EXHIBIT II

SOUTH MIAMI
TARGET AREA PROFILE

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Preface

This is one of a series of profiles of community development areas in Dade County, Florida. These areas are targeted for assistance by local governments using Community Development Block Grants. They are scattered throughout the metropolitan area from Opa-locka in the North to Florida City in the South. Many areas are within the boundaries of the cities of Miami, Miami Beach, Hialeah and Homestead, which administer their own programs. The others, in unincorporated Dade and in several smaller cities, are served by Metro-Dade, Office of Community Development.

These profiles present data from the 1990 Census, Summary Tape Files 1 and 3. Summary Tape File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary Tape File 3 data are from the census "long form," sent to a sample of one in ten households in Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 1990 are compared to 1980 data to describe change in these communities.

Summary characteristics are presented up front with an overall assessment of the area. The body of the text and tables follow. The report concludes with a series of short paragraphs highlighting some of the conditions found in the area.

Support for these profiles was provided by the Metro-Dade County, Office of Community Development as part of the Community Development Block Grant Program.

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South Miami

The South Miami target area is a Black community in the City of South Miami. It is a low-income and high-poverty area. The poverty rate for persons in 1990 was 38 percent, little changed from the 37 percent recorded in 1980. The percent of families in poverty grew from 34 to 37 percent. Mean household income was below the County's.

About 85 percent of the population was native-born.

Households in South Miami were more likely to rent than own their housing units. Crowding was a significant problem, especially in renter households. The value of housing, both mean home value and rent, was below the County's.

Only about 17 percent of the children in South Miami lived in married-couple households in 1990. More than two in five lived with a single parent. About 70 percent of the households with children were headed by a single parent.

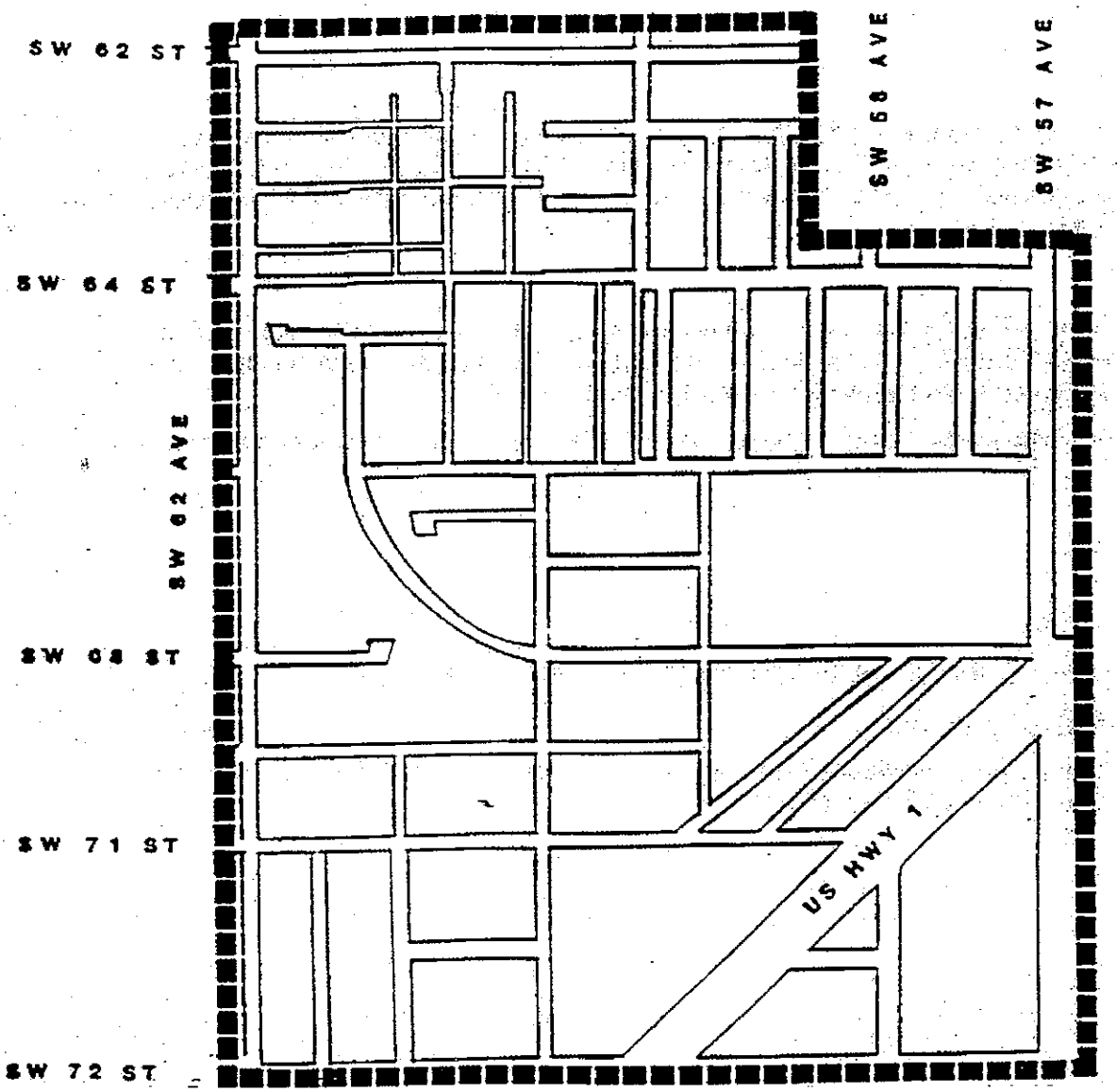
South Miami residents had a lower level of educational attainment than the County average. Workers in the area were concentrated in service and blue collar rather than professional occupations.

In sum, the South Miami target area faces a range of serious social and economic challenges.

Profile Summary
Selected Characteristics
South Miami and Dade County 1990

	South Miami	Dade
Population Characteristics		
Total Persons	1,726	1,937,094
Percent Hispanic Origin (may be of any race)	5.5%	49.2%
Percent Black	92.1%	20.5%
Percent White	5.5%	72.9%
Median Age Interval	20-24	30-34
Percent less than 18 years	34.2%	24.2%
Percent 65 years or more	11.6%	14.0%
Percent Foreign Born	15.0%	45.1%
Household Status and Living Arrangements		
Total Households	544	771,288
Percent Family Households	64.9%	69.5%
Percent Single-Person Households	31.1%	24.9%
Percent Married-Couple Households	22.2%	49.5%
Percent Female Householder	36.0%	14.9%
Percent Children in Single-Parent Households	43.7%	25.9%
Persons per Household	3.9	2.8
Housing		
Total Housing Units	596	
Percent of Occupied Units Owner-Occupied	31.3%	54.3%
Percent Vacant	8.7%	10.2%
Mean Value Owner-Occupied	$55,638	$112,484
Mean Contract Rent	$261	$441
Percent of Households paying 30% Plus of Income	53.1%	40.6%
Percent Crowded	20.2%	18.2%
Income and Poverty		
Mean Household Income	$17,926	$37,903
Percent Receiving Public Assistance	30.0%	10.0%
Percent of Family Households below poverty	34.4%	14.2%
Percent Female-Householder Households with Children Below Poverty	58.9%	42.4%
Employment		
Total Civilian Labor Force	777	976,754
Percent Persons 16+ in Labor Force	53.8%	64.5%
Percent Unemployed	8.1%	7.7%
Education		
Percent Persons 18+ Years Not High School Graduate	49.1%	34.4%
Percent Persons 25+ with BA or more	2.5%	18.8%

Source: U.S. Bureau of the Census, Census of Population and Housing, 1990, Summary Tape Files 1A and 3A, Florida. Metro Dade Planning Department, Research Division, 1992.



