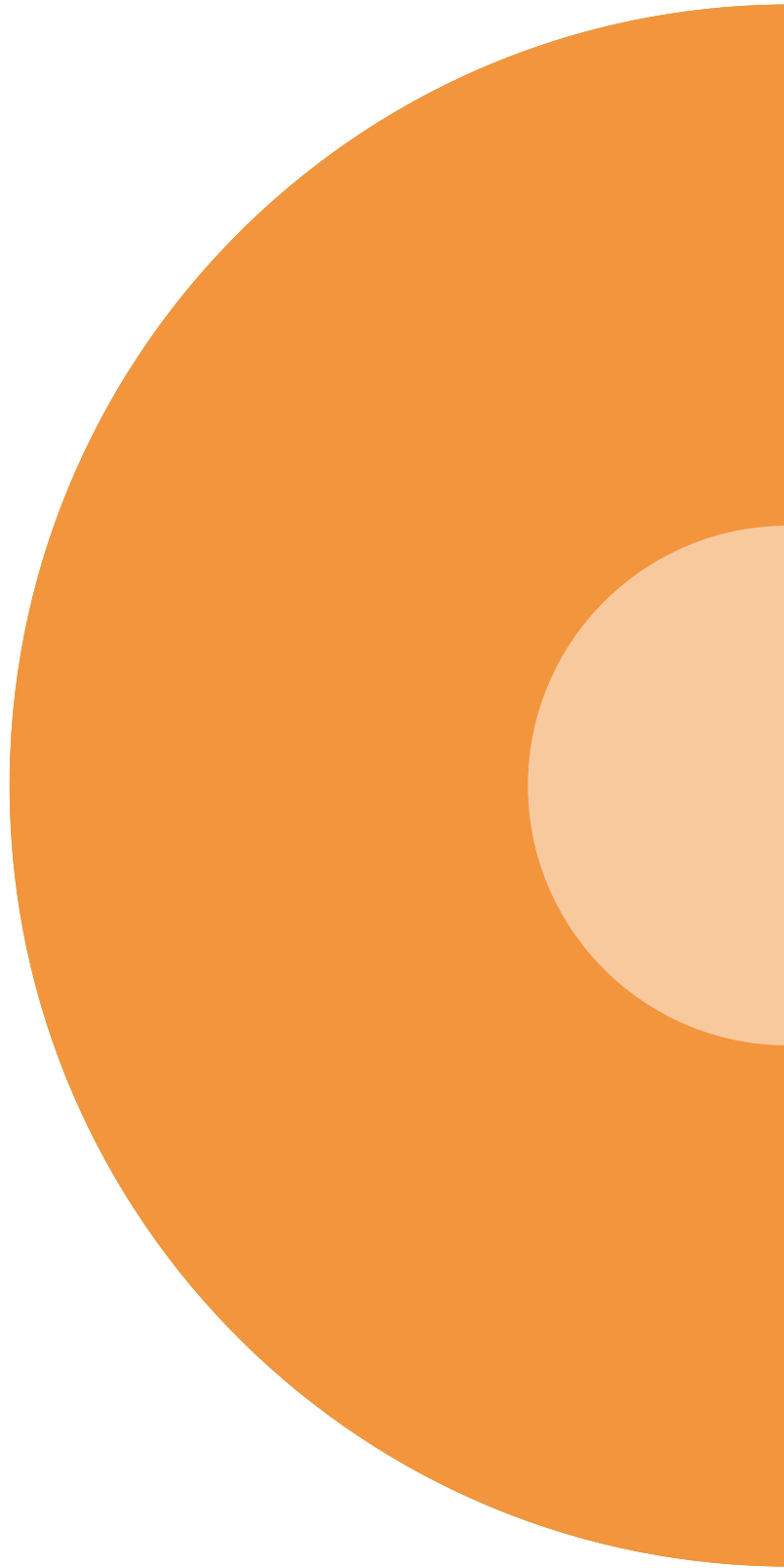
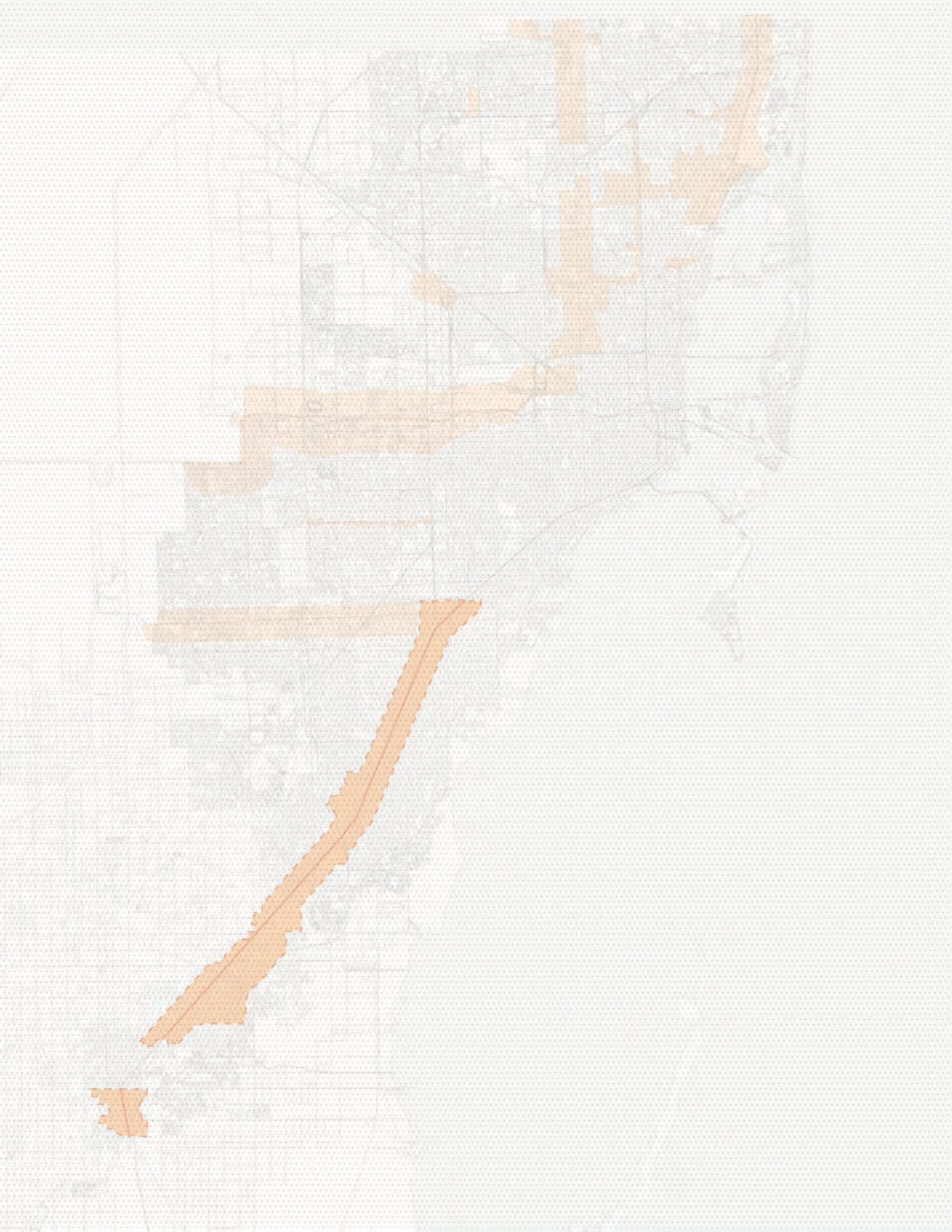


4



Geographical Focus Areas and Context Statements

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South Dade Corridor

From Rural Spine To Suburban Artery

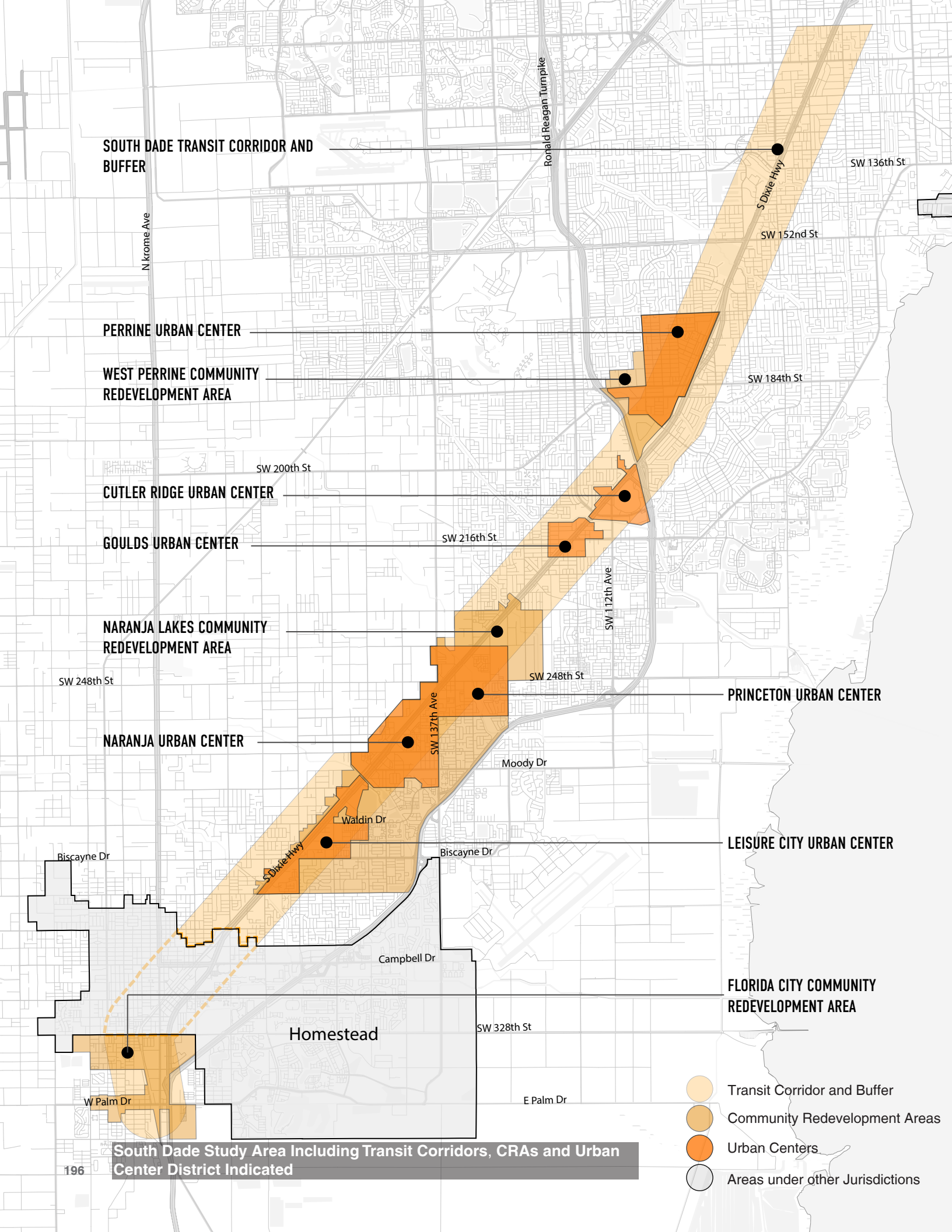
The South Dade study area corresponds with the South Dade TransitWay Corridor, established under Miami-Dade County's Comprehensive Development Master Plan's SMART Program, following the historic route of the Florida East Coast (FEC) Railway. The corridor and its adjacent buffer areas include US1, which roughly parallels the railroad. For the purposes of this study, the corridor extends from Flagler Groves Estates/Kendall Gardens (just south of Dadeland) to Florida City, and comprises areas under the jurisdiction of Community Redevelopment Agencies (CRAs) and areas designated by the county as Urban Centers. The CRAs include the West Perrine, Naranja Lakes, and Florida City. Several County-designated Urban Center districts also line the corridor, and are classified as either Community or Metropolitan Centers for regulatory purposes. These include the Downtown Kendall Urban Center District, Naranja Community Urban Center District, Goulds Community Urban Center, Princeton Community Urban Center, Perrine Community Urban Center, Leisure City Community Urban Center, and Cutler Ridge Metropolitan Urban Center. The study area encompasses sections of un-incorporated Miami-Dade County, as well the municipalities of Florida City, Cutler Bay, Palmetto Bay, and Pinecrest. Homestead, occupying a portion of the corridor between Florida City and Modello, has its own historic preservation jurisdiction and is excluded.

The FEC railway's Cutler Extension from Miami to Homestead, completed in 1904, opened up South Dade for development and became its inaugural organizational spine. Along it, a string of railroad towns formed, serving rural communities. Partly settled through the practice of homesteading, Miami's referred to South Dade as "homestead country." The southernmost towns on the FEC, Homestead (platted in 1904 and incorporated 1913), and Florida City (platted 1910, incorporated 1914), are the second and third-oldest municipalities in Miami-Dade County, developed independently and roughly in parallel timeframes with other early Dade County settlements like Lemon City, Coconut Grove, and

Miami, which were more centrally located and would come to form the heart of the county's urban core. Because of their distance from the urban core, the forces that were at play in their development differed from those that influenced the development of Miami.

While the FEC laid the groundwork for agricultural and industrial development, the South Dixie Highway (US1) corridor that paralleled the railroad laid the groundwork for the area's subsequent residential and commercial development. Fed by the automobiles that by 1920s were becoming a primary means of transportation, the area progressively assumed a secondary role as a suburban extension of Miami. The establishment of the Homestead Army Air Field in 1941 and its remaking as Homestead Air Force Base in 1955 brought further development to South Dade. Yet, as the last area of Dade County to urbanize, rural uses persisted longer in South Dade, and still define the Redland area west of the corridor. The area also retains a cultural history that is distinct from Miami, formed not just by its agricultural industries, but by important Black, Latin American and Caribbean heritage, and the presence of migrant workers.

Tourism was an important economic engine that drove development in South Dade (just as it had throughout South Florida), but given its agricultural economy, the South Dade Corridor experienced little of the commercial resort and residential development that came to define postwar Biscayne Boulevard in North Dade (see Northeast Dade section). Following a series of battles between development interests, governmental authorities, environmentalists, and others, the bayfront and barrier islands were preserved as a wilderness. As South Dade's watery fringes became home to Biscayne National Park and Everglades National Park, the South Dade Corridor became a base for wilderness tourist excursions, populated with motor courts, motels, and specialty restaurants. It was also a spine for tourist sites that emphasized exotic flora, fauna and architecture, including the Monkey Jungle, Orchid Jungle, and Coral Castle.



