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community development

SOUTH FLORIDA
COLLECTION

perrine target area

**fourth year neighborhood planning study
part I**

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PROFILE OF NEEDS
PERRINE TARGET AREA

AUGUST 1977

METROPOLITAN DADE COUNTY
OFFICE OF COMMUNITY DEVELOPMENT COORDINATION

M. R. STIERHEIM, COUNTY MANAGER
SERGIO PEREIRA, COMMUNITY DEVELOPMENT COORDINATOR

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The second CD year's planning effort was undertaken while implementation of the first year's projects was taking place. In October, 1975 residents began to consider what needs could be met realistically during the second year. By January 1976 funding was requested for three projects, all of which were continuations of first year projects. Residents elected to: (1) increase the scope of the Hamstead Avenue Improvement project to include Hibiscus and SW 176th Street, (2) continue the crime prevention program, and (3) plan for a top lot and improvements to West Perrine Park. By July, 1976 funds were granted to the first two; and the third is being undertaken by the Parks and Recreation Department.

During the third year area residents allocated some \$200,000 for the further expansion of West Perrine Park, the rehabilitation of a senior citizens center, and the completion of the Hamstead Avenue project.

Several CD projects have been completed and others are under construction or about to begin. Street improvements on SW 177 Street have been finished while park improvements in West Perrine Park and the Perrine top lot are under construction. Hamstead Avenue should be under construction this fall, as soon as property acquisition is complete. The straightening district will be upgraded this summer, as will the senior citizens center.

I. COMMUNITY DEVELOPMENT IN PERRINE

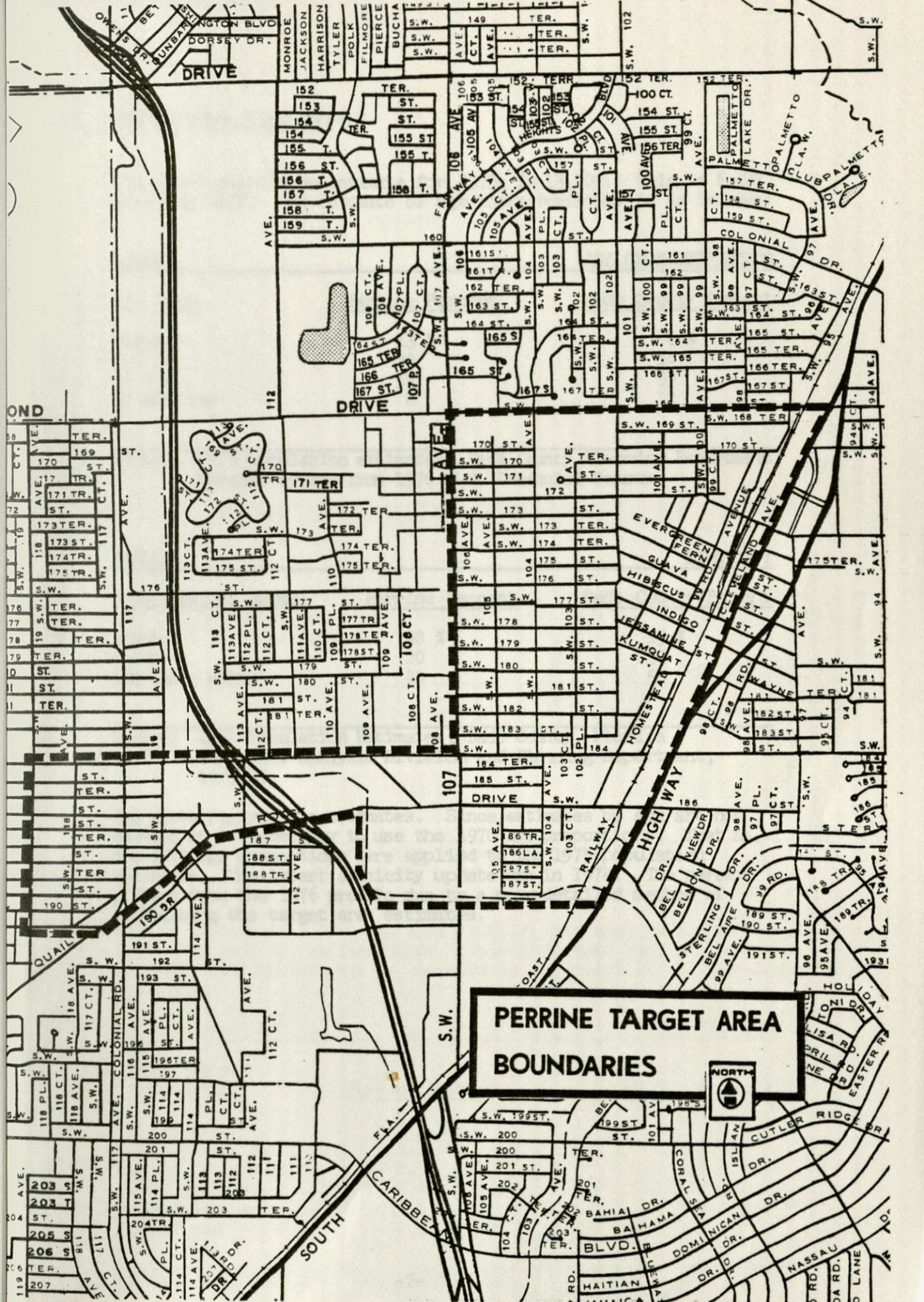
The Perrine Target Area is slightly larger than the area designated by the previous HUD Neighborhood Development Program (NDP). It covers approximately 1¼ square miles extending from Richmond Drive at the north to Black Creek Canal at the south and from U.S. 1 at the east to an irregular west boundary line which starts at SW 107th Avenue and continues along Eureka Drive to SW 118th Avenue (See Map 1).