JAN. 1993

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OCD TARGET AREA

SOUTH MIAMI

Location

The South Miami Target Area is located in the City of South Miami in a roughly rectangular area bounded by SW 62 Street on the north; SW 62 Avenue on the West; and SW 72 Street on the south. The eastern boundary is SW 57 Avenue between SW 72 and 64 Streets; then west to SW 59th Avenue and north to SW 62 Street.

History

Originally known as Larkins, the area has a long history as a tightly-knit Black settlement. The first Black settler, Marshall Williams, arrived in 1912 from Madison, Florida. He bought land in Larkins and encouraged other Black residents of Madison to do likewise.

Through the 1920s the economy depended largely on the railroad, which was used to ship fruits and vegetables.

Population

Total Population

The 1990 population of 1,726 was a slight decrease from 1,872 recorded in 1980.

Black and Hispanic Population

The South Miami target area was a Black community (92 percent) in 1990. Hispanics were 6 percent of the population, much lower than Dade's 49 percent.

Table I
Population by Race and Hispanic Origin
South Miami and Dade County
1980 - 1990

	1980	Change 80 to 90	1990
		South Miami	
Total	1,872	(146)	1,726
Black	1,750	(161)	1,589
Hispanic	91	4	95
White	111	(16)	95
NonHispanic White	53	(14)	39
NonHispanic Black	1,721	(143)	1,578
		Dade	
Total	1,625,781	311,313	1,937,094
Black	280,434	117,559	397,993
Hispanic	580,994	372,413	953,407
White	1,262,275	150,740	1,413,015
NonHispanic White	754,443	(168,836)	585,607
NonHispanic Black	269,670	99,951	369,621
	Percent	**Percent Change**	**Percent**
		South Miami	
Total	1,872	-7.8%	1,726
Black	93.5%	-9.2%	92.1%
Hispanic	4.9%	4.4%	5.5%
White	5.9%	-14.4%	5.5%
NonHispanic White	2.8%	-26.4%	2.3%
NonHispanic Black	91.9%	-8.3%	91.4%
		Dade	
Total	1,625,781	19.20%	1,937,904
Black	17.2%	41.9%	20.5%
Hispanic	35.7%	64.1%	49.2%
White	77.6%	11.9%	72.9%
NonHispanic White	46.4%	-22.4%	30.2%
NonHispanic Black	16.6%	37.1%	19.1%

Source: U.S. Bureau of the Census, Census of Population and Housing; Summary Tape File 1A, Florida, 1980, 1990.

Age

Like many Black communities, South Miami has a relatively young population. In 1990, the median age interval was 25 to 29, compared to the County's 30 to 34. About 11 percent of the population was below 5 years of age compared to 7 percent in the County. About 12 percent are over 65, compared to 14 percent in the County.

Table 2
Age Distribution
South Miami and Dade County
1980-1990

	South Miami		Dade	
	1980	**1990**	**1980**	**1990**
Total Persons	1,872	1,726	1,623,781	1,937,094
Less than 5	161	184	94,237	139,714
5 to 9	167	158	101,385	131,426
10-14	199	162	111,386	120,490
15-19	222	169	136,285	131,060
20-24	200	135	133,039	139,196
25-29	151	128	125,898	168,342
30-34	88	117	114,333	163,334
35-44	182	182	192,585	278,043
45-54	165	163	187,309	212,098
55-59	68	61	90,929	91,769
60-64	53	67	80,555	90,816
65-74	149	93	149,491	146,131
75+	67	107	105,698	124,675
	South Miami		**Dade**	
Total Persons	100.0%	100.0%	100.0%	100.0%
Less than 5	8.6%	10.7%	5.8%	7.2%
5 to 9	8.9%	9.2%	6.2%	6.8%
10-14	10.6%	9.4%	6.9%	6.2%
15-19	11.9%	9.8%	8.4%	6.8%
20-24	10.7%	7.8%	8.2%	7.2%
25-29	8.1%	7.4%	7.8%	8.7%
30-34	4.7%	6.8%	7.0%	8.4%
35-44	9.7%	10.5%	11.9%	14.4%
45-54	8.8%	9.4%	11.5%	10.9%
55-59	3.6%	3.5%	5.6%	4.7%
60-64	2.8%	3.9%	5.0%	4.7%
65-74	8.0%	5.4%	9.2%	7.5%
75+	3.6%	6.2%	6.5%	6.4%

Source: U.S. Bureau of the Census, Census of Population and Housing,Summary Tape File 1A, Florida, 1980 and 1990.

Citizenship, Place of Birth, and Residential Mobility

Compared to the County as a whole, South Miami residents were much more likely to be native-born, 85 percent compared to Dade's 55 percent. Nearly all (88 percent) were citizens, either native-born or naturalized. The comparable County figure was 71 percent.

Table 3
Place of Birth and Citizenship Status
South Miami and Dade County
1990

	South Miami		Dade	
	Number	Percent	Number	Percent
Persons less than 18				
Native Born	632	93.9%	382,664	81.7%
Foreign Born	41	6.1%	85,567	18.3%
Naturalized Citizen	0	0	8,292	1.8%
Not Citizen	41	6.1%	77,275	16.5%
Total	673	100.0%	468,231	100.0%
Persons 18 and over				
Native Born	1,092	80.6%	679,861	46.3%
Foreign Born	263	19.4%	789,002	53.7%
Naturalized Citizen	65	4.8%	307,485	20.9%
Not Citizen	198	14.6%	481,517	32.8%
Total	1,355	100.0%	1,468,863	100.0%
All Persons				
Native Born	1,724	85.0%	1,062,525	54.9%
Foreign Born	304	15.0%	874,569	45.1%
Naturalized Citizen	65	3.2%	315,777	16.3%
Not Citizen	239	11.8%	558,792	28.8%
Total Population	2,028	100.0%	1,937,094	100.0%

Source: U.S. Bureau of the Census. Census of Population and Housing, Summary Tape File 3A, Florida.