SOUTH DADE TRANSIT CORRIDOR AND BUFFER

PERRINE URBAN CENTER

WEST PERRINE COMMUNITY REDEVELOPMENT AREA

CUTLER RIDGE URBAN CENTER

GOULDS URBAN CENTER

NARANJA LAKES COMMUNITY REDEVELOPMENT AREA





NARANJA URBAN CENTER

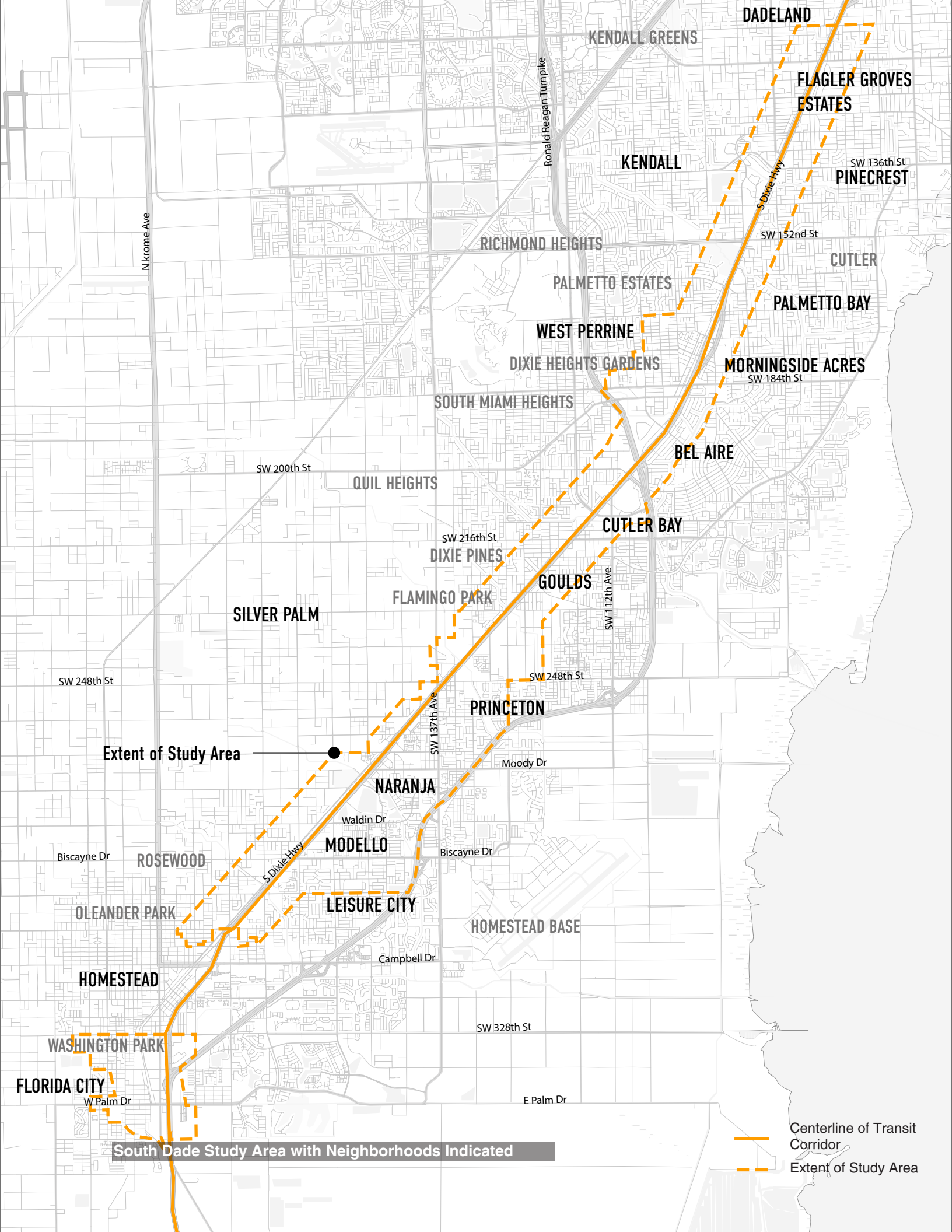
PRINCETON URBAN CENTER

LEISURE CITY URBAN CENTER

FLORIDA CITY COMMUNITY REDEVELOPMENT AREA

South Dade Study Area Including Transit Corridors, CRAs and Urban Center District Indicated

-  Transit Corridor and Buffer
-  Community Redevelopment Areas
-  Urban Centers
-  Areas under other Jurisdictions



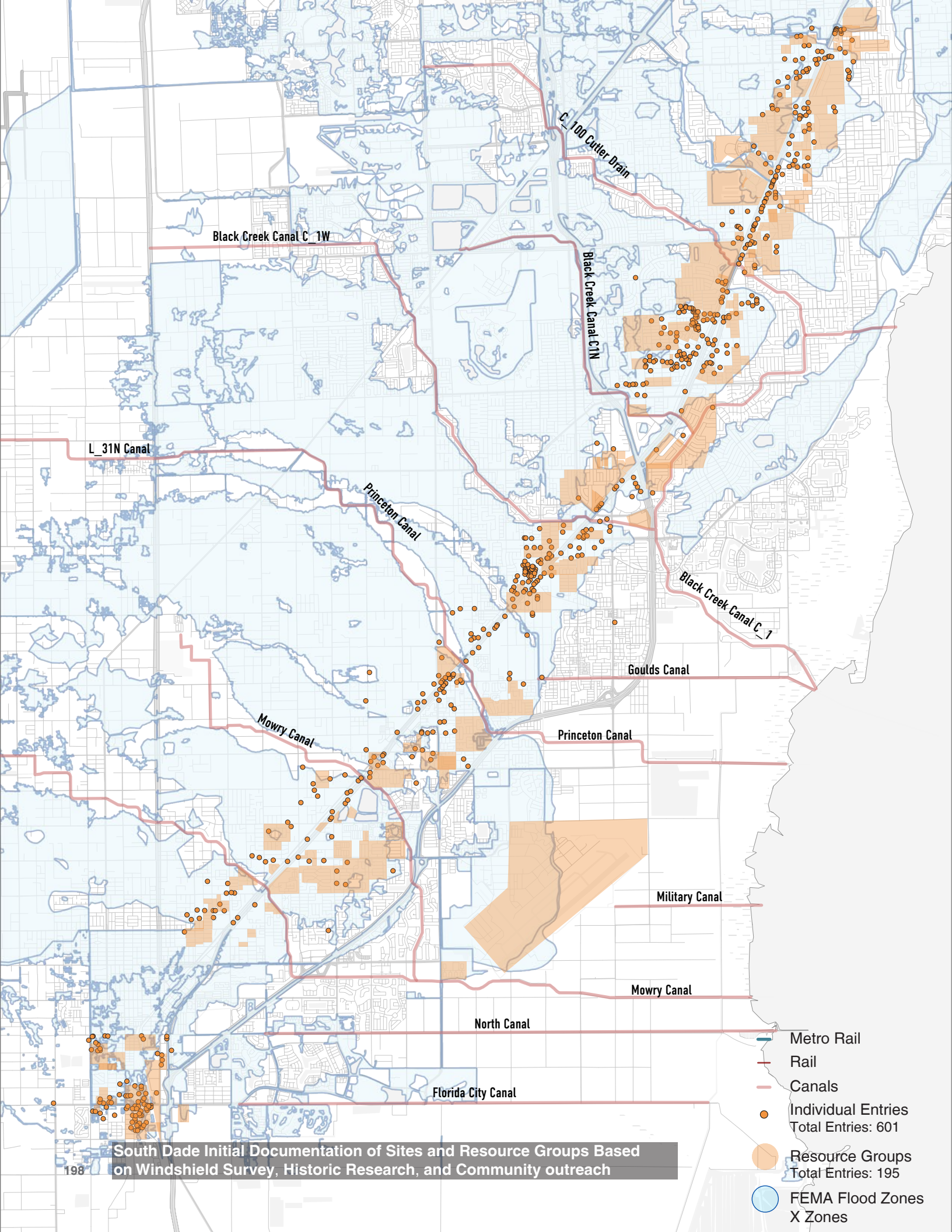
South Dade Study Area with Neighborhoods Indicated

- Centerline of Transit Corridor
- Extent of Study Area







Extent of Study Area

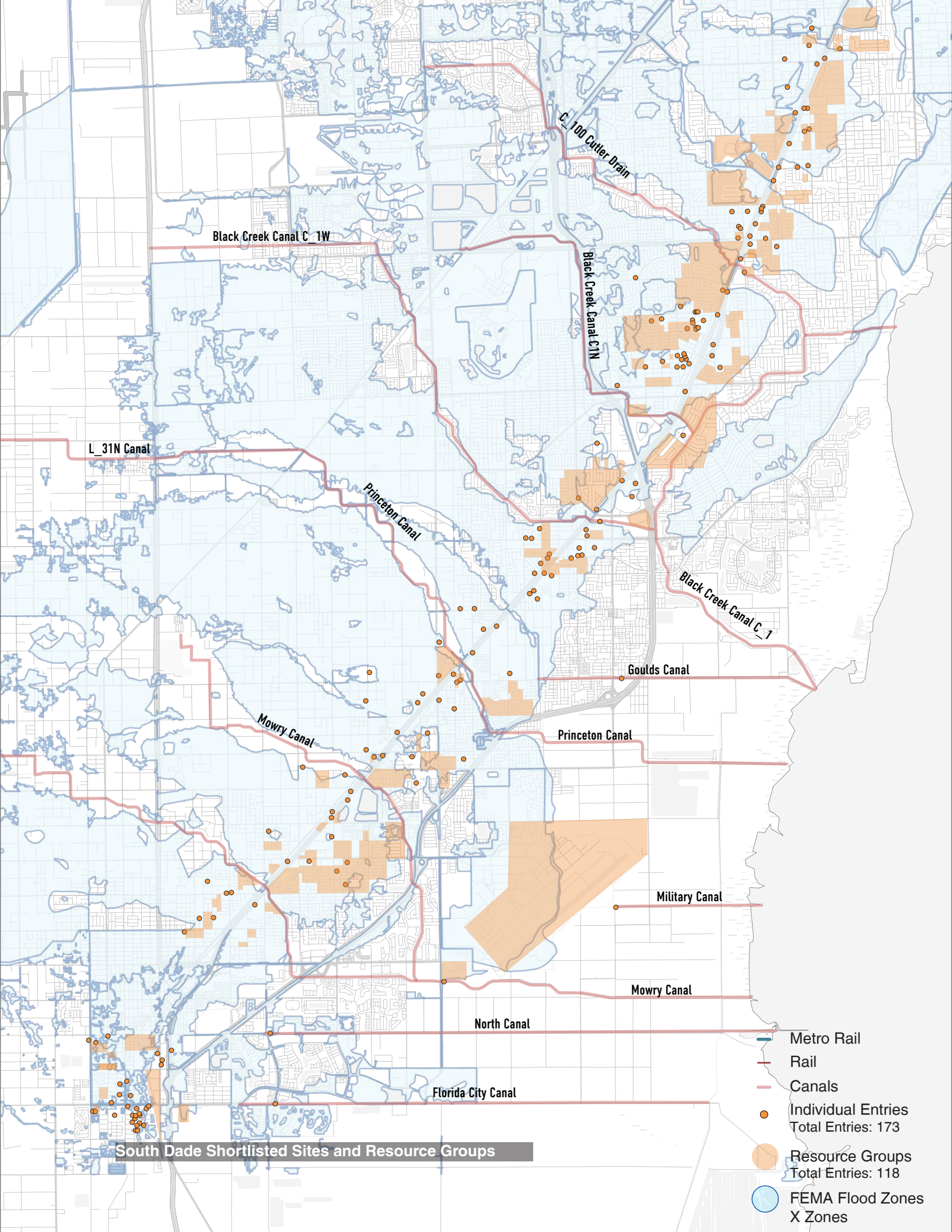
NEIGHBORHOODS: KENDALL GREENS, DADELAND, FLAGLER GROVES ESTATES, PINECREST, KENDALL, RICHMOND HEIGHTS, WEST PERRINE, DIXIE HEIGHTS GARDENS, SOUTH MIAMI HEIGHTS, BEL AIRE, PALMETTO BAY, MORNINGSIDE ACRES, CUTLER, PALMETTO ESTATES, WEST PERRINE, DIXIE HEIGHTS GARDENS, SOUTH MIAMI HEIGHTS, QUIL HEIGHTS, SILVER PALM, FLAMINGO PARK, GOULDS, CUTLER BAY, DIXIE PINES, PRINCETON, NARANJA, MODELO, LEISURE CITY, HOMESTEAD BASE, WASHINGTON PARK, FLORIDA CITY, HOMESTEAD, OLEANDER PARK, ROSEWOOD.

STREETS: N Krome Ave, Ronald Reagan Turnpike, S Dixie Hwy, SW 136th St, SW 152nd St, SW 184th St, SW 200th St, SW 216th St, SW 248th St, SW 112th Ave, SW 137th Ave, Moody Dr, Waldin Dr, Biscayne Dr, Campbell Dr, SW 328th St, E Palm Dr, W Palm Dr.









South Dade Initial Documentation of Sites and Resource Groups Based on Windshield Survey, Historic Research, and Community outreach

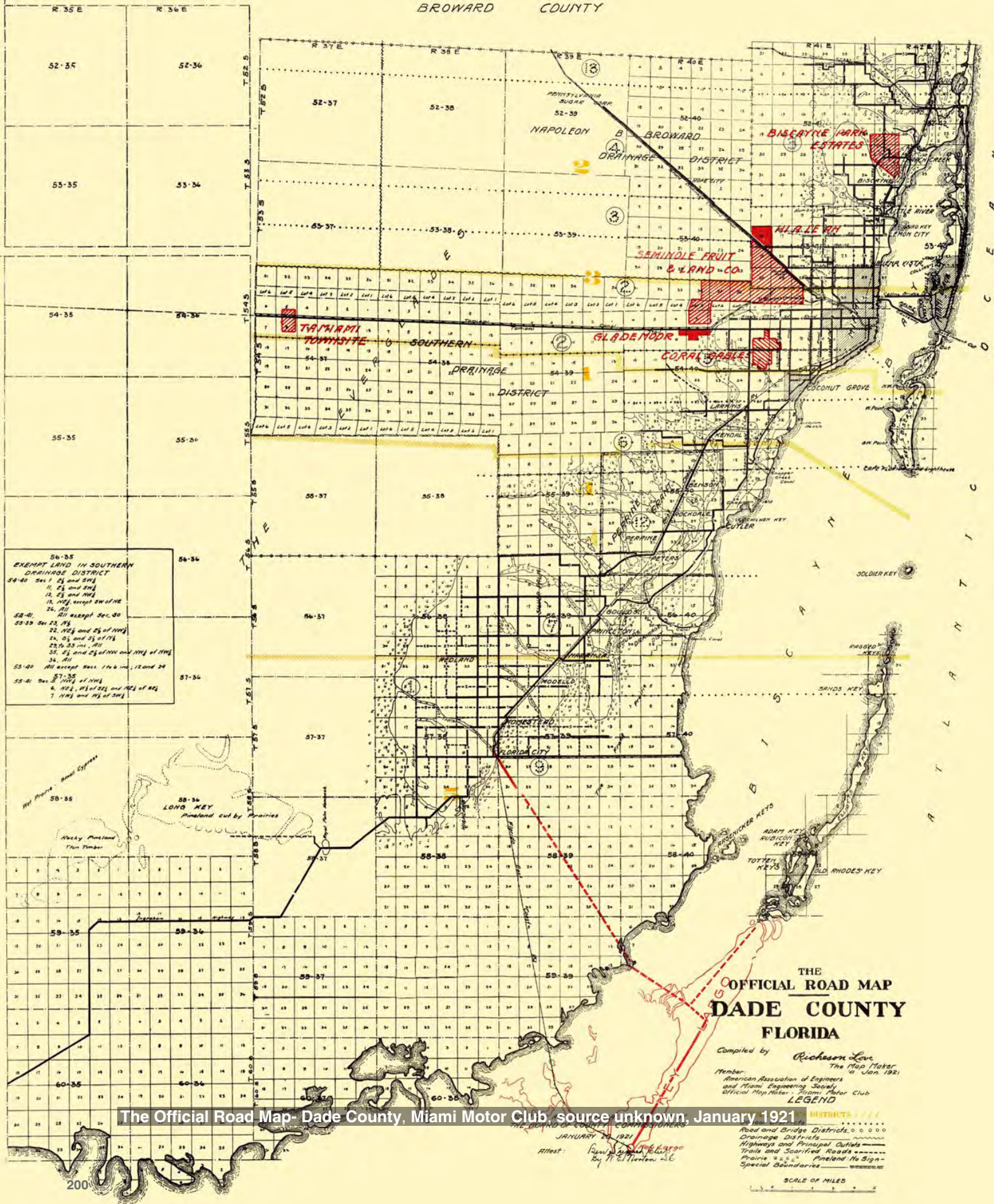
-  Metro Rail
-  Rail
-  Canals
-  Individual Entries
Total Entries: 601
-  Resource Groups
Total Entries: 195
-  FEMA Flood Zones
X Zones