Planning for the first CD year in Perrine was a relatively smooth transition from the former NDP. Many of the area residents who participated in NDP were formerly members of the Project Area Committee (PAC) and continued to work with staff in identifying the area's needs. As a result, several projects requested for funding during that year were either projects previously discussed at PAC meetings or unfinished NDP projects. Among these were: (1) Homestead Avenue improvements, (2) continuation of street improvements and beautification, (3) swimming pool planning, (4) parks and tot lot improvements. A crime prevention program, the planning of a senior citizens facility and upgrading streetlights were also included in the first year's application for funding. In September of 1975, funds were allocated to all projects except the swimming pool, streetlighting and senior citizens facility.

The second CD year's planning effort was undertaken while implementation of the first year's projects was taking place. In October, 1975 residents began to consider what needs could be met realistically during the second year. By January 1976 funding was requested for three projects, all of which were continuations of first year projects. Residents elected to: (1) increase the scope of the Homestead Avenue Improvement project to include Hibiscus and SW 176th Street, (2) continue the crime prevention program, and (3) plan for a tot lot and improvements to West Perrine Park. By July, 1976 funds were granted to the first two; and the third is being undertaken by the Parks and Recreation Department.

During the third year area residents allocated some \$200,000 for the further expansion of West Perrine Park, the rehabilitation of a senior citizens center, and the completion of the Homestead Avenue project.

Several CD projects have been completed and others are under construction or about to begin. Street improvements on SW 172 Street have been finished while park improvements in West Perrine Park and the Perrine tot lot are under construction. Homestead Avenue should be under construction this fall, as soon as property acquisition is complete. The streetlighting district will be upgraded this summer, as will the senior citizens center.



**PERRINE TARGET AREA
BOUNDARIES**



II. PERRINE POPULATION PROFILE

The latest population estimate for 1975, is 13,700. This is 6,425 more than 1970. The estimate of age characteristics is as follows:

<u>Age Group</u>	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Under 6	13 %	8 %
6 - 14	20	14
14 - 60	59	59
60 and over	8	19

Source: 1975 population estimates, Dade County Planning Department.
Percent by age from 1970 U.S. Decennial Census

<u>Ethnic/Racial Group</u>	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Black	40 %	15 %
Latin	20	30
Non Latin White	40	55

Source: 1974 Population Estimates, Dade County, Florida
Community Analysis Division and Planning Department,
12/9/75

The above figures are estimates. Since estimates by age are not updated it is necessary to use the 1970 age proportions. That is, the 1970 age proportions were applied to the 1975 population estimates. The latest ethnicity update was in 1974. The percent differs from the 1976 profile due to a more detailed method of calculating the target area estimates.

<u>Type of Income</u>	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Wage or Salary	90.0 %	85.0 %
Non-farm self-employment	7.1	11.4
Farm self-employment	0.5	0.6
Social security	15.4	28.0
Public assistance	10.6	6.5
Other Income	31.0	39.0

III. ECONOMIC PROFILE

Incomes of Perrine Target Area residents are significantly below County-wide levels. It is estimated that median family income within the target area is \$10,500 as compared to \$14,400 countywide.

<u>Income Range</u>	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Less than \$ 5,000	22 %	12 %
\$ 5,000 - \$ 7,999	18	11
\$ 8,000 - \$ 9,999	8	8
\$10,000 - \$14,999	29	21
\$15,000+	23	48
Median Family Income	\$10,500	\$14,400

Source: Office of Economic Development Coordination, 1976

Some 54 percent of all Perrine residents are estimated to have incomes below 80 percent of the County median, as compared to 36 percent of all families countywide.

	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Families with Incomes Below 80% of the County Median:	54 %	36 %

Source: Office of Economic Development Coordination, 1976

Some 90 percent of all target area families earn wage or salary incomes while 7 percent are self-employed. Only 15 percent receive Social Security transfer payments as compared to 24 percent of all Dade County families.