Residents were also more likely to have lived in the area for a while. Of all residents 5 years old and over in 1990, 72 percent lived in the same house as they had in 1985. An additional 19 percent had lived elsewhere in Dade County. Comparable County figures showed 45 percent in the same house and 36 percent moving within the County. Less than 1 percent of residents had lived outside of the United States prior to 1985, compared to 9 percent in Dade.

Table 4
Place of Residence in 1985
Persons Five Years and Over
South Miami and Dade County
1990

	South Miami		Dade	
	Number	Percent	Number	Percent
Same House	1,298	71.6%	824,562	45.3%
Dade County, Different House	350	19.3%	621,778	34.2%
Florida, not Dade	33	1.8%	40,475	2.2%
U.S., Not Florida				
North East	111	6.1%	78,719	4.3%
Midwest	0	0	19,761	1.1%
South	0	0	40,775	2.2%
West	0	0	22,856	1.3%
Puerto Rico	0	0	11,758	0.6%
U.S Outlying	10	0.6%	2,078	0.1%
Foreign Country	11	0.6%	155,599	8.6%
Total Five Years and Over	1,813	100.0%	1,818,361	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida.

In sum,

- The South Miami target area is a Black community with a stable population.
- It has a higher proportion of native-born residents than the County overall.
- It has a somehat younger population than the County.

Household Structure

Most South Miami residents (about 86 percent) lived in family households, virtually the same as the County's 85 percent. About 13 percent of the target area residents lived in nonfamily households. A family household is two or more persons living in a housing unit who are related by blood, marriage or adoption. Nonfamily households are singles or unrelated indviduals living together. There were 15 persons (less than 1 percent) in group quarters.

Table 5
Living Arrangements of Persons
South Miami and Dade County
1980-1990

	South Miami		Dade	
	1980	1990	1980	1990
Total Persons	1,872	1,636	1,625,781	1,937,094
In Family Households	1,624	1,401	1,379,027	1,642,545
Family Householder	407	353	422,762	481,263
Spouse	173	121	330,472	342,515
Other Relative	1,008	881	599,990	761,869
Nonrelatives	36	46	25,803	56,898
In Nonfamily Households	248	220	223,663	261,830
Nonfamily Householder	204	191	187,068	211,092
With Nonrelatives	44	29	36,595	50,738
In Group Quarters	0	15	23,091	32,719
Persons Living Alone	178	169	158,243	172,164
	Percent			
Total Persons	100.0%	100.0%	100.0%	100.0%
In Family Households	86.8%	85.6%	84.8%	84.8%
Family Householder	21.7%	21.6%	26.0%	24.8%
Spouse	9.2%	7.4%	20.3%	17.7%
Other Relative	53.8%	53.9%	36.9%	39.3%
Nonrelatives	1.9%	2.8%	1.6%	2.9%
In Nonfamily Households	13.2%	13.4%	13.8%	13.5%
Nonfamily Householder	10.9%	11.7%	11.5%	10.9%
With Nonrelatives	2.4%	1.8%	2.3%	2.6%
In Group Quarters	0	0.9%	1.4%	1.7%
Persons Living Alone	7.4%	10.3%	9.7%	8.9%
Persons Per Household	3.9	3.9	2.7	2.8

Note: Nonfamily householder includes people living alone and with other nonrelated persons. Persons living with nonrelatives may be in a family or nonfamily household.

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1990.

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There were substantial differences between the target area and the County as a whole in terms of household composition. Households in South Miami were much less likely to be comprised of married couples (22 percent compared to about 50 percent). The percent of households headed by a female householder (36 percent) was more than twice the County's 15 percent.

Among households with children, 71 percent were headed by a single parent, most of them women. The percent of single-person households, 31 percent, was higher than Dade's 25 percent.

Table 6
Households by Family Status
by Race and Hispanic Origin
South Miami and Dade
1990

	Total	Percent	Black	Percent	Hispanic Origin	Percent
			South Miami			
Total Households	544	100.0%	468	100.0%	62	100.0%
Family Housholds	353	64.9%	335	71.6%	13	21.0%
Married Couple	121	22.2%	108	23.1%	10	16.1%
With children	71	13.1%	68	14.5%	2	3.2%
No children	50	9.2%	40	8.5%	8	12.9%
Male Householder	36	6.6%	34	7.3%	1	1.6%
With children	21	3.9%	19	4.1%	1	1.6%
No children	15	2.8%	15	3.2%	0	0
Female householder	196	36.0%	193	41.2%	2	3.2%
With children	156	28.7%	153	32.7%	1	1.6%
No children	40	7.4%	40	8.5%	1	1.6%
Nonfamily Households	191	35.1%	133	28.4%	49	79.0%
One person	169	31.1%	111	23.7%	49	79.0%
With others	22	4.0%	22	4.7%	0	0
			Dade			
Total Households	692,355	100.0%	120,321	100.0%	319,803	100.0%
Family Housholds	481,260	69.5%	88,445	73.5%	247,536	77.4%
Married Couple	342,512	49.5%	42,043	34.9%	181,536	56.8%
With children	164,216	23.7%	27,139	22.6%	94,205	29.5%
No children	178,296	25.8%	14,904	12.4%	87,331	27.3%
Male Householder	35,377	5.1%	9,380	7.8%	18,891	5.9%
With children	17,177	2.5%	5,877	4.9%	8,813	2.8%
No children	18,200	2.6%	3,503	2.9%	10,078	3.2%
Female householder	103,371	14.9%	37,022	30.8%	47,109	14.7%
With children	64,848	9.4%	29,108	24.2%	27,291	8.5%
No children	38,523	5.6%	7,914	6.6%	19,818	6.2%
Nonfamily Households	211,092	30.5%	31,876	26.5%	72,267	22.6%
One person	172,164	24.9%	25,340	21.1%	57,237	17.9%
With others	38,928	5.6%	6,536	5.4%	15,030	4.7%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

The number of related children under 18 who lived in single-parent households increased between 1980 and 1990. However the percentage decreased from 50 to 44 percent. The comparable County figure in 1980 was 26 percent in 1990.

The percent of children living with other relatives, grandmothers aunts or uncles, etc. increased from 21 to 38 percent. This compares to 13 percent in Dade.

About 58 percent of South Miami's residents age 65 and over were family householders or spouses. higher than the County's 50 percent.