South Dade Shortlisted Sites and Resource Groups

-  Metro Rail
-  Rail
-  Canals
-  Individual Entries
Total Entries: 173
-  Resource Groups
Total Entries: 118
-  FEMA Flood Zones
X Zones

BROWARD COUNTY



56-35
 EXEMPT LAND IN SOUTHERN
 DRAINAGE DISTRICT
 54-40 Sec 1, 2, 3 and SW 1/4
 11, 12 and SW 1/4
 13, 14 and NW 1/4
 15, 16, except SW of NE
 24, All
 54-41 All except Sec. 30
 54-42 Sec 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

THE
 OFFICIAL ROAD MAP
 DADE COUNTY
 FLORIDA

Compiled by
 Richardson Love
 The Map Maker
 Jan. 1921
 Member
 American Association of Engineers
 and Miami Engineering Society
 Official Map Maker - Surveyor - Motor Club

- LEGEND
- DISTRICTS
 - Road and Bridge Districts
 - Drainage Districts
 - Highways and Principal Outlets
 - Trails and Sacrificed Roads
 - Prairie
 - Pineland
 - Special Boundaries

SCALE OF MILES

The Official Road Map - Dade County, Miami Motor Club, source unknown, January 1921

THE BOARD OF COUNTY COMMISSIONERS
 JANUARY 1921
 Attest: *Richard Love*
 By *W. C. Norton*

South Dade Corridor

Part I - South Dade Context

Geographically, the South Dade Corridor corresponds with the southern end of the Atlantic Coastal Ridge, its higher elevations once covered with forests of South Florida slash pine and tropical hardwood hammock, and crossed by sloughs, or finger glades, that drained to the bay. The marl area on the east side of the ridge, initially known as the “front prairie,” was a wet lowland prairie. To the west of the front prairie, pine rockland with numerous pot holes filled with a reddish-brown soil gave this productive land its name: the “Redland.” Here, before the arrival of the railroad, Indigenous people hunted game, cultivated vegetables and harvested native plants for food. One of those plants, the coontie (*zamia integrifolia*), was used by Seminoles in the preparation of sofkee, a common dish. As late as the early 20th century, Indigenous peoples, most living further west in the Everglades, maintained camps in the area around today’s Kendall and Palmetto Bay (some with archaeological resources dating to Paleoindians and the Tequesta).¹

White and Black settlement started here on the Perrine Grant, a township of land (36 square miles as measured under the U.S. Land Ordinance of 1785) granted by an act of Congress in 1838 to horticulturalist Dr. Henry Perrine for the development of an agricultural colony to introduce subtropical plants.² Although not substantiated in historical records, according to the *Miami News* a community of 36 Bahamian families settled there in 1850 to cultivate the land. If true, this Black community, a forerunner of today’s Perrine, was (although uncelebrated as such) among the earliest modern communities in Dade County.³ Early settlers used a footpath along the high ridge – which they called “the reef” – to travel from Cutler, on the eastern edge of the Perrine Grant, to Coconut Grove.⁴ The road was later called the **Cutler Road** (current Old Cutler Road). The **Homestead Trail** and the **Camp Jackson Trail** penetrated from Cutler even further south into South Dade wilderness. The former, which started in Perrine, ended at the temporary camp of Longview, established by William J.

Krome during his Cape Sable Exploration Survey in 1902-03. The route of the Camp Jackson Trail is not known, other than it terminated at Camp Jackson, another temporary camp established by Krome near the present boundary of Everglades National Park. Early settlers used the Homestead Trail and then what is now known as Richmond Drive to go to the Brown & Moody or Tweedell stores in Cutler for supplies.

Homestead Farming, Land Drainage, and the Railroad

Two actions kicked off the creation of the South Dade Corridor: South Dade was opened to homesteading in 1896, and the FEC Railroad was extended southward to Homestead in 1904. As the name of its largest community suggests, homesteading played an important role in establishing South Dade’s early identity. The area north of the Perrine Grant was also homesteaded, but Miamians came to refer to South Dade as the “homestead country.” Initially authorized in the U.S. under the Homestead Act of 1862, homesteading was intended to settle land by transferring it to settlers who labored to improve it. To satisfy the terms of the initial grant, settlers were required to “prove-up” the land through the cultivation of a vegetable garden and the construction of a cabin. In South Dade, the confluence of land drainage, railroad buildings, and homesteading, set off a flurry of real estate speculation that enriched settlers at the expense of Indigenous peoples, who retreated further into the Everglades.

Farmers in South Dade exploited growing national demand for winter fruits and vegetables. All along the rockland terrain, stands of pine were eradicated by sawmill operators, fire and hurricanes, and replaced by avocado, mango, and citrus groves. Many of the fruits grown here were the result of plant experimentation and hybridization. Hezekiah Brooks, a successful Black fruit grower, cultivated here in 1910 his own cross between mango varieties mangoes: the

Brooks Mango.⁵

The Redland District, generally the area west of US1 between Eureka Drive and Florida City (but once considered to span from Biscayne Bay to the Everglades), comprised areas of rich red clay soil that supported a variety of crops. The first commercial crop in Dade County was the pineapple, but by around 1908 tomatoes became the king crop of South Dade. The heart of this vast agricultural landscape was initially known as Silver Palm, after the native silver palm, *Coccothrinax argenta*. East of the railroad, the wetter front prairie comprised a soft, carbonate-rich soil known as marl, was developed first due to its ease of cultivation. The primary crop grown was tomatoes, but pole beans, snap beans, wax beans, peppers, potatoes, squash, and just about every other marketable vegetable was also grown. **The Peters tomato farm** in Perrine, a successful tomato-growing and packing business founded by “Tomato King,” Thomas J. Peters around 1902, became the largest commercial operation in South Dade and the area’s first million-dollar enterprise.⁶ Even as Miami emerged as an American metropolitan center, agriculture thrived in South Dade in close proximity.

Like other states in the 19th century, Florida offered land for railroad development. That helped motivate Henry Flagler, a partner (with John D. Rockefeller) in the Standard Oil Company, to extend his Florida East Coast (FEC) railroad southward from Jacksonville to Miami (1896), then to Homestead (1904) and eventually over the Keys to Key West (1912). Flagler’s railroad built sidings to transport crops and lumber to Northern markets, and to import equipment, fertilizer and consumer goods. It also stimulated the development of settlements around the sidings, further opening the surrounding areas for agricultural development and resource extraction. As in Miami, workers who helped build the railroad, many of them African American and Black Bahamian, were among the corridor’s first settlers.

The FEC railroad became the primary means of communication between South Dade, Miami, and points north, replacing the waterways of Biscayne Bay and the Everglades (used by the Tequesta and later Indigenous peoples for thousands of years). Rail service to South Dade ended in the 1970s and the rails were removed in 1986, but the route lives on in the form of the South Dade Transitway, currently a Bus Regional Transit (BRT) connector.

Along with the land rights granted by Florida’s Internal Improvement Fund to extend the Florida East Coast railway, Flagler became the most important player in the area’s early economic and political development.⁷ In 1896 Flagler created entities like the **Model Land Company** (MLC) and the **Perrine Grant Land Company** (PGLC) to manage his land tracts with the mission of increasing their value. The land companies built critical infrastructure, platted new settlements (including Homestead), managed settlement efforts on and around its lands, and became one of the area’s primary development engines.⁸ The Model Land Company, for instance, promoted rockland terrain for citrus farming by developing its own model citrus farm, Flagler Groves, at SW 100th Street.

East of the railroad, FEC interests sold low-lying glades land to interests who could undertake drainage efforts on the front prairie. Here, canal digging replaced diking and pumping as a way of protecting land from periodic inundation.⁹ Tatum Brothers, the Miami development outfit whose Miami Land Development Company (M.L.&D. Co.) developed the new town of **Detroit** south of Homestead, was one of the first here to dig canals for drainage.¹⁰ In 1912, the M.L.&D.Co. completed the **Central Canal** from Krome Avenue to Biscayne Bay, creating S.W. 344th Street in the process, originally conceived as the heart of its future settlement east of current Florida City. That canal created a new route for crops to reach the railroad in Detroit. By the time Detroit was incorporated as **Florida City**, the southernmost settlement on the mainland of the U.S., a second

canal, the **North Canal** (S.W. 328th Street), was added in 1914. Although portions of both canals have been filled in, they are evidence of the infrastructure that made South Dade's early development possible.

Later, the difficult and expensive work of canal digging was left to government entities and the military. The **Goulds Canal**, completed in 1920 along SW 248th Street, was created as a result of petitioning by Goulds landowners who demanded that Dade County create the Goulds Special Drainage District No. 1 to drain 5,000 acres of fertile prairie that reminded locals of the famed Allapattah district near Miami (and was subsequently called "South Allapattah").¹¹ The **Mowry Canal** (S.W. 320th Street, current C-103) east of Homestead was dug to drain the land in that area, while the **Military Canal** (S.W. 304th Street), completed c. 1942, was dug to drain the area around Homestead Army Airfield (later Homestead Air Force Base – see below).

The five drainage canals dug before WWII greatly aided early South Dade agriculture, which became widespread in the east glade. As developers surveyed and cleared land (often quickly flipping it), the state's range and township grid filled with farms. By the 1930s it had become clear that canals were also the cause of increasing salinity in the fields, a condition only partly mitigated by the construction of canal locks (which were intended to maintain freshwater levels in the areas behind the canal gates). Today, crops like tomatoes, potatoes, beans and corn are no longer grown in those areas, having been replaced by tree nurseries and homes (the economics of cash crops having long since been eclipsed by home-building, and tropical tree and plant cultivation). As historian Jeff Blakley suggests, canal improvements unleashed real estate agents as much as it did agriculture.¹²

Railroad Towns and Early Industry

The success of agriculture in South Dade helped

lay the foundations for new settlements along the railroad corridor. Homestead and Florida City, located more than 25 miles south of Miami, were among the earliest and most important new settlements, only the second and third towns incorporated in Dade County. **Homestead**, incorporated in 1913, was founded by the FEC's Model Land Co., taking its name from the surrounding "homestead country" and attracting local farmers and rail workers.

Florida City, incorporated in 1914, was founded as Detroit in 1910 by the **Miami Land & Development Company**, a division of the prodigious Miami development company Tatum Brothers Real Estate & Investment Co. The four Tatum brothers owned a web of industries and real estate development companies active in almost every area of Dade County. Beside the M.L.&D. Co., Tatum interests controlled the First Mortgage & Bond Co., Lawrence Estate Land Company, Tatum Land Company, Tatum Ocean Park Company, Miami Traction Company, Florida Title Company, Miami Abstract Company, Tatum Brothers Real Estate & Investment Company, the Tatum Brothers Company, and the Seminole Fruit and Land Company (see Southwest Dade section).¹³ Originally named after the great Michigan city that also provided some of the town's first settlers, the M.L.&D. Co. marketed the town site nationally, pairing townsite properties on high rockland with agricultural land on the front prairie east of the tracks.¹⁴

The contrast between Homestead and Florida City, as well as between their promoters, was striking. On the one hand were the interests of homesteaders, almost entirely from the South, and on the other hand those of a private company that marketed its property nationally. The different types of migrants they attracted resulted in different approaches to development. The two towns developed independently and competed with each other, even as they were both funded with considerable capital from Miami, and the economies of both derived from the same industry: farming.

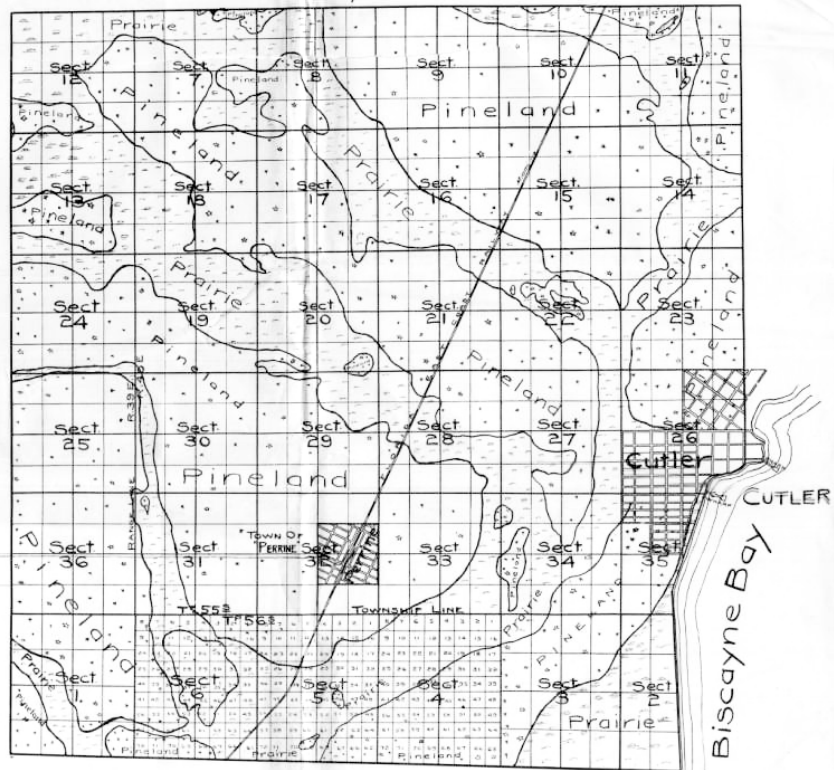
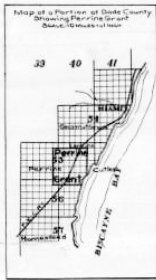
Map of the PERRINE GRANT in Dade County Florida.

Consisting of Portions of Townships 55 & 56 South Ranges 39 & 40 East
Compiled from U.S. Gov't. and Other Surveys for Perrine Grant Land Co.

SCALE: 2 INCHES TO 1 MILE.
July, 1906.

Opinions of Two Botanists
after a Visit to the Perrine Grant
The only tropical territory on
the globe in which tropical vege-
tation can be pursued by the
best species of the human genus
under the best government in
the world. Henry Perrine (ca. 1885).

We believe that you have a very
choice piece of property for an
orange grove, and from the growth
of newly-set trees in that vicinity
this year, we believe it to be
one of the best localities in
South Florida for the orange
and grapefruit groves.
Griffing Bros (ca. 1900)



Perrine Grant Land Co. St. Augustine, Florida

F. S. MORSE,
SALES AGENT,
PERRINE GRANT,
MIAMI, FLA.

S. H. RICHMOND
Resident Agent,
Perrine Grant,
CUTLER, FLA.

Map of the Perrine Grant in Dade County Florida, Perrine Grant Land Co., Miami-Dade County, July 1906



FEC Railway freight station in Princeton, State Archives of Florida, Florida Memory, 1965



Early stages of Ingraham Highway and canal, photo by John Kunkel Small, State Archives of Florida, Florida Memory, 1922



East line of Perrine grant, photo by John Kunkel Small, State Archives of Florida, Florida Memory, 1916



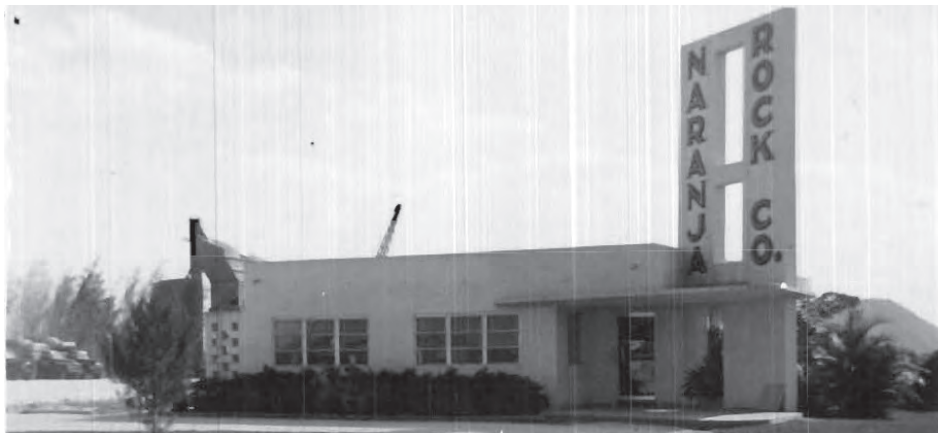
Sorting tomatoes at the Standard Growers Exchange packing-house, State Archives of Florida, Florida Memory, 1922



The Detroit Ice, Light & Power Company (1911), Historic South Dade



Drake Lumber Mill (1904), HistoryMiami Museum, HASF Collection, date unknown



Naranja Rock Co. (1915), 27495 S. Dixie Hwy, original Seminole rock pits, Miami-Dade County, 1954

Between Homestead and Miami, a number of smaller railroad settlements formed; those in the scope of this study include (from south to north) Modello, Naranja, Princeton, Black Point, Goulds, Peters, Perrine, Rockdale, Key, Benson, and Kendall. The character of the railroad towns were similar in many respects. Like Homestead, **Perrine** (1903) and **Modello** (1904) were platted by the Model Land Company, partly as camps for railway workers and as supply depots supporting railroad operations. Lots were sold to those who missed the opportunity to homestead. **Naranja** (1904), platted by George W. Moody, was named for the surrounding citrus groves, while **Goulds** (1903) and **Princeton** (1904, named for the alma mater of Gaston Drake, founder of the Drake Lumber Mill) formed around agriculture and the lumber industry. By-passed by the railroad, Cutler languished.