<u>Type of Income (all families)</u>	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Wage or Salary	90.0 %	83.8 %
Non-farm self employment	7.1	11.4
Farm self-employment	0.5	0.6
Social security	15.4	24.0
Public assistance	10.6	6.5
Other income	31.0	39.0

Source: U.S. Census of Population, 1970

Perrine Target Area residents are disproportionately highly represented in the lower skilled occupations. For instance, more than 9 percent of all employed residents are private household workers while another 11 percent are laborers and 8 percent are farm workers. These occupations represent a combined total of 8 percent of all employees countywide.

TABLE 6 OCCUPATION OF EMPLOYED PERSONS

<u>Occupation</u>	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Professional, technical, & kindred workers	11.4 %	13.4 %
Managers & administrators	6.1	9.1
Sales workers	5.3	8.7
Clerical & kindred workers	11.2	20.0
Craftsmen, foremen & kindred workers	11.3	13.6
Operatives, except transport	7.9	10.5
Transport operatives	3.3	3.5
Laborers, except farm	10.8	4.8
Farm Workers	8.4	0.9
Service workers, except private household	15.0	13.2
Private household workers	9.3	2.3

Source: U.S. Census of Population, 1970

Perrine Target Area residents work in a variety of industries. Retail trade, agriculture, construction, and personal services industries, each employ roughly between 12 and 15 percent of all employed persons.

TABLE 7 INDUSTRY OF EMPLOYED PERSONS

<u>Industry</u>	<u>Perrine Percent</u>	<u>Dade County Percent</u>
Construction	13.6 %	6.9 %
Manufacturing	5.7	14.8
Transportation	6.7	7.1
Communications	3.7	3.8
Wholesale Trade	2.7	5.2
Retail Trade	15.1	18.3
Finance, insurance & real estate	2.8	6.6
Business & repair services	3.2	4.5
Personal services	12.5	8.9
Health services	6.5	5.6
Educational services	6.7	6.2
Other professional services	3.1	4.5
Public administration	5.0	4.2
Other (primarily agriculture)	12.7	3.4

Source: U.S. Census of Population, 1970

Businesses within the special impact area along Homestead Avenue are primarily retail trade and services oriented toward the needs of neighborhood residents. The southern portion of the target area contains the South Dade Industrial Center and several small shopping centers.

TABLE 8

PERRINE BUSINESSES

Type of Business	Special Impact Area	Total Target Area
Agriculture	2	4
Construction	0	25
Manufacturing	0	41
Transportation, Communi- cations & Utilities	0	1
Wholesale & Retail Trade	9	81
Services	17	176
Government	2	3
Unclassified	3	21
Vacancies	5	79
% Vacant	13.2	18.3

Source: Office of Economic Development Coordination,
Business Survey, November 1976

IV. PHYSICAL PROFILE

A. Environment

Soils. Most of the Perrine target area is comprised of the Rockdale, Urban Land-Hallandale association. These soils are nearly level, moderately well and poorly drained soils with thin or very thin loamy or sandy layers over porous limestone. Buildings, streets, etc. cover approximately 35% of the association. These soils place severe constraints upon the development of sanitary facilities with only slight to moderate limitations upon community development. There is a moderate potential for citrus and truck crops.

In the western extremes of the target area, the Rockdale Hallandale association is present. The association is nearly level and comprised of moderately well and poorly drained soils with thin or very thin loamy or sandy layers over porous limestone. The porous limestone is exposed in numerous places. This soil association places severe limitations upon the development of sanitary facilities. While these soils place only slight to moderate constraints upon community development, there is moderate potential for citrus and truck crops. (Source: Florida General Soils Atlas for Regional Planning Districts IX and X, Department of State Planning, 1975).

Flood Potential. Perrine falls within zone D, which indicates an area of undetermined but possible flood hazard (as identified on the Federal Insurance Flood Administration's boundary map). Building Codes require a minimum floor elevation of 7.5 feet above sea level. However, since most areas already are ten to fifteen feet above sea level and there is no extraordinary potential for erosion, fill is not generally necessary.

Water Quality. The only canal passing through Perrine is C-1N. The canal is relatively free of pollutants, especially because there is no effluent being dumped into it. The canal is classified as Class III Waters, which indicates it is suitable for recreational pursuits, including swimming. (Source: Final Environmental Impact Statement Dade County Neighborhood Development Program - Florida A-1 Perrine NDP Area 1975)

Vegetation. Historically speaking, the target area consisted of pineland. At present, there are only three undeveloped tracts of pineland remaining which are greater than five acres each. Yet, the tree canopy in Perrine is still greater than the county average; while Dade County has a 16% tree coverage; Perrine has a canopy of 17%. (Sources: The Pine and Hammock Forestlands of Dade County, Cliff Shaw, 1975 and Tree Canopy Analysis for Dade County, Clifford Shaw, 1976).