Table 7
Living Arrangements of Children Under 18 and Adults 65 or More
South Miami and Dade County
1980 1990

	South Miami		Dade	
	1980	1990	1980	1990
Children Under 18				
Total	683	590	389,997	468,010
Living with				
Two Parents	194	102	261,605	274,680
One Parent	342	258	83,516	121,173
Mother	na	230	73,123	97,792
Father	na	28	10,393	23,381
Other Relatives	140	223	35,770	59,410
Other Nonrelatives	4	7	5,606	10,098
Householder or Spouse	3	0	1,159	1,052
Group Quarters	0	0	2,341	1,597
Adults 65 and Over				
Total	216	201	255,286	270,806
Family Householder or Spouse	84	73	134,485	134,858
Nonfamily Householder	101	103	70,352	74,192
Living with				
Other Relatives	26	14	38,400	44,344
Non Relatives	5	11	6,145	8,543
Group Quarters or Institution	0	0	5,904	8,869
		Percent		
Children Under 18				
Total	100.0%	100.0%	100.0%	100.0%
Two Parents	28.4%	17.3%	67.1%	58.7%
One Parent	50.1%	43.7%	21.4%	25.9%
Mother		39.0%	18.7%	20.9%
Father		4.7%	2.7%	5.0%
Other Relatives	20.5%	37.8%	9.2%	12.7%
Other Nonrelatives	0.6%	1.2%	1.4%	2.2%
Householder or Spouse	0.4%	0	0.3%	0.2%
Group Quarters	0	0	0.6%	0.3%
Adults 65 or More				
Total	100.0%	100.0%	100.0%	100.0%
Family Householder or Spouse	38.9%	36.3%	52.7%	49.8%
Nonfamily Householder	46.8%	51.2%	27.6%	27.4%
Living with				
Other Relatives	12.0%	7.0%	15.0%	16.4%
Nonrelatives	2.3%	5.5%	2.4%	3.2%
Group Quarters or Institution	0	0	2.3%	3.3%

Note: A nonfamily householder may be living alone or with other nonrelated persons.
Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1990.

In sum,

- About 22 percent of households were married-couple families compared to 50 percent of all households in Dade.
- Fewer than one in five children lived in married-couple households. About 44 percent lived in single-parent households.
- A high 38 percent of children lived with relatives other than parents.

Housing

Number of Units

The 596 housing units reported in 1990 was a decrease from the 665 reported in 1980.

The majority were single-family units, either attached or detached. About 11 percent were in structures with 3 to 4 units and nearly 40 percent are in structures with 5 or more units. The comparable County figures were 4 percent and 40 percent, respectively

Table 8
Units in Structure
South Miami and Dade County
1980-1990

	South Miami		Dade	
	1980	1990	1980	1990
Total Units	665	596	663,343	771,288
1 unit	248	281	322,234	385,972
detached	196	162	282,381	311,519
attached	52	119	39,853	74,453
2 Units	12	5	27,484	22,444
3 to 4 Units	111	67	26,963	28,943
5 plus units	287	236	272,848	304,655
Mobile Home, Trailer, Other	7	7	13,814	29,274
	Percent			
Total Units	100.0%	100.0%	100.0%	100.0%
1 unit	37.3%	47.1%	48.6%	50.0%
detached	29.5%	27.2%	42.6%	40.4%
attached	7.8%	20.0%	6.0%	9.7%
2 Units	1.8%	0.8%	4.1%	2.9%
3 to 4 Units	16.7%	11.2%	4.1%	3.8%
5 plus units	43.2%	39.6%	41.1%	39.5%
Mobile Home, Trailer, Other	1.1%	1.2%	2.1%	3.8%

Note: Data for 1980 refer to year-round dwelling units only.

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A Florida, 1990.

Tenure and Vacancy

The vacancy rate in South Miami in 1990 was somewhat less than the County's 10 percent.

The renter-occupied share of occupied units (69 percent) remained stable but continued to be higher than the County's 46 percent.

The percent of vacant units that were boarded up (35 percent) was much higher than than Dade's 5 percent.

Table 9
Housing Units by Tenure and Vacancy Status
South Miami and Dade County
1980 - 1990

	South Miami		Dade	
	1980	1990	1980	1990
Total Units	651	596	664,905	771,288
Occupied Units	611	544	609,830	692,355
Owner-Occupied	193	170	332,527	375,912
Renter-Occupied	418	374	277,303	316,443
Vacant Units	40	52	52,042	78,933
For Rent	12	35	15,936	31,611
For Sale	2	2	8,590	11,007
Seasonal/other	26	15	27,516	36,315
Boarded Up	n.a	18	2,607	3,579
Vacancy Rate	6.1%	8.7%	7.8%	10.2%
		Percent		
Occupied Units	100.0%	100.0%	100.0%	100.0%
Owner-Occupied	31.6%	31.3%	54.5%	54.3%
Renter-Occupied	68.4%	68.8%	45.5%	45.7%
Vacant Units	100.0%	100.0%	100.0%	100.0%
For Rent	30.0%	67.3%	30.6%	40.0%
For Sale	5.0%	3.8%	16.5%	13.9%
Seasonal/other	65.0%	28.8%	52.9%	46.0%
% of Vacant Boarded Up		34.6%	5.0%	4.5%

Note: In 1980 boarded-up status was shown only for year-round vacant units. In 1990 it included all vacant units.

Source: U.S. Bureau of the Census, Census of Population and Housing,Summary Tape File 1A, Florida, 1980 and 1990.

About 66 percent of Black households in South Miami were renters. The few non-Black households had an even higher renter share.

Table 10
Tenure by Race
South Miami and Dade County
1980-1990

	South Miami					
	1980			1990		
	Total	Owner	Renter	Total	Owner	Renter
Total	611	226	385	544	170	374
Black	524	196	328	468	161	307
White	83	26	57	56	6	50
Other	4	4	0	20	3	17
Hispanic	49	3	46	62	3	59
	Dade					
Total	609,830	332,536	277,294	692,355	375,912	316,443
Black	84,551	37,331	47,220	120,321	52,590	67,731
White	498,140	285,190	212,950	533,832	307,067	226,765
Other	27,139	10,015	17,124	38,202	16,255	21,947
Hispanic	192,466	89,056	103,410	319,803	154,017	165,786
	South Miami					
	Percent					
	Total	Owner	Renter	Total	Owner	Renter
Total	100.0%	37.0%	63.0%	100.0%	31.3%	68.8%
Black	100.0%	37.4%	62.6%	100.0%	34.4%	65.6%
White	100.0%	31.3%	68.7%	100.0%	10.7%	89.3%
Other	100.0%	100.0%	0	100.0%	15.0%	85.0%
Hispanic	100.0%	6.1%	93.9%	100.0%	4.8%	95.2%
	Dade					
Total	100.0%	54.5%	45.5%	100.0%	54.3%	45.7%
Black	100.0%	44.2%	55.8%	100.0%	43.7%	56.3%
White	100.0%	57.3%	42.7%	100.0%	57.5%	42.5%
Other	100.0%	36.9%	63.1%	100.0%	42.6%	57.4%
Hispanic	100.0%	46.3%	53.7%	100.0%	48.2%	51.8%

Note: The values for 1980 target area data are subject to supression. Thus totals based on these data may not equal those in Table 9.

