	1224	497	68.4
Female-Headed Families				
Below Poverty level	124	328	213	173.4
Persons Below Poverty Level	1246	3145	1829	15.6
Persons Under 18 Below Poverty Level	732	1326	314	81.1
Persons 65 years and older				
Below Poverty level	n.a.	2249	n.a.	n.a.
Black Persons Below Poverty Level				
Hispanic Persons Below Poverty Level	178	463	279	145.6



### Flagami Demographic and Socio-Economic Characteristics

	1970	1980	Absolute Change 1970-1980	Percent Change 1970-1980
<u>Demographic Characteristics</u>				
Total Persons	32956	42856	10260	31.5
Persons Under 5 years	1611	1710	99	6.1
Persons Under 18 years	7276	8130	854	11.7
Persons 65 years and over	4175	7061	2886	69.1
White Persons	32319	40570	8251	25.5
Black Persons	75	339	264	352.0
Other Persons	202	1947	1745	863.9
Total Hispanic Persons	17179	35003	17824	103.8
Persons of Mexican Origin	35	132	97	277.1
Persons of Puerto Rican Origin	470	1083	613	130.4
Persons of Cuban Origin	14335	28736	14401	100.5
Persons of Other Hispanic Origin	2339	5052	2713	116.0
Total Number of Households	11475	15742	4267	37.2
Total Number of Families	8883	12104	3221	36.3
<u>Labor Force Characteristics</u>				
Total Civilian Labor Force	16891	24023	7132	42.2
Persons Employed	16246	22709	6463	39.8
Persons Unemployed	645	1314	669	103.7
Civilian Persons 16 to 19 years	n.a.	3105	n.a.	n.a.
Not Enrolled In School		679	n.a.	n.a.
Not High School Graduate		291	n.a.	n.a.
Unemployed		19	n.a.	n.a.
Not In Work Force		76	n.a.	n.a.
Persons Completing High School	6451	8614	2163	33.5
Female Workers In Labor Force				
w/ Children Under 6 years	592	781	189	31.9
<u>Income and Poverty Characteristics</u>				
Median Family Income	9408.00	18416.00	9008.00	95.7
Mean Family Income	10130.00	21148.00	11018.00	108.8
Number of Households				
w/ Social Security	1938	4144	2206	113.8
w/ Public Assist. Income	950	2413	1463	154.0
w/ Soc Sec + Public Assist.	2888	6557	3669	127.0
Mean Family Income Female-headed				
Househlds w/ Dependent Children	n.a.	10066.00	n.a.	n.a.
Families Below Poverty Level	727	1224	497	68.4
Female-headed Families				
Below Poverty Level	124	339	215	173.4
Persons Below Poverty Level	3306	5145	1839	55.6
Persons Under 18 Below Poverty Level	732	1326	594	81.1
Persons 65 years and older				
Below Poverty Level	n.a.	1249	n.a.	n.a.
Black Persons Below Poverty Level	--	--	--	--
Hispanic Persons Below Poverty Level	1779	4358	2579	145.0



	1970	1980	Absolute Change 1970-1980	Percent Change 1970-1980
<u>Housing Characteristics</u>				
Total Year-round Units	11715	16649	4934	42.1
Owner-occupied Units	6908	8133	1225	17.7
Renter-occupied Units	4567	7563	2996	65.6
Vacant Units	240	953	713	297.1
Units Lacking Complete Plumbing				
Owner-occupied	78	61	-17	-21.8
Renter-occupied	60	176	116	193.3
Total Units	138	237	99	71.7
Persons Per Room				
1.01 to 1.50	846	1355	509	60.2
1.51 and Up	757	1776	1019	134.6
Total	1603	3131	1528	95.3
Median Value Owner-occupied Units	16300.00	49850.00	33550.00	205.8
Median Contract Rent	141.00	230.00	89.00	63.1

(n.a.) - Not available

(--) - Data suppressed

N2.10b (Flagami)

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