Residential Environmental Deficiencies. The results of a survey conducted by the Community Improvement Program indicate that the environmental deficiencies in the Perrine area are double the County average. While Dade has a 12.9% deficiency rating, the Perrine area has a rating of 27%. The greatest causes of these deficiencies are excessive growth on vacant lots and incompatible land uses. (Source: Profile of Metropolitan Dade County: Conditions and Needs, Community Improvement Program, 1972)

B. LAND USES AND DENSITIES

The arrangement of land uses affects the well-being of any community. The significant general land use features in the Perrine Target Area are: 1) strip commercial and industrial development along Dixie Highway and the Florida East Coast Railroad tracks; 2) predominantly low to medium density residential areas (up to 5 dwelling units per acre) with ancillary institutional uses; and 3) two largely undeveloped areas with some industrial, commercial and institutional activities.

Strip development is a general land-use feature that has an adverse effect on the well-being of an area. Indiscriminate access into and from a highway, which is associated with strip development, can compromise the safety and capacity of a street.

The two predominantly low to medium density residential areas vary in the degree of homogeneity of activities. An almost uniform land use pattern of single family homes prevails in the area bounded by SW 113th Avenue (south of SW 186th Street) and SW 115th Avenue (north of SW 186th Street) on the east, SW 190th Street and Quail Roost Drive on the south, SW 184th Street on the north and SW 119th Avenue on the west. The only other land uses in this area are a water plant and the South Miami Heights Shopping Center—a neighborhood shopping complex. Institutional uses; agricultural land; townhouses; a park; mixed commercial, institutional, and residential activities along Homestead Avenue; and vacant lots in its western portion are in the other predominantly low to medium density area. The boundaries of this area are SW 184th Street on the south; SW 107th Avenue on the west; SW 170th Street on the north; Florida East Coast Railway (south of Hibiscus Street), SW 99th Road (south of Evergreen Street) Duval Avenue (south of 172nd Street) and 99th Court (south of 170th Street) on the east.

The two largely vacant areas differ in their extent of development. Two large industrial districts, agricultural land, a few single family homes, and limited commercial and institutional activities are the secondary land uses in the area bounded by SW 184th Street on the north, Florida East Coast Railway on the east, the target area boundary on the south, and SW 113th Avenue (south of SW 186th Street) and SW 115th Avenue (North of SW 186th Street) on the east. Richmond Elementary, a few dwellings, and limited commercial and industrial activities are the secondary land uses in the area bounded by Richmond Drive on the north, 107th Avenue on the west, Florida East Coast Railway on the east, and Evergreen Street (east of SW 99th Court) and theoretical SW 170th Street (west of SW 99th Court on the South).

C. HOUSING CHARACTERISTICS

Housing Stock. The housing stock, comprised of 1998 dwellings, has been examined to determine its life expectancy and capability to meet the target area's needs. The home ownership percentage of occupied units is 61 percent. (Source: R.L. Polk and Company)

R. L. Polk and Company reports that the vacancy rate was 2.8 percent in 1974 and 1975. To provide adequate freedom of choice, a vacancy reservoir of 5 to 10% of the housing stock is needed. (Source: Housing: A CIP Profile of Community Conditions and Needs Dade County Community Improvement Program; January, 1972).

An affordable dwelling exists when the payment does not exceed 25 percent of the family income. According to the 1970 census, 54 percent of the renters paid excessive amounts. The portion of the target area having 50 percent or more of the people paying excessive rents is the area north of SW 184th Street (west of the Florida East Coast Railroad Tracks) and SW 186th Street (east of the railroad tracks). Since 1970, the overpayment rate has been reduced because of public housing construction in the target area.

Housing Conditions. The Perrine Community Development Target Area has severe housing problems. The target area has the second highest percentage of overcrowded housing (35 percent) and the third highest percentage of deficient dwellings (25 percent) of the 18 target areas in Dade County. (Source: Community Development Target Area Profiles, 1974). An overcrowded unit contains more than one person per room, excluding bathrooms, hallways, and entrance halls. Deficient housing means having one or more primary defective structural characteristics (foundation, walls and roof) or several secondary defective structural components (porches, stairs, doors, windows, chimneys, gutters and paint).

According to block group data in the 1970 Census of Housing, two areas of the community had 33 percent or more of the occupied units overcrowded. These overcrowded units included owner units with more than 1.5 persons per room plus renter units with more than one person per room. The highest concentration of overcrowded housing (37.3 percent) was found in the area bounded by Richmond Drive on the north, Dixie Highway on the east, SW 104th Avenue on the west, and SW 172nd Street and Banyan Street on the south. A high concentration of overcrowded housing (34.9 percent) is in the area bounded by SW 107th Avenue on the west, Dixie Highway on the east, SW 176th Street and Hibiscus Street on the north, and SW 184th Street (west of the Florida East Coast Railroad tracks) and SW 186th Street (east of the Florida East Coast Railroad tracks). The overcrowding in the target area has been reduced in 1976 with the occupation of 158 new public housing units.