Most railroad settlements had their own post office and a small commercial center, like the Moody Store in Naranja, Cauley & Hill in Princeton, and the Cauley Store in Goulds. Redland, Silver Palm, Eureka, Murray Hill, Modello, Princeton and Goulds, had one-room school houses, although these were replaced by the more modern **Redland Farm Life School** in 1916.

Packing houses, shed-type structures where fruit and vegetables were packed for shipping, as well as produce refrigeration plants and canneries, were built near railroad sidings. Built of wood by nationally-known commission houses like Chase & Co., these places provided employment for the many “fruit-tramps,” or migrant agricultural workers, who came to South Dade each growing season.¹⁵ In Florida City, a new industrial district was platted to accommodate facilities like the **Hardee & McFarland Company Packing House** and the **Simmons Packing Company**, and the **Detroit Ice, Light & Power Company** (established in 1911 by the Tatums).¹⁶ In other areas, packing houses lined the railroad. Near

Naranja, on the east side of the FEC, packing houses like **Hickson Packing Company**, the **George W. Moody Packing House**, the **R. O. Applegate Packing House**, and **Chase & Co** opened directly to the tracks. Goulds was home to **Goulds Growers Inc.** and the **Blue Goose** packing house.¹⁷ Leveled in successive storms, many were rebuilt in the postwar era, usually in concrete and steel, until row-crop agriculture faded in the 1980s-90s. Only a few of these once dominant features of the corridor, used as markets or warehouses, remain.

Other industries were created to exploit South Dade’s considerable natural resources. Naranja was home to the **Naranja Rock Company**, founded as the White Rock Quarry Company in 1915, where the oolitic rock substrata of Dade County was mined to provide materials for road construction. Eventually under the ownership of A.O. Greynolds (also owner of the Ojus Rock Co. in North Dade – see Northeast Section), the rockpits were later transformed into scenic water bodies for the Naranja Lakes development in the late 1970s.

Lumber mills emerged briefly as South Dade’s most important industry, as the pineland that covered the area’s high rockland was exploited to create valuable lumber. Florida Slash Pine (*Pinus Densa*), a particularly dense and insect-resistant wood, was successfully marketed as “Dade County Pine” and was in great demand locally and regionally. The **Zapf Lumber Mill** in Naranja was located near the FEC tracks to facilitate shipping. The **Drake Lumber Mill**, the area’s largest and also located near the FEC, became the mainstay of Princeton, the surrounding community established on the homestead of John L. Murray. As pineland was not replanted, the lumber mills waned in the 1920s, and the mighty Drake Mill was out of business by 1922. The lumber rush transformed the South Dade landscape by removing the forest as a feature of high rockland, and today less than 1% of the original stands of pine forest remain.

As the lumber mills declined, their extensive lands often became the foundations of new communities and civic facilities. Several thousand acres owned by the **Tropico Lumber Co.**, established in the western part of the Perrine Land Grant, were purchased by the US Navy to create Naval Air Station Richmond, a major base for anti-submarine air missions. After the war, areas of the station were transformed into Miami MetroZoo. Nearby, more lumberland was transformed into Richmond Heights, a master planned suburb for Black GIs (see below).

From Railroad to Highway

Florida East Coast Rail service to Key West continued to operate until 1935, when the Labor Day Hurricane severely damaged the track and the railroad ceased operations below Florida City. Even after it ended service, the railroad, through its Model Land Company, continued to play an important role in South Dade communities through its land development and land management activities. The Seaboard Air Line Railroad (current CSX), extended from Miami to Homestead in 1927, created a new freight artery west of the FEC railway.

By the second decade of the 20th century, automobiles became more common in South Dade. In 1908, a 150 mile trunk line motorway that real estate promoter called “Dade County’s Appian Way,” linking Stuart (in present day Martin County) with Homestead – the antipodes of what was then Dade County – was planned, although never built.¹⁸ It wasn’t until the “highway fever” of 1915 that a South Dade connection was completed. In that year, the road portion north of Miami was incorporated into Carl Fisher’s **Dixie Highway**, nominally linking Miami to the Midwest (but prompting South Dade residents to demand it continue all the way to Homestead). Also that year, new highways were initiated between Homestead and Cape Sable (completed in 1920 as the Ingraham Highway, named after J.E. Ingraham, president of the Model Land

Company and 3rd VP of FEC), and between Miami and Tampa (completed in 1928 and dubbed the Tamiami Trail: “Tamiami” a portmanteau of the phrase “Tampa to Miami”). From that moment forward, the Miami Homestead Highway would be known alternately as Dixie Highway and the Ingraham Highway (current Harriet Tubman Highway), until it was renamed as US1 in 1927 when the U.S. Numbered Highway System was established.¹⁹ US1 remains the South Dade region’s most important artery.

1920s Boom-Era Residential Development

The extension of Dixie Highway into South Dade, requested by local leaders in 1915, helped transform the FEC corridor from agriculturally-focused villages into viable suburban districts. The highway itself was an important attraction, alluringly “the farthest point south” on the Dixie even before it was extended to Key West as the **Overseas Highway** in 1938.²⁰ During the Great Florida Land Boom of the 1920s, the new residential subdivisions sprouting “on the Dixie” included **Plaza Coronado** (1920), **Washington Park** (1923), **Kings Court** (1925), **Oleander Park** (1925), and **Rosewood** (1929). The latter three subdivisions were organized around **Kings Highway**, named for William A. King, and today remarkable for the line of Banyan trees the line both sides of the road – perhaps created as a screen toward the undeveloped areas to the north.²¹

Other South Dade subdivision of the land boom include **Silver Palm Park** (1926) in Goulds; **Dixie Pines** (1925), **Flamingo Park** (1925), **Dixie Heights Gardens** (1925), and **South Miami Heights** (“Miami’s Most Logical Suburb”) in Perrine; and **Larkin Pines** (1925) and **High Pines** (1924) in Larkins (current South Miami). East of Dixie Highway in Goulds, **South Allapattah Gardens** was one of the first subdivisions built on the front prairie, transforming rich agricultural low land and the protective drainage of the Goulds Canal into a

DIXIE PINES
In Golds—On the East Dixie—On the West Dixie
Opens Tomorrow Morning, Sept. 4th
AT 10 O'CLOCK

Value In Facts

ON THE EAST DIXIE ON THE WEST DIXIE

Priced for The MASSES

\$750

The Masses Can Afford Dixie Pines

Plan and price lists
in display
room at our office

Plan and price lists
now open for inspec-
tion at our office

Prompt Action Will Never Be More Profitable

The J. K. Roberts Realty Co.

Owners and Developers

201 N.E. First Avenue

Phone 4595

Opening announcement for Dixie Pines (1925), from advertisement for Dixie Pines, *Miami News*, September 3, 1925

South Miami Heights
ON THE DIXIE

DIXIE HIGHWAY DAY
Friday Feb. 5th

SOUTH MIAMI HEIGHTS

ZERO HOUR
Today, Friday, February 5

\$150

A detailed illustration showing several people on a small boat on the water. One person is at the helm, another is leaning over the side, and others are visible in the background. The scene is rendered in a classic, woodcut-like style.

Opening for sale announcement for South Miami Heights (1920s), from advertisement for South Miami Heights, *Miami Herald*, February 5, 1926

“PLAZA CORONADO”

AT HOMESTEAD

A detailed street map of the Plaza Coronado subdivision. The map shows a grid of streets including Ralston Road, NW 7th Road, NW 8th Road, NW 9th Road, NW 10th Road, NW 11th Road, NW 12th Road, NW 13th Road, NW 14th Road, NW 15th Road, NW 16th Road, NW 17th Road, NW 18th Road, NW 19th Road, NW 20th Road, NW 21st Road, NW 22nd Road, NW 23rd Road, NW 24th Road, NW 25th Road, NW 26th Road, NW 27th Road, NW 28th Road, NW 29th Road, NW 30th Road, NW 31st Road, NW 32nd Road, NW 33rd Road, NW 34th Road, NW 35th Road, NW 36th Road, NW 37th Road, NW 38th Road, NW 39th Road, NW 40th Road, NW 41st Road, NW 42nd Road, NW 43rd Road, NW 44th Road, NW 45th Road, NW 46th Road, NW 47th Road, NW 48th Road, NW 49th Road, NW 50th Road, NW 51st Road, NW 52nd Road, NW 53rd Road, NW 54th Road, NW 55th Road, NW 56th Road, NW 57th Road, NW 58th Road, NW 59th Road, NW 60th Road, NW 61st Road, NW 62nd Road, NW 63rd Road, NW 64th Road, NW 65th Road, NW 66th Road, NW 67th Road, NW 68th Road, NW 69th Road, NW 70th Road, NW 71st Road, NW 72nd Road, NW 73rd Road, NW 74th Road, NW 75th Road, NW 76th Road, NW 77th Road, NW 78th Road, NW 79th Road, NW 80th Road, NW 81st Road, NW 82nd Road, NW 83rd Road, NW 84th Road, NW 85th Road, NW 86th Road, NW 87th Road, NW 88th Road, NW 89th Road, NW 90th Road, NW 91st Road, NW 92nd Road, NW 93rd Road, NW 94th Road, NW 95th Road, NW 96th Road, NW 97th Road, NW 98th Road, NW 99th Road, NW 100th Road.

LIBERAL TERMS
1/4 Cash
Balance 1-3-3 years
Full Size Lots
50 by 125 and Larger
Restricted Exclusively to Residents
FRUIT TREES ON NEARLY ALL LOTS
Located on City Line of HOMESTEAD

FULLY IMPROVED
With city pavements, concrete sidewalks and curbs, electric lights, white wash, water to each lot, and landscaping to be installed as rapidly as possible.
All streets are flat wide, 24 feet minimum. Street width throughout.
Engineering, development and improvements under the personal supervision of
Nathanson & Perry
CORPORATION INCORPORATED IN FLORIDA
1211 N.W. 23rd Street, MIAMI, FLA.

PLAZA CORONADO
HOMESTEAD

Lots in Plaza Coronado (1920), from advertisement for Plaza Coronado, *Miami News*, January 27, 1926

\$650.00 for a Lot on Dixie Highway

Nothing like it has ever been offered in the vicinity of Miami and we believe you will agree with us when you see

HIGH PINES

A highly restricted subdivision fronting directly on the Dixie Highway and within twenty minutes easy riding from our office.

\$350.00 A LOT

for lots fronting hard surfaced streets close to the Dixie Highway—and every lot is a full sized lot, and restricted so as to always insure a high class residential section.

We Want You to See High Pines

And in doing so, you positively place yourself under no obligation to make a purchase. We believe the property will sell itself at these low prices if you are interested in buying a lot either for an investment or a home—and if you are not interested in buying, you will have had a wonderful trip as our guest.

Only a Limited Number of These Lots

Will be sold at present prices after which they will positively be advanced.

THURSDAY, JANUARY 11th

is the day of our opening sale, and we invite you to call at our office and take this ride in our touring cars.

PLEASE REMEMBER

You will not be prevailed upon to buy a lot—you will enjoy the ride—and your own good judgment will tell you whether to buy or not.

THE RAVLIN CORPORATION, Owners.

F. J. RAVLIN, President WILLIAM I. PHILLIPS, Secretary

R. W. REYNOLDS, Sales Manager

211 East Flagler Street Phone 6945

Lots in High Pines subdivision (1924), from advertisement for High Pines, *Miami News*, January 8, 1923



Polly Mays in front of the bus, HistoryMiami Museum, South Florida Photographic Collection, c.1925



Main street, Negro section. Homestead, Florida, Library of Congress, 1939, photo by Marion Post Wolcott



Home, Richards Subdivision, Miami-Dade County, 1930



Goulds Theater (1937), 21800 SW 120th Ave, Miami-Dade County, 1959

garden suburb district. Among the subdivision's chief attractions a "whiteway boulevard," or illuminated right of way, was planned that would have followed the canal and linked Goulds to the Bayfront, although it likely was never built.²²

Compared to the many similar subdivisions rising around Miami during these years, South Dade real estate was generally promoted for its affordability. **Dixie Pines**, for instance, offered 50-foot wide homesites "for the masses," advertising South Dade as the "pioneer investment locality of today."²³ As in most of the Dade County, relatively few of the South Dade subdivisions platted in the 1920s and 1930s were fully built, but they set the stage for an even larger home development boom after WWII.

Prewar Black Communities

Racial identity, racial exclusion and racial oppression, while common throughout Dade County, were built into South Dade's settlement patterns in locally distinct ways. Some Black settlement occurred on lands homesteaded by a small number of early Black pioneers. Other Black communities were organized around agriculture (like Perrineville, see above), or near the railroad and industry. The string of towns and settlements along the FEC were segregated. However, the entangled economic livelihoods of small agricultural communities more often meant that Black and White communities, while separated, remained in close proximity.

Often (as was the case in Miami), the railroad served as a physical "race line" (see General Context). Such was the case at Goulds, where the Black community came to occupy the east side of the track, and the White community the west side. In Perrine the geographical dispersion was flipped, resulting in Black West Perrine and a White area to its east. The rationales behind these geographical exigencies deserve further research, and explanation.²⁴

Churches played an important role in prewar Black communities, serving not only religious and spiritual needs, but also as social, cultural, political, and educational centers (see General Context). As Susan Oltman Fink has argued, churches sometimes functioned as a kind of "invisible government" for their Jim Crow segregated communities.²⁵ Black Churches were generally Protestant but denominationally diverse, owing to the mix of Southern American Black and Bahamian migrant communities (the latter former British subjects) there. The demographic makeup of Bahamian immigrants was itself complex, as it included descendants of Black Seminoles who escaped Florida during the Indian Wars of the early 19th c. Before West Perrine became a "blended community," many Bahamians also lived in distinct settlements from Southern Black Americans – the so-called "Nassau Quarters," north of Perrine, a community of Bahamian immigrants, was an example. In this context, it was natural that Bahamian migrants retained some distinct cultural practices and church associations. A mix of Protestant churches, including Pentecostal, Anglican and Episcopal churches, partly reflected the cultural influences of the Bahamas, partly those of American Blacks, and partly the spiritual motivations of Black settlers in a tough physical and social environment.²⁶ Among the most important churches in West Perrine were the **Mt. Moriah Missionary Baptist Church** (1919), **Mt. Sinai Baptist Church**, the **Kerr Memorial United Methodist**, the **Hurst Chapel** (former **Pine Grove Church**, African Methodist Episcopal), the **First Holiness church** (1919), and the **First Born Church** (Holiness Church). In Goulds, **New Bethel AME**, **Church of Christ Written in Heaven**, and the **Mt. Pleasant Baptist Church** are particularly significant.²⁷ As late as the 1990s, West Perrine had as many as 48 churches.²⁸

As Black children were not allowed to attend White public schools, and no schools were provided for the Black community, churches took education into their own hands, forming their own educational institutions. Remarkably,

CCC Camp Located Near Kendall Is Thrown Open To the Public Today



In aerial view of the camp and beautiful landscape grounds, situated in a great tract near Kendall, is shown the general appearance of the camp.