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, 1980 and 1990.

Overcrowding

Overcrowding was a problem in the South Miami target area.

About 20 percent of the occupied units in the target area contained more than one person-per-room, the standard measure of overcrowding. This was slightly higher than the 18 percent in the County as a whole. Renter-occupied units were somewhat more likely to be crowded, with 21 percent having more than one person per room. This was lower than the County's 26 percent of rental units.

Table 11
Persons per Room by Tenure
South Miami and Dade County
1990

	Total	Owner Occupied	Renter Occupied	Total	Owner Occupied	Renter Occupied
	South Miami			Dade		
Occupied Units	544	168	374	692,355	375,912	316,443
less than .5	181	68	113	318,767	207,654	111,113
.51 to 1.00	253	72	181	247,718	123,926	123,792
1.01 to 1.5	57	22	35	55,533	26,189	29,344
1.51 to 2	35	6	29	45,561	13,933	31,628
2.01 or more	18	0	16	24,776	4,210	20,566
			Percent			
less than .5	33.3%	40.5%	30.2%	46.0%	30.0%	35.1%
.51 to 1.00	46.5%	42.9%	48.4%	35.8%	17.9%	39.1%
1.01 to 1.5	10.5%	13.1%	9.4%	8.0%	3.8%	9.3%
1.51 to 2	6.4%	3.6%	7.8%	6.6%	2.0%	10.0%
2.01 or more	3.3%	0	4.3%	3.6%	0.6%	6.5%
Percent Crowded	20.2%	16.7%	21.4%	18.2%	11.8%	25.8%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1990.

Housing Values and Rents

At $55,638, the average home value in South Miami in 1990 was about half of the County's $112,484. The value had, however, appreciated considerably over the 1980 inflation-adjusted value of $33,080. About 43 percent of residences were valued at $60,000 or more, compared to 82 percent for the County.

Table 12
Value of Specified Owner-Occupied Housing
South Miami and Dade County
1990

	South Miami	Dade
Total Units	138	275,298
less than $30,000	18	4,095
$30,000 to $44,999	26	11,870
$45,000-$59,999	34	32,309
$60,000-$74,999	41	54,309
$75,000 to $99,999	13	74,912
$100,000 to $149,999	4	52,723
$150,000 to $199,999	2	18,764
$200,000 +	0	25,746
	Percent	
Total Units	100.0%	100.0%
less than $30,000	13.0%	1.5%
$30,000 to $44,999	18.8%	4.3%
$45,000-$59,999	24.6%	11.7%
$60,000-$74,999	29.7%	19.7%
$75,000 to $99,999	9.4%	27.2%
$100,000 to $149,999	2.9%	19.2%
$150,000 to $199,999	1.4%	6.8%
$200,000 +	0	9.4%
Mean	$55,638	$112,484

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida,1990

Rental costs were low and declined in the last decade. The 1990 rent of $230 was lower than the inflation-adjusted average 1980 rent of $296 and much lower than the County's $441. About 65 percent of rental units rented for less than $300. The comparable County figure was 22 percent. Only four units (about 1 percent) rented for $500 or more, compared to 32 percent of units in Dade.

Table 13
Contract Rent for Renter-Occupied Units
South Miami and Dade
1990

	South Miami	Dade
Total Units	361	305,935
less than $100	54	15,527
$100 to $199	95	16,181
$200 to $249	46	14,021
$250 to $299	41	21,364
$300 to $349	49	30,280
$350 to $399	34	39,390
$400 to $499	21	36,104
$450 to $499	17	34,036
$500 to $599	4	48,431
$600 to $699	0	25,047
$700+	0	25,554
	Percent	
less than $100	15.0%	5.1%
$100 to $199	26.3%	5.3%
$200 to $249	12.7%	4.6%
$250 to $299	11.4%	7.0%
$300 to $349	13.6%	9.9%
$350 to $399	9.4%	12.9%
$400 to $499	5.8%	11.8%
$450 to $499	4.7%	11.1%
$500 to $599	1.1%	15.8%
$600 to $699	0	8.2%
$700+	0	8.4%
Mean	$260.70	$441.00

Source: U. S. Bureau of the Census, Census of Population and Housing,Summary Tape File 1A, Florida,1990.

Despite low values and rents some households were burdened by excessive housing costs. This was especially true for low-income households.

About 72 percent of renter households earning less than $10,000 paid 30 percent or more of their income in rent. Among those earning between $10,000 and $20,000, 77 percent paid 30 percent or more of their income. Comparable figures for the County were 85 percent and 77 percent, respectively. About 80 percent of owner households earning less than $10,000 paid 30 percent or more of their income in mortgage payments and related costs. None of those earning between $10,000 and $20,000 paid 30 percent or more. Comparable figures Countywide were 82 and 60 percent, respectively.

Table 14
Shelter Costs as a Percent of Income
South Miami and Dade County
1990

	South Miami				Dade			
Households with:	**Rent**		**Mortgage**		**Rent**		**Mortgage**	
Income	<30%	30%+	<30%	30%+	<30%	30%+	<30%	30%+
Less than $10,000	73	185	7	28	12,472	71,248	3,697	16,246
$10,000 to $19,999	12	40	22	0	17,942	59,465	13,737	20,429
$20,000 to $34,999	26	14	35	13	54,099	22,184	36,488	25,062
$35,000 to $49,999	15	0	23	0	32,238	2,618	47,462	9,851
$50,000 +	24	0	10	0	24,761	504	99,527	6,534
Total	150	239	97	41	141,512	156,019	200,911	78,122
	Percent				**Percent**			
Less than $10,000	28.3%	71.7%	20.0%	80.0%	14.9%	85.1%	18.5%	81.5%
$10,000 to $19,999	23.1%	76.9%	100.0%	0.0%	23.2%	76.8%	40.2%	59.8%
$20,000 to $34,999	65.0%	35.0%	72.9%	27.1%	70.9%	29.1%	59.3%	40.7%
$35,000 to $49,999	100.0%	0.0%	100.0%	0.0%	92.5%	7.5%	82.8%	17.2%
$50,000 +	100.0%	0.0%	100.0%	0.0%	98.0%	2.0%	93.8%	6.2%
Total	38.6%	61.4%	70.3%	29.7%	47.6%	52.4%	72.0%	28.0%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

In 1990, the average number of rooms-per-unit in South Miami was 3.9, 3.4 in renter units and 5.1 in owner. This was close to the County average of 4.2 for all units, 3.1 for renter and 5.2 for owner.