There remains a need for substantial clearance of deteriorated structures within the target area. A major concentration of such housing is located in the southeastern portion of the community north of SW 184 Street while many of the deteriorated structures are scattered throughout the area. The Department of Housing and Urban Development has made a significant effort to improve the Target Area housing stock through construction of 158 units of Public Housing including 136 family units and 22 elderly units. In addition, several sites have been cleared for reuse with Section 8 or privately produced housing.

D. GENERAL DEVELOPMENT PATTERNS

The area began as a Black community of semi-permanent agricultural workers. Later on, the expansion of Metropolitan Miami brought suburban development to the target area.

The inter-relationship of several factors can determine the future development pattern in the target area. The development factors are accessibility to an activity center; the intensity of use a site can physically, environmentally and politically support, the land ownership pattern; growth retardation caused by a physical condition -- e.g., poor soil suitability; and development acceleration generated by natural attraction -- e.g., a body of water.

The existence of several large vacant land holdings is a significant development pattern factor. These large parcels lie south of SW 184th Street and north of SW 170th Street. Large land holdings enable land to be easily assembled for public and private projects and facilitate the use of clustering techniques to preserve open space and environmentally sensitive areas.

The adopted 1985 Metropolitan Development Pattern shows the following: 1) the areas west of theoretical SW 109th Avenue and north of SW 184th Street will be predominantly low-medium density residential areas (up to 5 dwelling units per gross residential acre); 2) a largely industrial and business area bounded by SW 184th Street on the north, U.S. 1 on the east, the target area boundary on the south, and theoretical SW 109th Avenue on the west; and 3) a sub-metropolitan activity center located in the vicinity of Cleveland Avenue, Dixie Highway and SW 97th Avenue. An activity center is a concentration of related uses which have a significant impact on adjoining land uses, transportation facilities and services. Activity centers include such uses as shopping centers, central business districts, medical complexes, government centers, cultural and recreational complexes and industrial areas.

E. WATER AND SEWER SYSTEMS

The target area has adequate water and sanitary sewer collection systems. The Miami-Dade Water and Sewer Authority and the Florida

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Utility Company service the systems. (Source: CD Needs Analysis Report).

F. THOROUGHFARES AND CIRCULATION

Public Transit System. The Metropolitan Transit Agency (MTA) provides service to and from the target area as follows: (See Map 4)

ROUTE	GENERAL DESTINATION
2	South Miami - Perrine - Richmond
2 Express	Cutler Ridge to Downtown via Perrine
7	South Miami - Cutler Ridge via Perrine
13	South Dade - Airport express via Dixie Highway
16 - 38 Express	South Miami Heights to Downtown via Perrine City via Homestead
35	Kendall Lake - Jr. College South - Perrine - Florida City via Homestead
39 Express	Service to Key Biscayne
40 Express	Cutler Ridge to Civic Center
51	Goulds Health Center to Colonial Shopping Center

Road System. Existing roads in the target area have been tentatively divided into four (4) major categories until a more detailed study can be made. The classification, together with road conditions, helps to provide a basis upon which to establish priorities for street improvements. The four (4) categories are as follows:

CATEGORY	FUNCTION	ROAD
1) Expressway	Homestead Extension of the Florida Turnpike	Limited access highway
2) Arterial	Provides for major traffic movements	Richmond Drive (SW 168th Street) Eureka Drive (SW 184th Street) Quail Roost Drive (SW 186th Street) Colonial Road (SW 117th Avenue) SW 107th Avenue Dixie Highway
3) Collector (Secondary Arterial)	Provides for collection and distribution of traffic between local (i.e. residential streets) and arterials	SW 172nd Street/Banyan SW 176th Street/Hibiscus SW 102nd Avenue Homestead Avenue
4) Local	Designed to carry internal (i.e. local) traffic of the target area	Remaining Residential streets

Road Conditions. Road conditions are classified by the Dade County Public Works Department (DCPWD) as "good" if the road is free from major deficiencies that would require correction, "fair" if the road surface is in acceptable condition and requires minor repairs; and "poor" if the road surface should be replaced or extensively repaired. The County does not report the condition of rock roads.

The Dade County computer "print out" report entitled Road Inventory dated March 30, 1976, includes entries which were made mostly in July and October, 1973, February and November, 1975. The report indicates the condition of most of the roads within the target area.

There is agreement that the very generalized approach used by the DCPWD will make it necessary to conduct a detailed inventory prior to establishing a specific improvement program for these roads. The Road Inventory does, however, provide a solid basis with which to undertake a more detailed inventory.

The majority of the roads are classified in "fair" condition. Many of the roads are classified in "good" condition. There is one short road classified as poor and five segments of rock roads. In addition, the South Princeton neighborhood contains a private road in need of rebuilding.