An impression of the structure planned for a public bath and shower, with the concrete walkway and the general appearance of the camp.



A row of barracks to which members of the camp are housed.

Camp members, shown gathered in the open floor of an eating, reading books and magazines, were at work on the camp's agricultural project.

IN 1421ST COMPANY ARE 200 PICKED MEN

Leader Tells How Uncle Sam Chose For Group Bravest of the Marines

Capt. L. M. Bennett, commanding officer, and Francis J. Laddie, assistant, are shown.



Some activities of the camp are shown as the men are working on the agricultural project.

They have a bath shop, too, at the Kendall camp, where all work is done by the men.



There is a general office at the camp, where all the work is done.

CCC Camp, from Edward L. Wallace, "CCC Camp Near Kendall Is Thrown Open to the Public Today," Miami Herald, December 20, 1936

the tradition of establishing schools in churches was often at the behest of Dade County School Board, presumably to absolve themselves of their own responsibility of providing permanent school facilities for Black residents. The **Pine Grove Church** in West Perrine, and the **Mt. Pleasant Baptist Church** in Goulds, were the first to provide public education to Black students in South Dade.

The first established schools for Black youth in South Dade came in 1914, when Arthur and Polly Mays, Black farmers and entrepreneurs, helped to organize the **Mt. Pleasant Baptist Church and School** in Goulds. In 1926, in parallel with the development of the **Redland High School** (for Whites), the Mays were instrumental in organizing the **Goulds Elementary and Agricultural School**, a four-room school house designed by DeGarmo and Varney, although the building wasn't built and the school existed for years in an informal assortment of temporary structures.²⁹ Finally, in 1935, a more modern facility, **Mays Elementary** (current library of Arthur and Polly Mays Middle School), was built using Depression-era Works Progress Administration (WPA) funds.³⁰ Still, until WWII educational opportunities for Black students in South Dade were limited. The **Dade County Training School** (later **George Washington Carver High School**) in Coconut Grove, 24 miles north of Florida City, was the only high school available to Black students in South Dade, and the Mays were hired to bus Black students around the region. Finally, in 1951, Mays Middle School was expanded with the new Mays Elementary and High School.

Racial segregation extended to all public facilities, including those dedicated to medical care. Black residents in South Dade were denied access to local hospitals and clinics, and forced to travel to Miami. There were no Black healthcare facilities between the Black ward of the Dade County Hospital in Kendall and Key West until 1948, when Arthur Mays organized the 20-bed Lincoln Memorial Hospital on land donated by Lincoln Memorial Park in Goulds. The building, financed by money's raised through a variety of

local fundraising efforts, including canasta parties and an "old-fashioned Georgia barbecue, with Brunswick stew" for 5,000, was not completed until 1957.³¹

Far from Miami's touristic core, distinguished by its agricultural economy and combination of Southern white, Southern Black, and Bahamian settlers (numbering between 5,000-15,000 residents, depending on the season), Jim Crow was particularly harsh in South Dade.³² Black labor was exploited in agriculture and in early industries, while many Black migrants were stuck in sharecropping arrangements. Homestead was a local headquarters of the Ku Klux Klan (KKK), and the pervasive and sometimes violent racism that reigned here was manifest in at least three recorded lynchings, including the lynchings of William (Grey-Eye) Simmons and Roy Gaines in January 1923.³³

Cemeteries

As communities grew along the rail corridor, cemeteries grew alongside them; the race line that defined South Dade communities was inexorably extended to these necropolises. The expansive **South Dade Cemetery**, later **Palms Memorial Park Cemetery** (1912, current Caballero Rivero Palms Woodlawn) in Naranja, served South Dade's White community. It was established on land provided by the Model Land Company, motivated by the need to remove burial sites from expanding inhabited areas.³⁴ **Silver-Green Cemetery** on Silver Palm Drive (1905, also known as the Carver or Princeton Colored Cemetery), was the only Black cemetery in South Dade, and was purportedly created to serve workers at the Drake Lumber Mill.³⁵ Silver Green may have been the only cemetery south of Brownsville, where **Evergreen Memorial Park** (1913) and **Lincoln Memorial Park** (1924) were established in the early 20th century (see Northwest Dade section). The challenges of building cemeteries in South Dade were substantial. On the rockland, grave sites had to be excavated by pick, or dynamited, while in



Wayside park on South Dixie in Miami, Florida, State Archives of Florida, Florida Memory, c. 20th century, photo by George Washington Strickland

lowland areas burial sites had to be built above ground, due to the high-water table.

The location of other burial sites in South Dade requires further research. After World War II, Palms and Silver Green were joined by **Paradise Memorial Park** (c. 1959, later Pine Lawn Cemetery, current Graceland South Memorial Park), constructed on SW 117th Avenue near Richmond Heights. Its design as a “memorial park” reflected the postwar emphasis in these facilities on the continuity of landscape, and the picturesque.

Depression Era South Dade

The Great Hurricane of 1926, and the subsequent Great Depression, left far-ranging impacts in South Dade. In addition to wiping out real estate development (as in most of Dade County), it also affected agriculture, creating hardship in what was already a poor area. The area received a significant boost in the 1930s, as New Deal federal programs, like the Works Progress Administration (WPA), Federal Emergency Relief Administration (FERA), Civilian Conservation Corps (CCC), and Federal Housing Administration (FHA), seeded economic development, modernization, new amenities, and even new housing. The **Sylvia G. Martin Community Center** on Sunset Drive, for example, was completed by FERA in 1935. To support the agricultural industry, WPA constructed the **Florida City Farmers Market**, a 40-foot by 592-foot wood shed, in 1939. In order to improve medical services, the WPA built the **James Archer Smith Hospital** in Homestead in 1941, the first modern hospital south of Kendall, although it was not open to Blacks and other minorities (a situation not remedied until the Lincoln Memorial Hospital opened in 1957).

The Federal Government also established two work camps for migratory workers in South Dade. The racially segregated camps – the **Redland Labor Camp** (White) on US1 and the **South**

Dade Labor Camp (Black) on Tallahassee Road south of Campbell Drive – were completed in 1942, in coordination with the development of Homestead Army Airfield east of Modello. Little is known today about life in these communities, a subject that deserves further research.

The development of new parks was one of the most important and lasting local impacts of the New Deal programs, which followed closely the establishment of the **Dade County Parks Department** in 1929. Directed by A.D. Barnes, Superintendent of Parks and Highway Planting, the department’s mission was to beautify roads, and (in line with a national trends) to plan and develop a countywide metropolitan parks system. The department’s work, especially the development of large county parks, was fast-tracked by programs like the CCC.³⁶

In order to perform its work, at least three CCC camps were established in Dade County (part of nearly 2,000 camps established nationally). CCC Company 262, which established its camp on South Krome Avenue in Homestead in 1933, had at least 150 men working on the development of the 1,920-acre **Royal Palm State Park**, 12 miles southwest of Homestead and later incorporated into Everglades National Park located.³⁷ Company 1421, which assembled in 1935 at a camp at NW 7th Avenue and 26th Street, relocated after the hurricane that year to a new camp near the FEC tracks, south of North Kendall Drive.³⁸ This company assisted in the construction of 268-acre **Greynolds Park** (1934-36), and later the 400-acre **Matheson Hammock Park** (1935-42) and 83-acre **Fairchild Tropical Botanic Garden** (1938) on Old Cutler Road. In 1939, with the assistance of the WPA, the CCC also helped develop the 1,200-acre **Homestead Bayfront Park** (1939). These parks and gardens were not just recreational and social spaces, but windows into natural and human-made landscapes, many occupying sites originally settled by the Tequesta and other Indigenous groups and providing rare openings to the open bay and natural rivers.

The CCC and WPA also assisted in the development of **wayside parks**, through the transformation of roadside quarries, or “borrow pits,” into scenic combinations of water and tropical plantings.³⁹ The US1 corridor became a natural focus for wayside park development, most repurposing the quarries used in the construction of the Florida East Coast Railroad and US1. Among the 11 wayside parks developed during the New Deal era were Seminole Wayside (1936) in Homestead, Perrine Wayside Park, and two wayside parks in Kendall (1940).

William Lyman Philips, formerly the Florida representative of Olmsted Brothers, the prestigious Boston-based landscape architectural firm, established himself in Miami as the CCC’s designer and project superintendent for Royal Palm State Park (and later the other CCC-assisted parks).⁴⁰ James Sottile, a wealthy Charleston South Carolina businessman and important landholder in South Dade, was another important figure in these Depression-era programs, contributing land for Homestead

Bayfront Park, as well as the Florida City State Farmers Market and the South Dade Labor Camp.⁴¹

In the late 1930s, a small housing boomlet was initiated in Dade County by a recovering economy, and financing available through the FHA. The boomlet, although more pronounced in North Dade, produced new subdivisions like **Kendall Green Home Sites** (1939), and **West Perrine** (1942), responding locally to the need for low-cost housing. At the same time, subdivisions like **Flagler Groves Estates** (1940) signified the growth of a more affluent housing market focused on the rockland near Dadeland. The project developed Henry Flagler’s original agricultural demonstration groves near Larkins into prime homesites. Similarly, some early postwar subdivisions marketed large-acreage estate subdivisions in rural locations. At **Snapper Creek Groves** (1946) in Kendall, for instance, the “heavy bearing orange and grapefruit trees” of the existing citrus groves were part of the attraction.

Postcard showing aerial view of Florida City State Farmers Market, Boston Public Library, The Tichnor Brothers Collection



Florida City Farmer’s Market Ground Breaking, from HistoryMiami Museum, *Miami News* Collection, May 2, 1959, photo by Toby Massey

LEISURE CITY

SECTION TWO

A SUBDIVISION IN THE SE 1/4 OF SEC. 4, TWP. 57S, RGE. 39E.
DADE COUNTY, FLORIDA



RADER ENGINEERING CO.
MIAMI, FLORIDA
SCALE: 1" = 120' JUNE, 1952

SCALE IN FEET

NOT SUBDIVIDED
NOT A PART OF THIS PLAT

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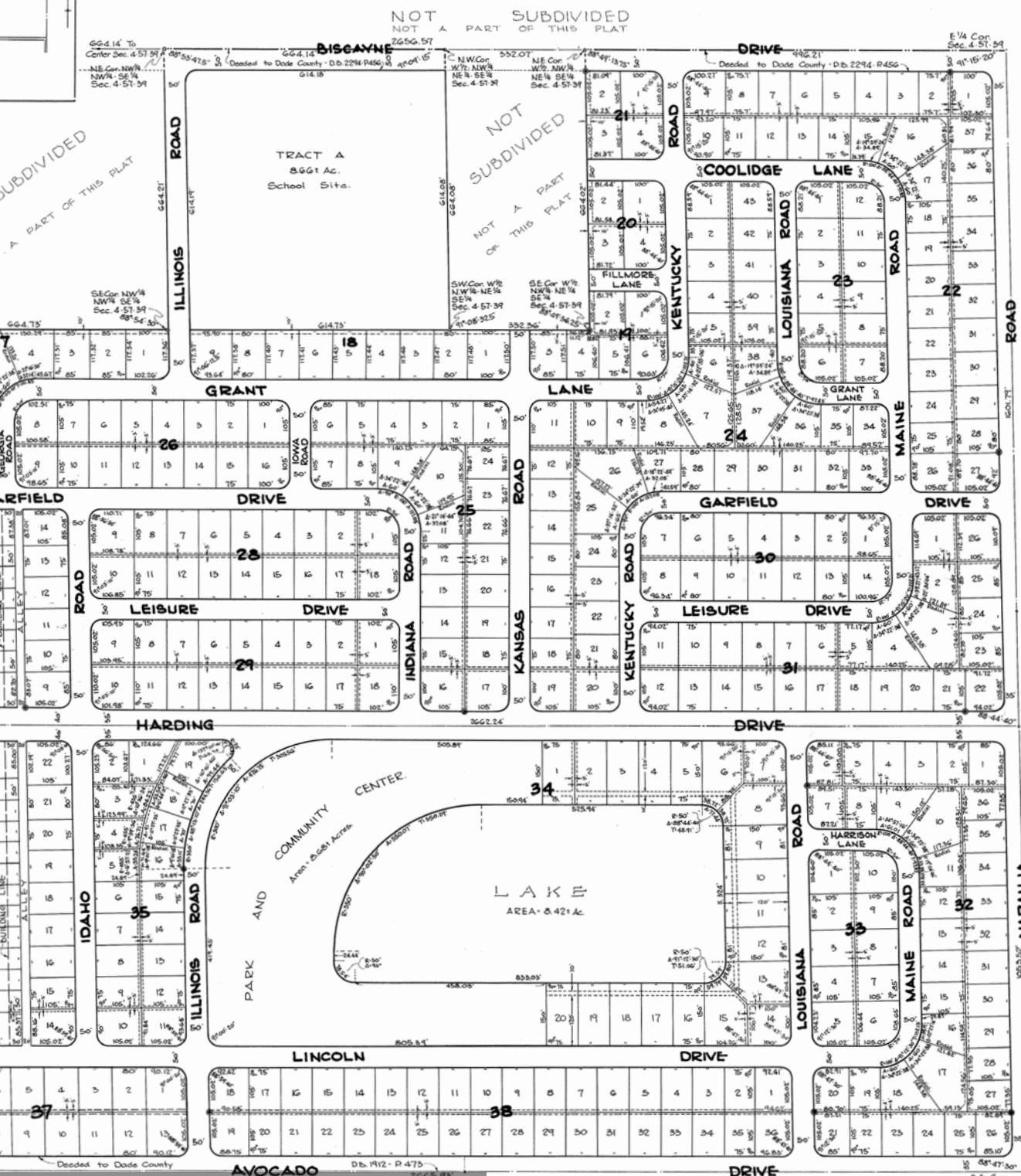
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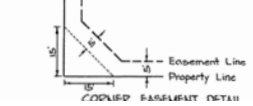
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Leisure City Section II Plat Map, Miami-Dade County, 1952

Engineers Note:
Distances on corner lots are to the intersection of block lines extended, unless otherwise noted.
All roads are 25 feet unless otherwise noted.
● Denotes Permanent Reference Monument.
A strip of land at the rear end, or sides of certain lots as shown by dashed lines on the attached plat is reserved for the installation and maintenance of public utilities.



Proposed Addition date entered Jan 12, 1954, by Dade County Sec. 4, with reference to D. 1952, P. 475, and D. 1952, P. 475, as amended.

South Dade Corridor

Part II: Postwar South Dade (1940-1981)

The US1 Corridor, stretching 20 miles from Dadeland to Florida City, became the locus of South Dade's postwar growth. Modernized large-scale agriculture continued to thrive, stimulating the need for new packing houses and related industries; new infrastructure like drainage canals and expressways criss-crossed the corridor; suburban growth brought commercial and civic developments; Caribbean and Latin American farm labor laid the foundation of new migrant communities, and new models of housing; Homestead Air Force Base created a large-scale employment center; and the postwar dedication of two national parks bracketing the corridor attracted more tourists. Today's South Dade corridor, a generally chaotic mix of disparate buildings and landscapes, exists at the intersection of these multiple narratives.