One-bedroom units comprised about 20 percent of all occupied units. A high 19 percent of all units and 25 percent of renter units had no bedrooms. The comparable Countywide figures were 9 percent and 18 percent respectively.

Table 15
Percent of Occupied Units by Bedrooms and Tenure
South Miami and Dade County
1990

	South Miami			Dade		
Bedrooms	**Total**	**Renter**	**Owner**	**Total**	**Renter**	**Owner**
None	113	105	8	64,642	57,563	7,079
One	116	101	15	186,662	130,530	56,132
Two to three	296	190	106	375,959	122,526	253,433
Four or more	71	30	41	65,092	5,730	59,362
Total units	596	426	170	692,355	316,349	376,006
			Percent			
None	19.0%	24.6%	4.7%	9.3%	18.2%	1.9%
One	19.5%	23.7%	8.8%	27.0%	41.3%	14.9%
Two to three	49.7%	44.6%	62.4%	54.3%	38.7%	67.4%
Four or more	11.9%	7.0%	24.1%	9.4%	1.8%	15.8%
Total units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Average number of Rooms	3.9	3.4	5.1	4.2	3.1	5.2

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1990.

In sum,

- There was a slight decrease in the number of housing units between 1980 and 1990.
- The renter share of occupied units was high relative to the County's average.
- The vacancy rate was lower than the County average.
- Overcrowding was a problem, with 20 percent of all units having more than one person-per-room.
- Housing values and rents were lower than average. In 1990 the mean home value was about half of the Dade average.

Income

Incomes in South Miami were lower than the County average and the difference persisted between 1980 and 1990.

The mean income for South Miami households in 1989 was $17,926, only a little less than half the County mean of $37,903. In 1980 the target area's mean income was about 53 percent of the County's.

About 52 percent of all households with income had incomes below $10,000 compared to 19 percent in Dade as a whole. At the other end of the income distribution, only 18 percent of South Miami households had incomes of $35,000 or more compared to 39 percent of Dade's households.

Table 16
Income Distribution
Households with Income
South Miami and Dade County
April 1989

	South Miami			Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than $5,000	181	95	122	64,978	17,655	34,722
$5,000 to $9,999	135	85	76	68,234	14,604	33,302
$10,000 to $14,999	42	35	46	66,434	13,466	33,939
$15,000 to $24,999	91	91	0	122,785	24,108	61,494
$25,000 to $34,999	47	47	0	104,118	18,162	48,765
$35,000 to $49,999	55	55	0	108,950	16,911	48,978
$50,000 plus	55	48	0	157,738	26,561	56,630
Total Households	606	456	244	692,237	120,077	317,830
	Percent					
Less than $5,000	29.9%	20.8%	50.0%	9.4%	14.7%	10.9%
$5,000 to $9,999	22.3%	18.6%	31.1%	9.9%	12.2%	10.5%
$10,000 to $14,999	6.9%	7.7%	18.9%	9.6%	11.2%	10.7%
$15,000 to $24,999	15.0%	20.0%	0	17.7%	20.1%	19.3%
$25,000 to $34,999	7.8%	10.3%	0	15.0%	15.1%	15.3%
$35,000 to $49,999	9.1%	12.1%	0	15.7%	14.1%	15.4%
$50,000 plus	9.1%	10.5%	0	22.8%	22.1%	17.8%
Total Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Mean	$17,926	$20,765	$5,082	$37,903	$25,870	$32,311

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

Number of Workers

The number of workers in a household substantially affects household earnings. In 1989, 43 percent of the area's households had more than one wage-earner compared to Dade's 57 percent. For those households with two workers, mean household income was about 74 percent higher than that of a single wage-earner household. For households with three or more earners, mean income was more than twice that of a single wage-earner household. A high 22 percent of all households had no workers compared to 13 percent for Dade.

Table 17
Mean Family Income by
Number of Workers
South Miami and Dade County
1990

	South Miami			Dade		
Number of Workers	Number of Families	Percent of Families	Mean Income	Number of Families	Percent of Families	Mean Income
None	214	22.3%	$8,803	61,364	12.6%	$18,965
One	329	34.3%	$14,609	145,394	30.0%	$34,289
Two	301	31.4%	$25,394	204,778	42.2%	$49,528
Three or more	115	12.0%	$47,277	73,677	15.2%	$60,634
Total	959	100.0%		485,213	100.0%	

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3, Florida, 1990. Population and Housing, Summary Tape File 3A, Florida, 1990.

Source of Income

Most households with income in South Miami (64 percent) received income from wages and salary. The comparable County figure was 77 percent. A much higher than average proportion of households (30 percent) received income from public assistance compared with the County average of 10 percent. About 31 percent received some form of Social Security benefits compared to 25 percent of households in the County. Only 2 percent received interest or dividend income compared with the Dade average of 31 percent.

Table 18
Income by Source
South Miami and Dade County
1989

Source	South Miami	Dade
Wage and Salary	387	535,832
NonFarm Self Employed	36	78,306
Farm, Self Employed	7	4,630
Interest, Dividend or Rent	14	213,454
Social Security	189	176,065
Public Assistance	180	68,963
Retirement	74	71,938
Other	47	46,457
Income Not Reported		
Total Households	606	692,237
	Percent of Households with Income Reported	
	South Miami	**Dade**
Wage and Salary	63.9%	77.4%
NonFarm Self Employed	5.9%	11.3%
Farm, Self Employed	1.2%	0.7%
Interest, Dividend or Rent	2.3%	30.8%
Social Security	31.2%	25.4%
Public Assistance	29.7%	10.0%
Retirement	12.2%	10.4%
Other	7.8%	6.7%

Note: The sum of the percents exceeds 100 due to multiple sources of income.

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3-A, Florida, 1990.

Poverty

In 1990, South Miami continued to be a high-poverty area. The poverty rate for persons was 38 percent, considerably higher than the County's 18 percent, but about the same as the 37 percent recorded in 1980.

Children were especially affected by poverty. Almost half (46 percent) of the children under five years were poor in 1989. About 44 percent of all children under 18 were poor. This was considerably worse than the County's high poverty rates for children, 25 percent for both age groups.

Table 19
Percent of Persons in Poverty
South Miami and Dade County
1980 and 1990

	South Miami				Dade			
	1980		1990		1980		1990	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Total Persons	694	37.1%	768	38.1%	240,892	15.0%	341,261	17.9%
Black	618	40.0%	520	30.8%	81,936	29.4%	117,357	30.2%
Hispanic	45	68.2%	168	78.1%	97,306	16.8%	183,207	19.5%
Elderly	83	41.5%	154	57.7%	54,089	16.4%	52,706	20.0%
Young								
Under 5	99	57.2%	99	46.0%	20,685	22.4%	33,721	24.9%
Under 18	33	45.7%	294	44.3%	74,966	19.6%	111,739	24.3%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1980 and 1990.