The areas classified in "fair" condition are found primarily in the areas bounded as follows:

- 1) SW 168th Street, SW 104th Avenue, SW 176th Street & SW 107th Avenue
- 2) SW 168th Street, SW 102nd Avenue, SW 176th Street & SW 104th Avenue
- 3) SW 176th Street, SW 104th Avenue, SW 184th Street & SW 107th Avenue
- 4) SW 176th Street, SW 102nd Avenue, SW 184th Street & SW 104th Street
- 5) SW 168th Street, Dixie Highway, Banyan Street, SW 102nd Avenue
- 6) Banyan Street, Dixie Highway, Hibiscus Street & Homestead and Duval Avenues.
- 7) SW 172nd Street and Evergreen Street, Homestead Avenue and SW 102nd Avenue

The areas and/or streets classified in "good" condition are as follows:

- 1) Area bounded by SW 184th Street, SW 113th Avenue, Quail Roost Drive and SW 118th Avenue

SW 184th Street, SW 104th Avenue, SW 187th Street and Quail Roost Drive, and SW 105th Avenue and SW 107th Avenue

Roads: SW 107th Avenue
SW 104th Avenue
SW 102nd Avenue
Homestead Avenue
Evergreen Street
SW 172nd Street
Banyan Street

Road Improvements. The State Transportation Program proposed for Dade County recommends the following improvement for SW 184th Street from SW 127th Avenue east to U. S. 1: The existing two-lane roadway will be a four-lane facility with sidewalks, curbs and gutters, a positive drain system, streetlighting and signalization. A new railroad crossing will be constructed. This improved facility will serve the interchange with the Homestead Extension of Florida's Turnpike and the new regional park. S.W. 172nd Street has recently been improved with curbs, gutters, sidewalks and tree planting.

Streetlighting. The target area is presently served by two streetlighting special taxing districts (STD). These are:

- 1) West Perrine (STD #6): SW 170th Street. FEC Railway, SW 184th Street and SW 107th Avenue.
- 2) South Miami Heights (STD #69): This lighting district is larger than the target area.

Upgrading of STD #6 to replace the existing 2500 lumen incandescent streetlighting facilities with 4500 lumen mercury vapor streetlighting facilities is programmed.

G. NEIGHBORHOOD SUPPORT FACILITIES

Education. There are numerous schools serving the target area. Many of the schools are experiencing overcrowded conditions. In order to alleviate the situation, two elementary schools, a junior high and a senior high school have been proposed, while a new elementary school has been recently completed.

Police Protection. Perrine receives its police protection from Metro Dade County. There are approximately two officers patrolling the target area and a total of seven officers working in the vicinity of Perrine. (Source: Dade County Public Safety Department, 1976).

Fire Protection. A new fire station has been built at SW 152nd Street and U.S. 1.

Libraries. A library has been located within the Cutler Ridge Shopping Center. The regional branch has been constructed at the South Dade Government Center, located at 10710 SW 211th Street. The Coral Reef branch is scheduled for construction in the spring of 1978. This facility will be located at SW 152nd Street (Coral Reef Drive) and U.S. 1 and will include a complete reference section, a meeting room for library programs and a variety of children's services. (Sources: Six Year Capital Improvement Program Summary and Index 1976-1982, Dade County; Proposed Priorities and Funding Schedules, Dade County, 1976; Proposed Public Library Facilities Master Plan for Dade County: A Summary, 1969).

TABLE 9

PUBLIC SERVICE FACILITIES

ID NO.	NAME	ADDRESS	DESIGN CAPACITY	CURRENT USE	REMARK
(A) SCHOOLS & EDUCATIONAL FACILITIES					
1*	Richmond Heights	15015 S.W. 103rd Avenue	1225	2082	Public (Grades 7-9)
2*	Richmond Elementary	16929 S.W. 104th Avenue	525	603	Public (K-6)
3*	R. R. Moton	18050 Homestead Avenue	720	630	Public (K, 5-6) Includes a headstart program.
4	Colonial Drive	10755 Colonial Drive	915	1004	Public (K-6)
5	Perrine	9895 S.W. 184th Court	495	560	Public (K-4) Relieved by new elementary, 1978.
6	Camelot School	9777 E. Indigo Street	N/A	9	Private (K-4)
7	Belaire Elementary	10205 S.W. 196th Street	705	634	Public (K-4)
8	Caribbean Elementary	11990 S.W. 200th Street	900	980	Public (K-6) Relieved by new elementary school, 1979.
9	Miami Heights	17661 S.W. 117th Avenue	990	1033	Public (K-5)

TABLE 9 (Cont.)

PUBLIC SERVICE FACILITIES

ID NO.	NAME	ADDRESS	DESIGN CAPACITY	CURRENT USE	REMARK
10	South Miami Heights	12231 S.W. 190th Terrace	1020	1006	Public (K-6)
11	Pinelake	16700 S.W. 109th Avenue	730	N/A	Public (K-6) Open Fall 1977
12	Cutler Ridge Jr. High	19400 S.W. 97th Avenue	1519	2019	Public (7-9) Community Center
13	Centennial Jr. High	8601 SW 212 Street	1400	N/A	Public (7-9)
14	Miami Palmetto	7460 S.W. 118th Street	2607	3939	Public (10-12) Community Center
15	Southridge Senior High	19355 S.W. 114th Avenue	2600	N/A	Public (10-12)

(B) POLICE/SHERIFF PROTECTION

1	South Perrine Station (4)	540 Perrine Avenue			Public
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(C) FIRE PROTECTION

	Metro Dade County	9866 E. Fern Street			Public
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TABLE 9 (Cont.)