Part of South Dade's postwar story is reflected in its population growth. Its independent and well-established communities were an important nexus of growth. Between 1940 and 1980, Florida City's population grew from 752 to 6,174; Homestead grew from about 3,000 to more than 20,000; and the Perrine area grew from less than 2,000 to more than 16,000.⁴² The most explosive growth, however, occurred in new suburban tracts outside any traditional settlement areas. Kendall, Cutler, South Miami Heights, Palmetto Estates, Richmond Heights, Leisure City, and the Homestead Air Force Base all showed up on census data for the first time in the 1970s. By 1980, 174,000 out of 270,600 residents in South Dade lived in these new suburban districts, a transformation visible in the area's now remarkable physical sprawl.

A Linear Suburb

The South Dade Corridor was among the last important districts of the county to develop. By

the 1950s, the area's rockland, mostly stripped of its pine trees, was the last undeveloped reservoir of high land in the county. Given the postwar growth of Dade County, and lacking any master plan to preserve agricultural districts, the corridor's urbanization was perhaps inevitable. New subdivisions began to sprawl alongside the corridor, stretching into the agricultural areas east and west and transforming rural arteries into suburban nexuses lined with shopping strips, fast food restaurants, and gas stations. As new development filled in along the highway, the once discrete settlements along the rail/highway corridor yielded a new urban form: a linear suburb.

The growth here was partly driven by the construction of new highways. The **Palmetto Expressway** was connected to US1 at Dadeland in 1961, the **West Dade Expressway** (current Florida Turnpike Extension) was completed in 1973-74, and the **South Dade Expressway** (current Don Shula Expressway) in 1975. The net of highways spurred metropolitan integration, but also further "flattened" the region, emphasizing suburban growth on unincorporated land under the purview of Metro-Dade County (the new county governance structure established in 1957). The county's customary one unit per five-acre agricultural/estate zoning soon gave way to a patchwork of subdivisions based on higher zoned densities and varied planning types.

In the meantime, the South Dade Corridor's role as an automotive artery became increasingly apparent in the 1950s. In order to expedite traffic flow and promote commercial development, in 1957 US1 was rerouted as a bypass around Homestead and Florida City. Its importance as an arterial was further heightened when Islandia, the proposed island chain city and highway running on barrier islands from Key Biscayne to Key Largo, slated to create a second major connection between Miami and South Dade, was cancelled in the late 1960s. As suburbs populated its edges, the corridor acquired a new character, more heavily trafficked, visually chaotic, and

centered increasingly on commercial uses. By 1963 the *Miami News* opined that “From South Miami to Florida City, U.S. 1 is the ugliest highway in Florida.”⁴³

The Postwar Housing Boom: GIs, Retirees, and Young Families

After WWII, the national priority of creating affordable new housing for GIs focused most new housing development in Dade County. An early proposal in South Dade, **Amvet City**, would have created one of the county’s largest GI housing developments over the site of the failed **South Miami Heights** subdivision (1920s), between Goulds and Perrine. The 2,100-unit veterans housing village was conceived in 1946 by Danish newspaperman Earnest T. Sahlman(n) in coordination with the GI advocacy group American Veterans of World War II (Amvets). Planned by the prestigious St. Louis-based firm Harland Bartholomew, intrigue erupted during the 1950s Red Scare when it was alleged the property was being held in trust for a Communist Party member.⁴⁴ The project languished until the late 1950s when, developer David Woolin reconstituted the subdivision as South Miami Heights, and completed it (see below). Indeed, in comparison with other areas of Dade County, little GI housing built in South Dade. **University Manor** (1946) in South Miami, near the growing University of Miami campus, where many GIs were enrolled, was a notable exception. The project offered GIs 120 two and three-bedroom homes designed by Leroy K. Albert.

By the late-1940s, the housing market in South Dade was oriented more toward snowbirds and retirees. **Goulds Estates** (1949) in Goulds advertised a “professionally planned development, ideally located for your winter vacation home, retirement, or year-round easy living.”⁴⁵ **Leisure City** (1951) near Modello was one of the area’s most ambitious postwar projects, and a pioneering effort to address America’s growing regiments of retirees. Developers Frank A. Vellanti and Thomas F.

Palmer developed a variety of compact and no-nonsense concrete houses. One of the most popular models was the **Sundeck Home**, a compact, flat-roofed rectangular house built of steel-reinforced monolithic concrete construction and advertised as a “fortress of security.”⁴⁶ Designed by James deBrita (and pioneered at Vellanti’s earlier Sun-Tan Village in Hialeah in the late 1940s), the Sundeck had the additional benefit of providing a rooftop platforms for outdoor living. According to the *Miami Herald*, Leisure City” drew a cosmopolitan mix of retirees from around the U.S.: “physicians, bankers, school teachers, railroad men, police officers, farmers and civil service employees,” furthering the transformation of the area’s once mainly southern and rural population.⁴⁷

By the 1950s, South Dade’s relatively lower costs, planned highways, and industrial development, made development profitable and accelerated the housing boom, further transforming the region. Suburban development was further encouraged by new drainage canals like the **Biscayne Everglades Greenway** (C -103, 1965), the **Cutler Drainage Canal** (1960), the expansion of the **Black Creek Canal** (1962), and the **Bel-Aire Canal** (1967). After Homestead Air Force Base opened on the site of the former Homestead Army Air Field east of Modello in the 1950s, the southern end of the corridor swelled with new suburban developments. **Leisure City**, conceived initially for retirees, grew substantially as housing for military families. Near Naranja, **Melody Manor** (1956) offered 3-4 bedroom air-conditioned homes on half acre lots. Frank Navilio’s **Coral Bay Manor** (1955) provided multi-family housing, motels, and a commercial strip with its own bowling alley.

Closer to Miami, the high pineland southwest of Perrine became another center of new development. David and Martin Woolin’s **South Miami Heights** (1956, see Amvet City above) created thousands of low and middle-priced homes based on 13 models designed by Samuel Kaplan, and a new masterplan by

I GIVE UP! THESE FLORIDA SUNDECK HOMES ARE TOO TOUGH FOR ME!

OLD MAN HURRICANE

Total Tensile Strength of Steel Used in Each Fla. Sundeck Home 2,578,000 lbs. Total Compression Strength of Walls in Each Fla. Sundeck Home 133,380,000 lbs. Total Tensile Strength of Steel Used in Each Fla. Sundeck Home 2,578,000 lbs.

FORTRESS OF SECURITY
YES THE FLORIDA SUNDECK HOME IS TRULY INDESTRUCTIBLE
"THE DRIEST HOUSE IN FLORIDA"
NO DOWN PAYMENT
FOR VETERANS

PUT DOWN \$25 EARNEST MONEY — WHICH IS RETURNED AT CLOSING

EARNINGS OF \$45 WEEKLY NECESSARY TO QUALIFY—PART OF YOUR WIFE'S EARNINGS MAY APPLY.

F.H.A. FOR NON-VETS
BEAUTIFUL SUNTAN VILLAGE
 N.W. 62nd ST. and N.W. 42nd AVE. "Le Jeune Rd."
TOTAL PRICE '7550—MONTHLY '44" INCLUDES EVERYTHING WITH HOMESTEAD EXEMPTION

BELIEVE IT OR NOT **The Sun Never Strikes The Roof Of A Fla. Sundeck Home**
 NEW COOLERATED ROOF . . . NATURAL AIR CONDITIONING
 THE GREATEST ADVANCEMENT TOWARD IDEAL TROPICAL LIVING

* BEAUTIFUL PICTURE WINDOW

- Solid Poured Concrete and Steel Throughout
- Hurricane Proof
- Termite Proof
- Fire Proof
- Colored Tile
- Aluminum Sash
- Automatic Water Heater
- Colored Bath Fixtures
- Venetian Blinds
- Servel Refrigerator
- 36" Gas Stove
- Save thousands of dollars on repairs and lowest insurance rates

One Block from Brand New School — Catholic School Under Construction — Public Park and Swimming Pool — Shopping Center — Theatre — Bus Lines

MODEL HOME —
 E. 20th ST., CORNER E. 4th AVE., HIALEAH
 ACROSS FROM HIALEAH RACETRACK ENTRANCE
 OPEN WEEKDAYS, SATURDAYS & SUNDAYS UNTIL 9 P.M.

FLA. SUNDECK HOMES CO.
 ORIGINATORS & BUILDERS OF THE INDESTRUCTIBLE HOME

Model home in Florida Sundeck Homes Co., from advertisement for Florida Sundeck Homes, *Miami News*, January 29, 1950



Leisure City (1951), from Ben Schneider, "Leisure City is Aiming at Goal of 6,000 Attractive Homesites" *Miami News*, March 22, 1953



Postcard of Florida Sundeck Homes, Hialeah and Homestead, 1946-51, photo by James deBrita, Larry Wiggins Collection



Ranchero Homesites home, from Ben Schneider, "Martin Now Building Homes in S. Miami," *Miami News*, June 14, 1953

the MODERN RAMBLER

2 BEDROOM C. B. S. — Living Room, Dining Area, Kitchen

TOTAL PRICE \$7250 UP
CONVENTIONAL FINANCING
EASY TERMS

AS LOW AS **\$1,000 DOWN**

FROM **\$38 PER MONTH UP**

40 HOMES
... IN "McKEEVER TERRACE"
OFF BIRD RD. at 83rd AVE.
Inquire About Our 150 Homes in Naranja Park

4 DIFFERENT ELEVATIONS!

- ★ Terrazzo Floors
- ★ Jalousied Windows
- ★ Full Tile Bath
- ★ Ample Closet Space
- ★ Large Utility Room
- ★ Cathedral Ceiling
- ★ Custom Built
- ★ Cypress Cabinets
- ★ Space Wall Heater
- ★ Carprpte Optional

Many months of careful planning has gone into these homes and the result has been — beautiful, well constructed homes with completely modern lines designed to take advantage of every breeze from every direction.

DRIVE OUT TODAY
... S.W. 83rd AVE. & 44th ST.

MODEL HOMES	DE	DATE	BY

SOUTHLAND HOMES, INC.
CHARLES L. DE CARLO
Builder and President
2840 S.W. 27th AVE.
PHONES 48-9548 — 9-3649

The Modern Rambler model in Naranja Park (1952), from advertisement for Naranja Park, *Miami News*, August 30, 1953

FLORIDA RANCH HOMES ON ONE ACRE

LOCATED ON MONTGOMERY DRIVE IN COUNTRY ESTATE AREA

THE ULTIMATE IN TROPICAL COUNTRY ESTATES IS NOW AVAILABLE TO VETERANS

Constructed of GENUINE **Tide Red Cypress**
"The Wood Eternal"

And have • hardwood floors • paved individual driveways • carport • utility room • tiled bath • tiled kitchen, drainboard and splash • large custom-built wardrobes • venetian blinds • steel casement and awning-type windows • spacious well ventilated rooms • one acre of high pine land suitable for avocados, mangoes, citrus and all tropical fruit trees • large area for swimming pool which contractor will build at cost • Near neighborhood stores and bus lines. 5 minutes to major shopping center, Matheson Beach and 10 minutes to University of Miami. The trend is southward to "Suniland Ranch Estates."

2 BEDROOM ONLY
\$9750 SALES PRICE
Plus **\$400 CLOSING COSTS**
\$400 Down ONLY

CONVENTIONAL LOANS TO NON-VETERANS
THREE OTHER PLANS AVAILABLE

OWNERS — BUILDERS
OTTO HELD, JOHN CURNIN SALES AGENT
E. L. COTTON, INC.
Ph. 87-5371
101 N. State Hwy. — South Miami

MODEL HOMES OPEN TODAY
Drive south on Dixie Hwy. (U. S. No. 1) 3 1/2 miles beyond South Miami to "Suniland Ranch Estates" (Just south of Killian Drive)

Model homes at Suniland Ranch Estates, from advertisement for Suniland Estates, *Miami Herald*, June 12, 1950



Duplex, Oleander Park, Miami-Dade County (1952)



Duplex, R J Clark Manor, Miami-Dade County, 1955



Home, Sky Vista, Miami-Dade County, 1957



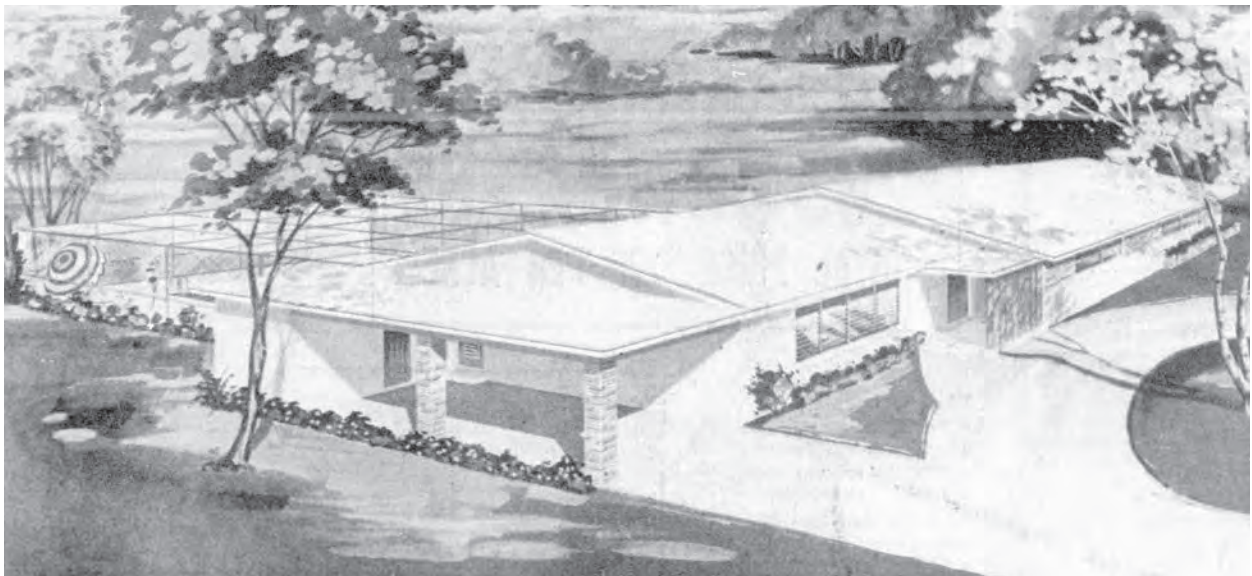
Duplex, Naranja Park, Miami-Dade County, 1959



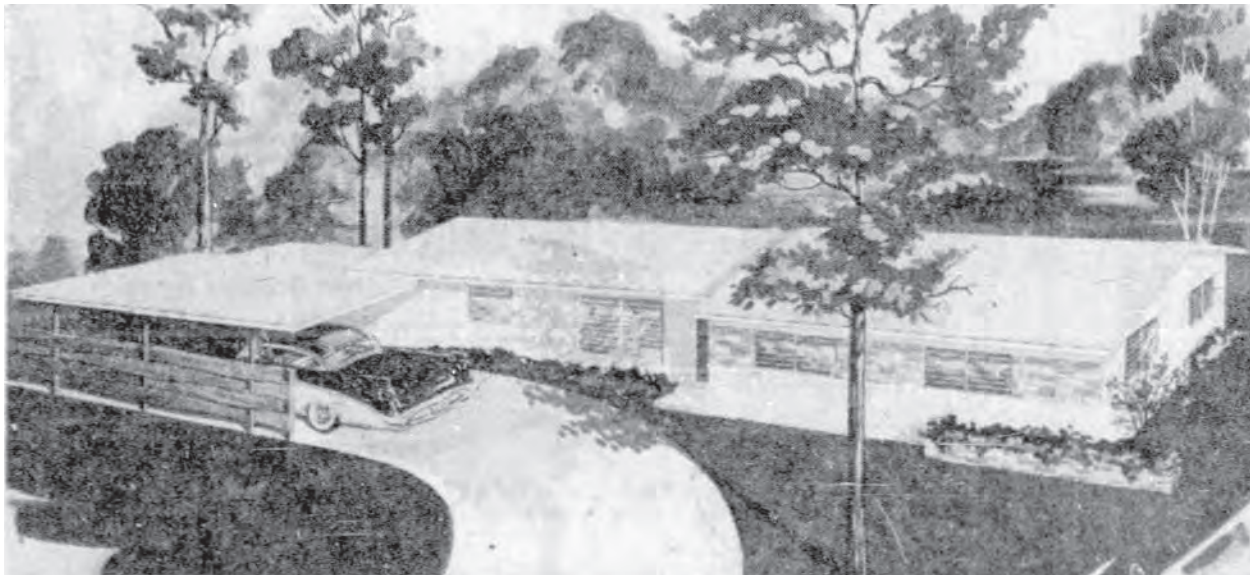
Model home in Naranja Park (1952), from advertisement for Naranja Park, *Miami News*, March 25, 1956



Concerto Model in Melody Manor (1956), from advertisement for Melody Manor, *Miami News*, November 11, 1956



Breakers model home in Pool N Patio Subdivision (1957), from advertisement for Pool N Patio, *Miami Herald*, August 4, 1957




Sunliner model home in Pool N Patio Subdivision (1957), from advertisement for Pool N Patio, *Miami Herald*, August 4, 1957

Coral Reef ESTATES

MANGO AND AVOCADO GROVE HOMESITES

Why Not Enjoy
The Freedom Of
Country Estate
Living?