Reflecting personal poverty, household poverty rates also remained quite high. About 37 percent of all family households were below the poverty level, a slight increase over the 34 percent in 1980. Among female householder households with children, a high 58 percent were in poverty.

Table 20
Percent of Households in Poverty
South Miami and Dade County
1980 and 1990

	South Miami				Dade			
	1980		1990		1980		1990	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	144	34.4%	146	37.0%	50,633	11.8%	68,679	14.2%
Female headed families, with children & no husband present	86	58.9%	111	57.7%	17,121	38.0%	27,076	42.4%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1980 and 1990.

In sum,

- South Miami was a low-income, high-poverty area. The mean income of $19,926 was little more than half of the County average.
- About 30 percent of South Miami households received public assistance income, three times the County average.
- Between 1980 and 1990 the percent of persons in poverty remained about the same, 38 percent. This was higher than Dade's 18 percent.
- A high 58 percent of female-householder households with children were below the poverty level, much higher than the high 42 percent Countywide.

Employment

Labor Force Status

In 1990, 8 percent of the civilian labor force in South Miami was unemployed, compared to 5 percent in 1980. The 1990 rate was the same as the County rate. The rate of labor force participation in the area was lower than the County average. About 46 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Dade's 36 percent.

Table 21
Labor Force Status, Persons 16 Years and Over
South Miami and Dade County
1980 and 1990

	South Miami				Dade			
	1980	1990			1980	1990		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	720	777	708	32	781,308	976,754	181,256	502,336
Employed	691	714	645	32	742,632	901,828	158,428	462,130
Unemployed	34	63	63	0	38,676	74,926	22,828	40,206
Not in Labor Force	559	666	485	152	504,158	537,778	92,692	26,074
	Percent				Percent			
Civilian labor Force	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Employed	96.0%	91.9%	91.1%	100.0%	95.0%	92.3%	87.4%	92.0%
Unemployed	4.7%	8.1%	8.9%	0	5.0%	7.7%	12.6%	8.0%
Not in Labor Force	43.7%	46.2%	40.7%	82.6%	39.2%	35.5%	33.8%	4.9%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A,Florida. 1990.

Occupation

The employed labor force in South Miami was less likely to be in managerial or professional specialty occupations (14 percent compared to 25 percent Countywide.) They were much more likely to be in service occupations, about 42 percent compared to 15 percent of Dade's workers.

Table 22
Employed Persons by Occupation
South Miami and Dade County
April 1990

	South Miami		Dade	
Managerial and professional specialty	100	14.0%	221,273	24.5%
Technical	13	1.8%	29,702	3.3%
Sales	82	11.5%	122,139	13.5%
Administrative Support	27	3.8%	161,460	17.9%
Service	299	41.9%	134,450	14.9%
Farming, forestry and fishing	16	2.2%	14,894	1.7%
Precision, production, craft and repair	41	5.7%	96,072	10.7%
Operators, fabricators and laborers	136	19.0%	121,838	13.5%
Total	714	100.0%	901,828	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

Industry

The distribution of workers by industry in the South Miami target area was also different from the County's. A high 23 percent were in retail sales, compared to 18 percent in the County. About 37 percent were in professional and related services, compared to 22 percent Countywide.

Table 23
Employed Persons by Industry
South Miami and Dade County
1990

	South Miami		Dade	
Agriculture, forestry, fisheries and mining	16	2.3%	16,926	1.9%
Construction	32	4.6%	57,017	6.3%
Manufacturing	31	4.4%	102,372	11.4%
Transportation, communications, and other public utilities	51	7.3%	88,723	9.8%
Wholesale trade	7	1.0%	57,029	6.3%
Retail trade	164	23.4%	157,772	17.5%
Finance, insurance, and real estate	0	0	74,499	8.3%
Business and repair service	17	2.4%	53,884	6.0%
Personal, entertainment and recreation services	76	10.8%	60,317	6.7%
Professional, Health Services	151	21.5%	77,816	8.6%
Professional, Education Services	70	10.0%	63,163	7.0%
Other Professional and related services	36	5.1%	56,121	6.2%
Public administration	51	7.3%	36,189	4.0%
Total	702	100.0%	901,828	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

Place of Work

Like the County overall, South Miami had a work-force employed locally. All worked in Dade County, compared to 95 percent of all County workers.

Table 24
Workers by Place of Work
South Miami and Dade County
1990

	South Miami		Dade	
Dade County	684	100.0%	844,722	95.1%
Outside Dade County	0	0	43,274	4.9%
Total Workers	684	100.0%	887,996	

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

Commuting

Workers had a mean commute time of 23 minutes (slightly less than the County's average of 25 minutes). Reflecting the area's proximity to Metrorail, they were more likely to use public transportation or to walk to work than Dade's workers as a whole. About 17 percent used public transportation and about 12 percent walked. The comparable County figures are 6 and 3 percent.

Table 25
Workers by Means of Transportation to Work
South Miami and Dade County
1990

	South Miami		Dade	
Car, truck or Van	402	58.8%	780,997	89.8%
Drive alone	302	44.2%	642,669	73.9%
Car Pool	100	14.6%	138,328	15.9%
Public Transportation	116	17.0%	52,162	6.0%
Walk Alone	80	11.7%	22,454	2.6%
Other Means	73	10.7%	8,621	1.0%
Work at Home	13	1.9%	18,091	2.1%
Total	684	100.0%	869,905	100.0%
Mean Commute:	23 minutes		25 minute	

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

In sum,

- South Miami's residents were more likely than Dades' to be in service occupations and in retail trade.
- At 8 percent, the unemployment rate was about the same as the County rate.
- A high 46 percent of residents age 16 or over were not in the labor force.

Educational Attainment

The educational attainment levels of South Miami residents over 18 lagged well behind the County levels. A high 49 percent had not completed high school compared to the County average (34 percent), only 2 percent had completed four or more years of college compared to 17 percent in Dade.

Table 26
Educational Attainment
Persons Age 18 and Over and 25 and Over
South Miami and Dade County
1990

	South Miami		Dade	
	18 and Over			
Elementary to 1-3 Years High School	665	49.1%	504,965	34.4%
4 Years High School	469	34.6%	349,454	23.8%
1-3 Years College	192	14.2%	360,748	24.6%
4 Years of College +	29	2.1%	253,696	17.3%
Total	1,355	100.0%	1,468,863	100.0%
	25 and Over			
Elementary to 1-3 Years High School	617	52.5%	448,282	35.0%
4 Years High School	375	31.9%	296,444	23.1%
1-3 Years College	154	13.1%	296,109	23.1%
4 Years of College +	29	2.5%	240,460	18.8%
Total	1,175	100.0%	1,281,295	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

As might be expected given the age structure of the community, a higher proportion of residents of South Miami (22 percent) were enrolled in elementary and high school than were Dade residents (18 percent). A smaller proportion or residents were enrolled in college, 5 percent compared to 8 percent.