PUBLIC SERVICE FACILITIES

ID NO.	NAME	ADDRESS	DESIGN CAPACITY	CURRENT USE	REMARKS
(D) PARKS & RECREATION					
1	Perrine Court	17535 S.W. 95th Avenue	5.2 acres		Public
2	Eureka Park	S.W. 184 Street & 119-120 Avenue	5.2 acres		Public
3*	West Perrine Park	S.W. 103-104 Avenue & 170-172 Street	4.8 acres		Public
4	Perrine Wayside Park	S.W. 164 Street & U.S. 1	2.7 acres		Public
5	Park (Undesignated open space)	S.W. 188 Street & 118-119 Avenue			Public
6	Quail Roost Park	S.W. 200th Street & 113th Avenue	3.0 acres		Public
(E) LIBRARIES					
1	Cutler Ridge Branch	U.S. 1 & Caribbean Boulevard			Public
(F) POST OFFICE					
1	Perrine Branch	1 Perrine Avenue (SW 179 Street and U.S. 1)			To be relocated at SW 186 St. & 104 Avenue

*Service facilities located within the boundaries of the CD target area. Other facilities outside of the boundaries serve the target area. (See Map 7).

TABLE 9 (Cont.)

PUBLIC SERVICE FACILITIES

(G) SOCIAL SERVICES

ID. NO.	NAME	ADDRESS	SERVICES
1	Florida State Youth Services	16201 SW 95 Avenue	Ex-Offender Rehabilitation AFDC
2	Greater Miami Lay Diabetes	8751 SW 192 Street	Public Health Info
3	Manpower Center	10710 SW 211 Street	Job Training, Citizens Services
4	Youth Services	20464 S. Dixie Highway	Counseling, Residential Placement
5	Community Service Program	17801 Homestead Avenue	Counseling
6	Food Stamps	550 Perrine Avenue	Food Stamps
7	Public Health	9970 SW 178 Street	Comprehensive Out-patient Health Services
8	United Family & Children Services	18861 S. Dixie Highway	Counseling for Youth, Adults, Marital Problems, Child Abuse, Adoption, Emergency Financial Aid
9	Exceptional Child Education	15930 SW 96 Avenue	Diagnostic Testing, Programs for Retarded, Disabled, Learning Disabilities and Gifted

TABLE 9 (Cont.)

PUBLIC SERVICE FACILITIES

(G) SOCIAL SERVICES

ID. NO.	NAME	ADDRESS	SERVICES
10	Legal Services	17430 S. Dixie Highway	Legal Aid
11	Safe Streets	540 Perrine Avenue	Crisis Intervention, Child Abuse Hot Line
12	YMCA	16625 S. Dixie Highway	Recreational and Social Programs
13	Travelers Aid	18861 S. Dixie Highway	Emergency Shelter, Travelers Aid
14	Grant School of Miami	20601 SW 157 Avenue	Psychological Testing, Care for Emotionally Disturbed
15	Adult Day Care	2001 E. Ridge Village Drive	Adult Day Care
16	Girl Scout Council	11347 SW 160 Street	Youth Development
17	Social Security	18861 S. Dixie Highway	Medicare, Medicaid, Financial Aid to Disabled, Retirement Benefits
18	Consumer Protection	10710 SW 211 Street	Consumer Problems
19	Florida State Employment Service	9744 SW 175 Street	Employment Service Unemployment Compensation

TABLE 9 (Cont.)

PUBLIC SERVICE FACILITIES

(G) SOCIAL SERVICES

ID. NO.	NAME	ADDRESS	SERVICES
20	Community Relations Board	10710 SW 211 Street	Forum for Community Issues
21	Cope Center South	18861 S. Dixie Highway	Family Planning, Counseling of Unwed Parents, Tutoring
22	Ascension Day Care Center	11201 Colonial Drive	Childrens Day Care
23	United Diabetic Association	8751 SW 192 Street	Diabetic Assistance and Referral
24	Catholic Home for Children	18601 SW 97 Avenue	Residential Youth Facility
25	Good Sheppard Day Care Center	18601 SW 97 Avenue	Childrens Day Care
26	Alcoholic Outpatient Clinic	9360 SW 164 Street	Counseling and treatment of Alcoholics
27	Community Outreach	20464 S. Dixie Highway	Counseling and social work

H. PARKS AND RECREATION

Existing Parks and Recreation Facilities

West Perrine Park

6.84 acres

Dade County

- (1) 90' lighted baseball field
- (1) lighted football field
- (1) lighted multipurpose court
- recreation center
- tot lot