Get Away From
The Noise And
Hassles Of City
Life!



The "Happy Home" shown is one of five completely air conditioned homes now under construction. It has three outdoor living areas, plus a large living room, dining room, and family room. Many nice and deluxe features will be incorporated in all homes, such as built-in ranges, broods and fans, central heating, two-car garages or garages.

A variation of the popular applique built-in "Hardwood" is included in the homes under construction.

For these homes exceptional financing is available and FHA financing is applied for. For further information, call E. L. Cotton, Inc. at MO 1-5371.



HOMES CONSTRUCTED BY

JONES-FREDERICK INC.

DIRECTIONS:
From 5830 South Dixie Highway, turn left on South Dixie Highway, 1/2 mile to the right, turn left on Coral Reef Drive, 1/2 mile to the right, turn left on Coral Reef Drive, 1/2 mile to the right, turn left on Coral Reef Drive.

Coral Reef Estates is an ideal location for homesites. It is located in a Mango and Avocado grove. Therefore, the subdivision has plenty of natural beauty. All lots are 100 x 150 or larger. The combination of the large lots and the natural beauty makes this home a natural garden. Special lawns have been planted in the front yard and the water system is being installed. The elevation of the lot is from 8' to 11' feet above sea level.

The property is located just two blocks off a mile west of South Dixie Highway. **CONCRETE SLOTTING CHUTES** is located near by.

The owners of this subdivision are led out in a continuous pattern to improve the appearance and reduce the fuel consumption of cars. Dead restrictions further protect the value of these homesites.

For further information, see the information on the property or call E. L. Cotton, Inc. at MO 1-5371.

E. L. COTTON, INC. REALTORS
EXCLUSIVE SALES AGENTS
5830 South Dixie Hwy., South Miami, Florida MO 1-5371

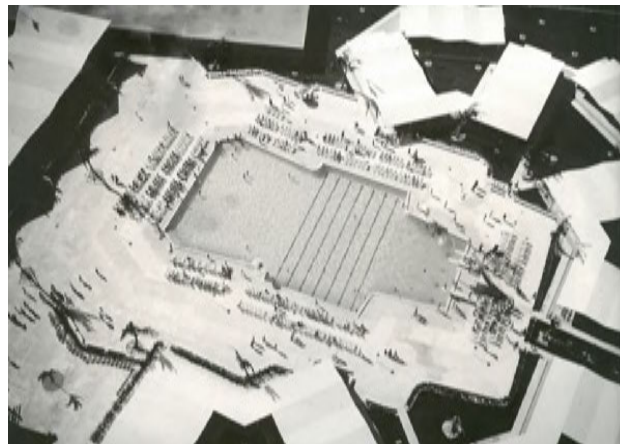


Photo of South Miami Heights Cabana Club (1956), source unknown, November 1, 1964

Sun Coral ESTATES

S.W. 144th ST. & S.W. 87th AVE.



THE LOTUS
2 BATHS
2 BEDROOMS

Set in the elegant serenity of the Ocean, with formal entrance through an enchanting screen, no formal garden. Complete with ornamental palm tree groups.



THE OSLO
4 BEDROOMS
2 BATHS

Big popular request... a superb home offering broad interior living for your growing family. Beautiful landscaping on design and appointments with delightful formal garden... 2 car garage, formal entrance.

Sun Coral's newest community of fine homes... architecturally designed... and priced so that your dreams of gracious Florida living can become a reality. Planned on landscaped one-half acre sites, Sun Coral Estates houses gently colored exterior finishes... built-in large screen built-in... trees and 2 car garages... keeps working system pattern... loads of clean space, Sun-School, shopping and transportation. Beautifully landscaped, modernly planned homes in the South.

CONVENIENT FINANCING - WILL TRADE
18 HOLE GOLF COURSE NOW BEING DEVELOPED

BIBERTHAYE Drive South on U.S. Highway 1 from W.F. at E.W. 144th St. to E.W. 87th St. and north.

The Sign that means a Better Buy



AMERICAN-Standard BATHROOMS

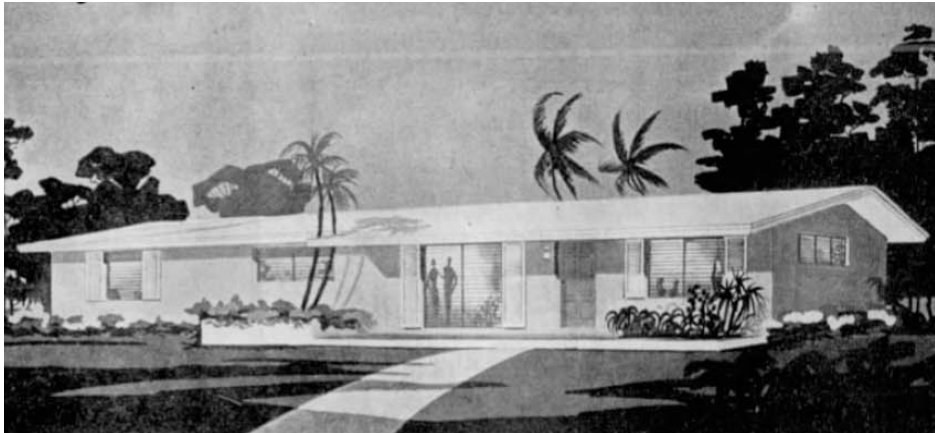


PALMLAND REALTY

Exclusive Agent:
MO 1-5377
5860 South Dixie Highway

Happy Homes model in Coral Reef Estates (1957), from advertisement for Coral Reef Estates, *Miami News*, June 2, 1957

The Lotus and The Oslo model homes in Sun Coral Estates (1958), from advertisement for Sun Coral Estates, *Miami News*, June 14, 1960



From advertisement for Palmetto Country Club Estates (1958), *Miami News*, February 15, 1959

Palmetto Country Club Estates

PLANNED FOR
18-HOLE
Championship Golf Course
COUNTRY CLUB AND POOL
SHOPPING CENTER

2 and 3 Bedroom Homes
\$13,800 to \$15,900
FHA MORTGAGES

OPENING TODAY AT FERRINE
A new and beautiful country club community planned to provide the recreational and social facilities for a full and pleasant suburban life. You'll find it FUN to live, play and stay at home in Palmetto Country Club Estates!

- Extra wide lots
- High, dry playground
- Curved streets, landscaped parkways

18-HOLE CHAMPIONSHIP GOLF COURSE
Designed by Dick Wilson of Delray Beach, Florida, internationally-known golf course architect, the course will include practice putting greens and complete practice areas. 1300 Yds. 728, the finest hybrid Bermuda grass, will be used on tees, greens and fairways.

COUNTRY CLUB
Complete country club facilities for members and their guests. Club house planned to include dining, 19th hole, locker rooms, pro shop, swimming pool, and parking facilities. All to be available at moderate costs, with initial memberships reserved for residents of Palmetto Country Club Estates.

8 MODELS FROM WHICH TO CHOOSE
Grand View, West, Archibald

MORE LUXURY FEATURES are included in these exceptional homes. Your individual tastes are catered to by the variety of home designs and the color choices available. And, in addition, you can practically custom-build your own home through the choice of optional items available.

MEET MISS BETTY FERRINE
IN OUR MODEL HOMES TODAY
BETWEEN 12:00-1:00 P.M.

Miss Betty Ferrine will be in our Washington Station to greet you on the occasion of our opening today. Come in and talk with her and see the beautiful display of Washington appliances.

Greenbriar model home at Palmetto Country Club Estates (1958), from ad for Palmetto Country Club Estates, *Miami News*, February 8, 1959

The Address that Implies Success...

ORCHARD Estates

The Gulfstream

FROM \$22,500
Lots from 100' x 100' to 1/2 ACRE
FHA & CONVENTIONAL FINANCING

ALSO
4 BEDROOM—2 BATH MODELS
AS LOW AS \$20,000

Or
3 BEDROOM—2 BATH MODEL
FROM \$18,900
DIRECTIONS

20 minutes South on U.S. 1 turn left on S.W. 174th Street through the Perrine shopping center — and then it's only three blocks to Orchard Estates.

DE CARLO & JENNINGS, Builders

The Gulfstream model home in Orchard Estates (1957), from advertisement for Orchard Estates, *Miami Herald*, February 15, 1959

FROM THE FIRST NAME IN FLORIDA BUILDING
FLEEMAN BUILDERS
FIRST WITH POOL 'N' PATIO - FIRST WITH 2 STORY - FIRST WITH SEASONAL LAUNDRY

NOW COMES
 THE GRANDEST
GRAND OPENING
 OF THEM ALL!

FOUR EXCITING NEW MODELS
 Once again, Fleeman Builders bring you the "Greatest Homes on Earth"

YOU SAVE AN AVERAGE OF \$4,180
*The savings shown here have average \$1200.00 from the department of building better construction

WALL-TO-WALL CARPETING THROUGHOUT THE HOUSE INCLUDED AT NO EXTRA COST - NO CLOSING COSTS
 monthly payments from \$98 incl. principal and interest
minimum lot size 75' x 100' - 1/2-acre sites available

LIVE IN AN ESTABLISHED COMMUNITY OF OVER 250 FAMILIES:
Whispering pines and the fine dining community and the greatest life they deal. Green Hills is an all-around suburban setting with swimming pool, clubhouse and other exciting conveniences. Homes of modest elegance, good rooms, U.S. 1, the Florida Parkway and the greatest value village and South Dade shopping, dining, night recreation and other amenities nearby. Shopping, and indoor golf courses. And your home in this lovely community, located in the heart of 20th century's greatest South Dade area, in a 200-acre community in a happy valley!

THE NEPTUNE \$12,800
 THE PLEANDER \$13,500
 THE MARVEL \$17,800
 THE LAUREL III \$18,500

FLEEMAN BUILDERS
GREEN HILLS

The Neptune, Pleander, Marvel and Laurel III model homes at Green Hills (1968), from ad for Green Hills, *Miami Herald*, March 1, 1964

BOB EHMANN
 PROUDLY INVITES YOU TO VISIT

Laurel Hill Park



Custom Designed WITH YOU IN MIND

Select your home from one of our furnished models or let us design to your desires.
 Priced from \$24,500.00

NATIONALLY RECOGNIZED SYMBOLS OF VALUE
 Mercedes — Symbol of distinguished service. Preferred for consistency and economy.
 Carrier — Symbol of fine air conditioning, installed by Brasco.
 Duke Federal — Symbol of financial strength and honest service in home mortgage financing.
 Westinghouse — Symbol of the most advanced electric home appliances.
 Ehmman Construction Co. — Symbol of excellence in building.

- * Bath Fixtures
- * Kitchen Appliances
- * Cabinets * Floors
- * Paneling
- * Light Fixtures
- * Wallpaper
- * Ceramic Tile
- * Air Conditioning
- * Paint Colors
- * Pool Sheds
- * Shower Enclosures
- * Floor Plan

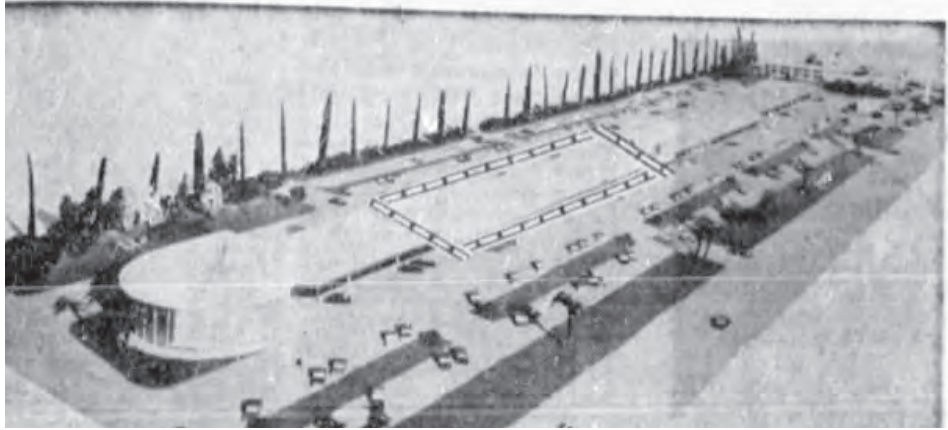
Laurel Hill Park
 A select community of fine custom designed homes in a beautiful woodland setting.
 EAST OF U.S. 1 AT S.W. 148th ST.
 MIAMI, FLORIDA

THE PERFECT BLEND OF GLAMOUR AND CONVENIENCE

Custom designed homes in Laurel Hill (1963), from advertisement for Laurel Hill, *Miami News*, March 13, 1964



From advertisement for Laurel Hill (1963), *Miami Herald*, September 1, 1963



Suniland Mall addition (1955), from advertisement for Suniland Mall, Tony Sherman, *Miami News*, March 11, 1956

The Miami Herald
Home Section
Judged the Nation's Best by the National Assn. of Real Estate Boards

Real Estate—Building
 Furnishings—Decorating

Section F
 Sunday, July 21, 1957

PLANNED FOR FUTURE in the Perrine Business District are two department stores. This model shows how roof-top parking will lead shoppers to the second floors of the buildings. Arched walkways will connect the parking decks and ground levels.

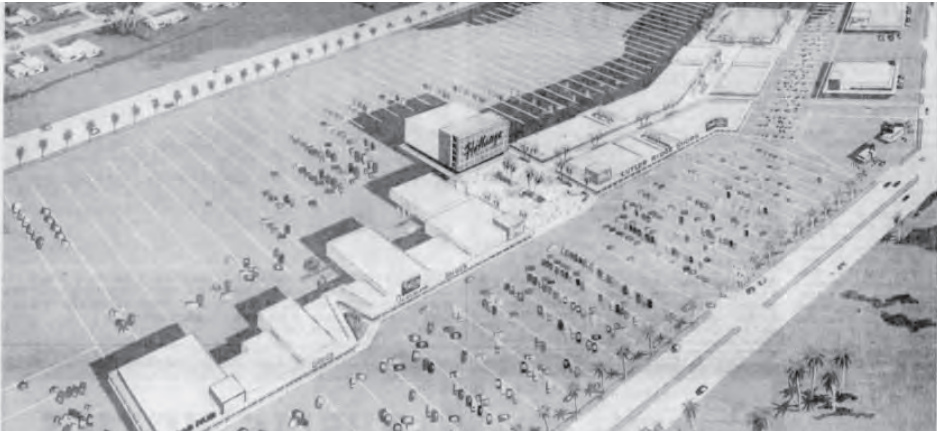
Herald Staff Photo
 By Mike Freeman

**Blue Chips
 Wagered on
 South Dade**

Perrine Central Shopping District (1956-57, demolished), Harry E. Penney, from Frederic Sherman, "Blue Chips Wagered on South Dade," *Miami Herald*, July 21, 1957, photo by Mike Freeman



Richards at Cutler Ridge Shopping Mall (1960), source unknown



Architect's rendering of Cutler Ridge Shopping Mall (1960), from "Cutler Ridge Ready to Go with Center," *Miami Herald*, July 6, 1958

Grand Opening!
 THURSDAY, APRIL 4th 8:00 P.M.
 THE NEW LUXURIOUS
CUTLER RIDGE Cinema
 The Showplace of South Dade

- ACRES OF FREE PARKING
- CUSTOMER-CONTROLLED THEATRE SECTION
- PARKING CHARGES
- GRAND SCREEN
- AIR "QUALITY"
- AIR CONDITIONING

→ ENTRANCE THRU THE MALL ←
 AREA PREMIERE SHOWING

It could be the most thrilling motion picture "I have ever made!"