Table 27
Enrollment in School
Persons Age 3 and Over
South Miami and Dade County
1990

	South Miami		Dade	
Preschool	93	4.9%	33,921	1.8%
Elementary & High School	413	21.9%	325,869	17.6%
College	86	4.6%	155,821	8.4%
Not Enrolled	1,294	68.6%	1,339,472	72.2%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990.

In sum,

- Educational attainment in South Miami lagged behind the County average.

POVERTY

Between 1980 and 1990 the percent of persons in poverty remained about the same, 38 percent. This was much higher than Dade's 18 percent.

In terms of family households, 37 percent were below the poverty level, compared to Dade's 14 percent.

Nearly 60 percent of female-householder families with children were below the poverty level.

EMPLOYMENT

The unemployment rate of 8 percent was higher than the 5 percent reported in 1980, but about the same as the County.

The rate of labor force participation was lower than average, with 46 percent of residents not in the labor force.

Employed residents were less likely than average to be in managerial occupations and more likely to be in service occupations.

EDUCATION

A high 49 percent of South Miami residents aged 18 and over failed to complete high school. Countywide this figure was 34 percent.

– HIGHLIGHTS –

POPULATION

The South Miami target area is a Black (92 percent) community. The 1990 population of 1,726 was a slight decrease from the 1,872 in 1980.

Hispanics were 6 percent of the population, considerably lower than the County average (49 percent).

The median age interval in 1990 was 25 to 29 years, younger than the County's 30 to 34. About 12 percent of residents were over 65 years of age.

About 85 percent of residents were native-born, compared to the County's 55 percent.

HOUSEHOLD STATUS AND LIVING ARRANGEMENTS

About 22 percent of households were married-couple families compared to 50 percent Countywide.

About 63 percent of all households with children had a female householder with no husband present.

Only 17 percent of all children under 18 years lived in married-couple households. About 44 percent lived in single-parent households.

HOUSING

There was a slight decrease in the number of housing units between 1980 and 1990.

The renter share of occupied units (69 percent) was higher than the County average (46 percent) but about the same as in 1980.

Overcrowding was a problem. Nearly 20 percent of all units had more than one person-per-room compared to 18 percent in the County.

Housing values and rents were lower than average. The mean home value of $55,638 was only about half of Dade's $112,484.

About 53 percent of households paid 30 percent or more of their incomes for monthly housing costs.

INCOME

The mean income of $17,926 was about half of Dade's mean of $37,903.

About 30 percent of households with earnings received public assistance, compared to the County's 10 percent.

POVERTY

Between 1980 and 1990 the percent of persons in poverty remained about the same, 38 percent. This was much higher than Dade's 18 percent.

In terms of family households, 37 percent were below the poverty level, compared to Dade's 14 percent.

Nearly 60 percent of female-householder families with children were below the poverty level.

EMPLOYMENT

The unemployment rate of 8 percent was higher than the 5 percent reported in 1980, but about the same as the County.

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Employed residents were less likely than average to be in managerial occupations and more likely to be in service occupations.

EDUCATION

A high 49 percent of South Miami residents aged 18 and over failed to complete high school. Countywide this figure was 34 percent.

EXHIBIT III

Existing Land Use in South Miami

	Acres	Percent
Single-Family Residential at 3-9 DU/Acre	796.90	51.33
Two-Family Residential at 8 DU/Acre	8.81	0.57
Multifamily Residential at 10-20 DU/Acre	52.09	3.36
Cluster Single-Family/Townhouse/ Villa Residential at 6 DU/Acre	12.84	0.83
Commercial: neighborhood, retail, automotive and downtown retail	121.38	7.82
Office	42.94	2.77
Public	53.77	3.46
Recreation	38.89	2.51
Vacant	39.51	2.55
Streets/Water	385.27	24.82
TOTAL	1552.40	100.00

Source: Field survey by Robert K. Swarthout, Incorporated, 1987.

EXHIBIT IV

LAND USE ANALYSIS

Adequacy of Transportation Facilities

Except for Bird Road, all South Miami roadways where counts are available are at level of service (LOS) "D" or worse. Both Ludlam Road and Sunset Drive are operating just over capacity, but Kendall Drive, Red Road and U.S. 1 are operating in the LOS "E" and "F" ranges. Existing levels of service are detailed in Table 2-5 of the Traffic Circulation Element.

The South Florida Regional Planning Council has established LOS "D" as the appropriate LOS standard except in special cases where a level of service LOS "E" is acceptable. Special cases include central business district locations and streets where existing development precludes widening.

The South Florida Regional Planning Council LOS "D" standard is not accepted as City of South Miami policy. The LOS "D" standard would require major widenings that would adversely affect the residential character of the City. It would also further congest downtown due to additional traffic using Sunset Drive and Red Road. Instead, this commuter traffic should use high design arterials that do not pass through residential areas. Furthermore, non-attainment of higher standards could ultimately freeze development permits. The following service levels are set for both 24-hour and peak-hour periods:

Principal Arterials	LOS "F"
Minor Arterials	LOS "F"
Collectors	LOS "C"

Roadway improvements programmed within the City of South Miami are listed in the 1988 Metropolitan Dade County Transportation Improvement Program (TIP). The TIP specifies proposed transportation projects programmed to be implemented in the coming five years. Two roadway improvements listed for implementation within the City of South Miami are:

Roadway	Location	Improvement	Year
Red Road	U.S. 1 to S.W. 8 Street	Widen from 2 lanes to 4	1990-91
Miller Road	Ludlam Road to Red Road	Widen from 2 lanes to 4	1989-90

Adequacy of Sanitary Sewer Facilities

About one-third of the City of South Miami is served by sanitary sewers. This area is located primarily between 64th Street on the north and 80th Street on the south, and between 57th Avenue on the east and 63rd Avenue on the west. It is illustrated in Figure 4.1 (page 4.8) of the Infrastructure Element. The Miami-Dade Water and Sewer Department (WASD) is responsible for the collection system and the treatment plant. South Miami generates much less than one percent of the capacity of the Central District Treatment Plant at Virginia Key, which serves the area. Demand on existing collection facilities is not expected to increase, since the City's population is not expected to increase significantly before the year 2005. Some up-sizing of mains might be necessary in business areas if much higher intensity development than currently exists were to occur.

The portion of South Miami not served by sanitary sewers is served by septic tanks. For the most part, soil conditions in the City are suitable to septic tank operation. It is a matter of regional policy to ultimately eliminate the use of septic tanks on lots smaller than one acre.