Richmond Elementary School

1.0 acres

Public Schools

- (3) lighted tennis courts

Quail Roost Park

3.0 acres

Dade County

undeveloped

Losner Mini Park

0.57 acres

Dade County

undeveloped

Perrine Neighborhood Center

2.3 acres

Dade County

- (1) lighted multipurpose court
- recreation center
- tot lot

Perrine Tot Lot

0.87 acres

Dade County

tot lot

Richmond Park

9.84 acres

Dade County

- (1) 60' lighted baseball field
- (1) 90' lighted baseball field
- (1) lighted football field
- (3) lighted tennis courts
- (2) shuffleboard courts
- (2) lighted basketball courts
- swimming pool
- recreation center
- tot lot

TARGET AREA STATISTICS

	<u>Existing</u>	<u>Needed</u>	<u>Deficit</u>
Neighborhood Park Acreage	6.84	17.11	10.27
Community Park Acreage	9.84	20.53	10.69
Total Open Space Acreage	24.41	61.61	37.20

Facility Analysis:

	<u>NUMBER OF PERSONS 60 AND OVER</u>		
	<u>Ferris Target Area</u>	<u>All County Target Areas</u>	<u>Dade County</u>
Handball	0	2	2
Multipurpose Courts	4	10	6
Tot Lots	4	10	6
Persons 60 and over	1,095	21,108	773,186

PERCENTAGE SERVED AND WAITING
DADE COUNTY ELDERLY SERVICES DIVISION

	<u>Ferris Target Area</u>	<u>All County Target Areas</u>	<u>Dade County</u>
Residential Homemaker	.3%	0.4%	0.4%
Adult Day Care	.2	0.2	0.1

Source: 1977 Population Estimates, Dade County Planning Department; Records from Elderly Services Division, Dade County Department of Human Resources, June, 1977.

It is estimated that 4% of those age 60 and over would be eligible for Residential Homemaker and Adult Day Care Service. As indicated above, the percent served or waiting does not even reach 1%.

Elderly Services. While it is estimated that 4% of the people age 60 and over, 4% in Ferris, need Dade County Homemaker or Adult Day Care services only 5 from Ferris were enrolled or waiting in the program in June, 1977. Expansion of services would require additional funding.

V. SUMMARY OF SOCIAL INDICATORS

Due to severe limitations in aggregating current data, only three social indicators are available for discussion. Included here are services provided to elderly persons such as Residential Homemakers and Adult Daycare, crime statistics and child care data.

TABLE 10 NUMBER OF RESIDENTS 60 AND OVER

	<u>Perrine Target Area</u>	<u>All County Target Areas</u>	<u>Dade County</u>
Number 60 and over	1,095	21,108	273,186

TABLE 11 PERCENTAGE SERVED AND WAITING
DADE COUNTY ELDERLY SERVICES DIVISION

	<u>Perrine Target Area</u>	<u>All County Target Areas</u>	<u>Dade County</u>
Residential Home-makers	.3 %	0.4 %	0.4 %
Adult Day Care	.2	0.2	0.1

Source: 1975 Population Estimates, Dade County Planning Department; Records from Elderly Services Division, Dade County Department of Human Resources, June, 1977.

It is estimated that 4% of those age 60 and over would be eligible for Residential Homemakers and Adult Day Care Service. As indicated above, the percent served or waiting does not even reach 1%.

Elderly Services. While it is estimated that 4% of the people age 60 and over, 44 in Perrine, need Dade County Homemaker or Adult Day Care services only 5 from Perrine were enrolled or waiting in these programs in June, 1977. Expansion of services would require additional funding.

Child Care. The data indicate that Perrine has 23% of the children less than 6 years old enrolled in child care, compared with 21% in all target areas and 13% countywide. None of the children 6 - 14 were enrolled in after school care programs.

TABLE 12 NUMBER OF CHILDREN IN TARGET AREA

<u>Age of Children</u>	<u>Perrine Target Area</u>	<u>NUMBER OF CHILDREN IN TARGET AREA</u>	
		<u>All County Target Areas</u>	<u>Dade County</u>
Less than 6	1,780	16,348	115,026
6 - 14	2,738	44,170	201,295

Source: 1975 Population Estimates, Dade County Planning Department used with 1970 census age characteristics; Survey of Child Care conducted by Dade County Department of Human Resources June, 1977.

TABLE 13 PERCENTAGE OF CHILDREN ENROLLED IN CHILD CARE PROGRAMS

<u>Age of Children</u>	<u>Perrine Target Area</u>	<u>PERCENTAGE OF CHILDREN ENROLLED IN CHILD CARE PROGRAMS</u>	
		<u>All County Target Areas</u>	<u>Dade County</u>
Less than 6	23 %	21 %	13 %
6 - 14	0	.6	.9

Source: 1975 Population Estimates, Dade County Planning Department used with 1970 census age characteristics; Survey of Child Care conducted by Dade County Department of Human Resources June, 1977.