ALFRED HITCHCOCK'S
The Birds

NO ONE SEATED DURING LAST 30 MINUTES

2029 SOUTH DIXIE HIGHWAY 238-3311
 • FIFTY-FIFTEEN DOLBY AT 7:00 P.M. BY PERSON •
 PATRICIA SMITH and JOHN LASSELL STARS OF "MARY, MARY"

FREE SOUVENIR GIFTS FOR EVERYONE

Cinema at Cutler Ridge Shopping Mall (1960), from ad for Cutler Ridge Cinema, source unknown

DIRECTIONS TO CUTLER RIDGE:
 Take U.S. 1 south beyond Perrine to the Cutler Ridge Shopping Center located on the corner of U.S. 1 and Caribbean Boulevard. Turn left, and continue to all model homes.

Directions to Cutler Ridge Shopping Mall (1960), from advertisement for Cutler Ridge Shopping Mall *Miami News*, September 16, 1956



American Gems (1951), 9775 S Dixie Hwy, Miami-Dade County, 1961



Auto Shop (1956), 24141 S Dixie Hwy, Miami-Dade County, 1957



Life of Georgia (1965), 16590 S Dixie Hwy, Miami-Dade County, undated



Shopping Plaza (1961), 17641 US-1 N, Miami-Dade County, undated



Dade Federal (1963), 10301 S Dixie Hwy, Miami-Dade County, 1963



60 Minute Cleaners (1967), 9595 SW 160th St, Miami-Dade County, Miami-Dade County, undated



Royal Castle (1964), 12401 Pinecrest Parkway, Miami-Dade County, undated



Atlantic (1961), 9700 SW 168th St, Miami-Dade County, 1967



South Kendall Animal Clinic (1971), 9501 SW 160th St, Miami-Dade County, undated



Buning The Florist (1972), 15657 S Dixie Hwy, Miami-Dade County, 1972



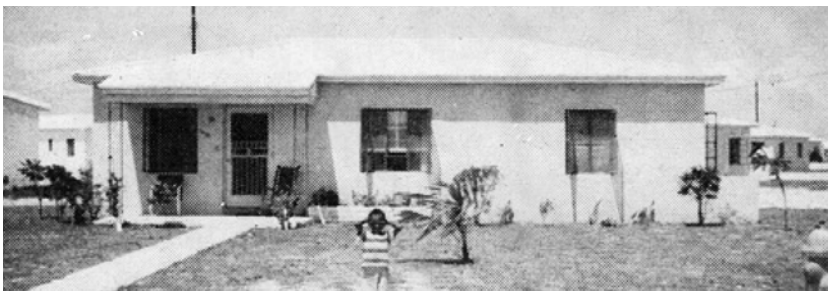
Shopping Plaza (1981), 15365 S Dixie Hwy, Miami-Dade County, undated



Aerial photo of Richmond Heights (1949), from Reinhold P. Wolff and David K. Gillogly, Negro Housing in the Miami Area (Coral Gables, 1951), 22, c1950, photo by Hamilton



Electric Homes in Rose Haven, from ad for Rose Haven, *Miami News*, April 7, 1950



V.A. financed house in Richmond Heights (1949), from Reinhold P. Wolff and David K. Gillogly, Negro Housing in the Miami Area (Coral Gables, 1951), 7, c1950, photo by Hamilton



Mt. Sinai (1946), Miami-Dade County, 1968



Hurst Chapel (1954), Miami-Dade County, 1968

Harland Bartholomew. Woolin succeeded by re-assembling the many lots subdivided in the 1920s, replatting them to accommodate compact 2- to 4-bedroom suburban homes, most with carports and screened porches. He also created amenities like parks, and especially the South Miami Heights Cabana Club (c. 1962, current Cabana Club Apartments), a “community country club” with recreational facilities, meeting rooms and dining options like the Bali Bar, Safari Lounge, and the infamous Ungawa Lounge (where the menus were covered in fur and the walls with mounted trophies.⁴⁸ Another unusual feature of the community, likely planned by Bartholomew, is Roberta Hunter Park, the linear park that stretches 1 ½ miles along SW 117th Avenue between US1 and Quail Roost Road. By 1980, South Miami Heights had grown to a community of nearly 20,000.

North of Perrine, Porter-Wagor-Russell’s **Palmetto Country Club Estates** (1958) featured curved streets, its own small shopping district, a swimming club, and the 18-hole **Palmetto Golf Course** (1953), a championship course designed by prestigious designer Dick Wilson. The 630 air-conditioned homes designed by Gerald West were on spacious 1/3-acre homesites and named after famous golf courses.

More large suburban estates began to grow east of US1, on the lands of the former Perrine Land Grant. Maston G. O’Neal’s **Pine Tree Estates** (1952) boasted ½ and 1-acre lots and houses designed by Miami modernist Alfred Browning Parker with interior designer James Merrick Smith. David Blumberg and Joshua Segal’s **Cutler Ridge**, advertised as a “complete city,” included schools, parks, a regional-class shopping center, and 3,500 homes organized along curved streets. Jones & Frederick’s **Coral Reef Estates** (1957) was built on land formerly planted as avocado and mango groves, and featured large lots, curvilinear streets, proximity to the new Suniland Shopping Center, and more than 200 air-conditioned homes designed by Joel Meyer, some inspired by the California Modern

homes of Joseph Eichler.⁴⁹ At Coral Reef Estates, the Eichler company’s signature front patio was adapted to Florida with a screened porch. The 5,000-home **Bel-Aire Subdivision** (1957), developed by Lester Dworman, emphasized a novel cooperation with the Burdines Department Store, offering model homes designed by Francis E. Telesca and furnished in motifs as diverse as Spanish, Early American, Modified Italian Provincial, Formal Italian Provincial, Scandinavian, and “Florida-made.”⁵⁰ These developments form the heart of today’s Kendall, Pinecrest and Palmetto Bay communities.

Not surprisingly, these housing subdivisions were followed by a flurry of large-scale shopping malls. One of the first was **Suniland Shopping Center** (1955) in Kendall, designed by Tony Sherman and stretching nearly half a mile along US1 and including a continuous covered porchway and street-front parking. True to the idea that such shopping plazas might approximate town centers, Suniland included neighborhood shops, a supermarket, a medical center, a 52-room motel, and a movie theater designed by cinema architect Robert E. Collins. The **Perrine Central Shopping District** (1956-57, demolished), located in the space between the north and southbound lanes of US1, designed by Harry E. Penney, comprised 200 shops, departments stores, and 2,000 parking spaces. Following the segregated lives of South Dade residents, the Perrine shopping district was imagined not as a downtown for adjacent Black Perrine (this was on Homestead Avenue), but as a destination serving the suburban Palmetto Bay and Cutler districts that sprawled to the northeast.

The corridor’s largest shopping center, the **Cutler Ridge Shopping Mall** (1960) was created by David Blumberg, the developer of the adjacent Cutler Ridge subdivision. In 1956 Blumberg announced plans for a regional-class shopping mall, the first such mall below Dadeland, strategically centered not just at the midpoint of the South Dade Corridor, but in the heart of its burgeoning suburbs, and at convergence of its

most important roads (the intersection of US1 and the planned **South Dade Expressway** in particular). Designed by Gamble, Pownall & Gilroy, the firm responsible for the 163rd Street Mall (see Northeast Dade section), it opened in 1960 in a spectacle was witnessed (according to wild estimates by the *Miami News*) by 75,000-90,000 people.⁵¹ In planning terms, Cutler Ridge was unique, featuring an unusual pairing of neighborhood convenience shopping center with an enclosed regional mall.⁵² Like Suniland, it was a virtual town center, including shops and major anchors, including a Richards Department Store, a Food Fair supermarket, and a Liggett Drug Store. It also had a bank, automotive center, motel, drive-in theater, medical and professional plaza, and an 8,000 sf civic center intended to serve religious communities that had not yet established their own church in the area. The mall continued to grow into the 1970s, receiving major additions in 1978. Other businesses clustered around Cutler Ridge, including the popular **Cutler Ridge Bowling Lanes** (1957), a **Holiday Inn** (1979), and most importantly the **South Dade Government Center Complex** (1970s).

West Perrine, Goulds and the development of Postwar Black Suburbs

While new White subdivisions sprawled along the South Dade corridor in the postwar era, a contrary consolidation channeled Black residents into fewer, but larger, suburban centers. Indeed, older and smaller Black communities along the Corridor seemed to collapse into larger suburban blocks around Florida City, Goulds and Perrine.⁵³ The consolidation of Black areas was partly fueled by pressure from neighboring White property owners, and by racial tensions stoked by Ku Klux Klan activity.⁵⁴ However, planning based on racial segregation, initiated formally in the 1930s and managed by Dade County's Planning Board, was the main framework and agent of these changes (see General Context). Under the aegis of the Planning Board, the postwar creation of suburban opportunities in South Dade meant

more, not less, racial segregation. The proximity that once governed agricultural life in South Dade gave way to a new race line that, as in Northwest Dade, was painted in broader (and more official) strokes across the corridor.

West Perrine was one of many older Black settlements along the corridor but its postwar development as a Black center can be traced back to the Dade County Commission's 1936 "Negro Resettlement Plan," a planning document that envisioned relocating Miami's Black population to peripheral and even autonomous agricultural settlements, including Perrine. In 1946, the Dade County Planning Board followed the spirit of this document, establishing tracts in Perrine and Goulds when instructed by County Attorney Fred W. Cason to set aside new tracts of land for Black development. As suburban development took off during and after World War II, the impact of Dade County's racial planning became readily apparent (see General Context).⁵⁵

Perrine embodies some of the dynamics and boundaries of postwar racial planning in the making of suburban South Dade. In the late 1940s, it was the location of a rare Jim Crow-era attempt to incorporate as a new bi-racial city with Black voter participation. Perrine did eventually incorporate as a city in 1948, following strong Black support led by community leader Ben Shavis, who by some accounts was elected as the new city's mayor. The participation of Black voters in creating a mixed-race city so incensed political leaders of the time that Florida dissolved Perrine's charter in 1949.⁵⁶ The 1978 dedication of **Ben Shavis Park** partly memorializes the area's "Incorporation Story."

As Black families poured into West Perrine from elsewhere in South Dade (and even Miami), the area became the hub a new Black suburbia. The commercial hub of the area was Homestead Avenue, which grew to include a half-mile long nightlife district known as "The Midway," with taverns, dance halls, and pool rooms (many referred to in the press as "juke joints" – a name often given to Black-operated clubs and

establishments). Among the most popular were **Iceman's Paradise Nightclub** and **Ossie B's Place**.⁵⁷ According to local papers, Bolita, an illegal game of chance brought from Cuba in the late 19th century, was a popular distraction here, and the subject of many police raids. Small markets like **Chappy's** and **Nat's Grocery** also proliferated here,⁵⁸ as did service establishments like **J.J.'s Gulf Service**, listed in the 1963-64 Florida Green Book (a travel guide for Black motorists). Homestead Avenue also functioned as a civic center. **Robert Rusa Moton Elementary School**, named for the Black American educator who served as principal of Tuskegee Institute after the death of founder Booker T. Washington, was established here in 1952. The school included a small clinic serving the needs of local residents (otherwise severely lacking), its dual role pointing to the increasing role of schools as points of delivery for public services in the postwar era.

The east half of Goulds was another important center of Black community life on the South Dade Corridor, founded on the lands of William Randolph, a Black homesteader in the area. West Old Cutler Road became the postwar home to some of the area's foundational churches, including the Mount Pleasant Missionary Baptist Church and the New Bethel A.M.E. Church. Along or near 216th street were popular entertainment establishments, like **Ms. George Café**, **Zigler Café** (now a church), and **Ms. Cora's Bar**, **The Lounge**, the **The Down Beat**, and the **Goulds Theater** on SW 120th Avenue.⁵⁹

Goulds was also where the struggle for public services like education and healthcare took early form. The drive to open educational facilities to South Dade's Black community, led by Arthur and Polly Mays, local Black pioneers and property owners, resulted first in the creation of a school at the Mt. Pleasant Missionary Baptist Church, then in the development of modern educational buildings. At the instigation of the Mays, **Goulds Elementary** (current library of the Mays Middle School), the first modern school for Black students along the corridor, was established in

1935. Goulds Elementary became the hub of a larger educational complex after WWII, including **Arthur and Polly Mays Elementary-Junior High School**, (1951, current Arthur and Polly Mays Conservatory of the Arts), designed by Edward T. Rempe Jr., and **Pine Villa Elementary** (1960).

The Mays also led the fight for modern health services for the Black residents of South Dade (as well as non-White migrant workers), organizing the drive to finance and build the community's first facility, **Lincoln Memorial Hospital** (c. 1957). In 1971, Bahamian-born Doris Ison, another community leader, established **Community Health of South Dade Incorporated** (CHI) on SW 216th Street, with assistance from the U.S. Office of Economic Opportunity. In 1973, CHI expanded to a second clinic in Homestead, the **Martin Luther King Jr. Clinica Campesina**.⁶⁰ Today Ison is memorialized by the Doris Ison Health Center of Community Health of South Florida, Inc. The **Lincoln Memorial Nursing Home** on SW 216th Street and **Goulds Home for the Aged**, on SW 122nd Avenue, were similarly pioneers in development of community care. Once completely neglected by Dade County, by the 1950s the financing and development of civic facilities in Black South Dade came increasingly under the purview of the Dade County, then Metro-Dade. Still, community action remained the driver in efforts to attain equality in facilities and services.

Around the core of West Perrine and Goulds, the development of new suburbs was another face of the Black community's postwar growth and geographical realignment. Within the lines established by the Planning Board (the lines themselves testaments to racial planning), new suburbs designed to serve Black GIs, and later workers at the Homestead Air Force Base, grew. Daniel Frankel's 84-unit subdivision at **Rosehaven** (1949), South of Perrine, was one of the first. In coordination with Florida Power & Light, Rosehaven promoted an all-electric approach to home equipment and appliances. Frank Martin's **Richmond Heights** (1949), north of West Perrine, was much larger than

Rosehaven and was master planned with all the elements of a complete community – the first major Black suburb in South Dade, and among the first master planned Black communities in the United States.⁶¹ Martin, a White Pan Am pilot (memorialized today by the town's **Martin Memorial Church**) created Richmond Heights by deploying FHA and Veterans Administration-guaranteed financing, filling a gap in Black housing under these programs made real by exclusionary practices.⁶² In an era characterized by expedient quantity development, Richmond Heights was distinguished by its careful planning, focus on quality home construction, and engagement with Black community leaders, including David Douglas, Rev. Edward T. Graham, Father Theodore R. Gibson, Associate Judge L.E. Thomas, and Charles Radcliff, as well as the Negro Service Council.⁶³ Martin's subdivision envisioned 475 nearly-identical 25- by 40-foot three-bedroom masonry homes. Designed by Robert M. Nordin, the homes were dignified with tiled roofs and flat concrete canopies that sheltered entrances and carports. The town layout showed a rare attention to natural land features, following an elevational rise of rockland with gently curving roads that traced the lines of an adjacent slough. The fanning streets centered on a park and elementary school. The community also had a main street, Lincoln Boulevard, with churches, civic and commercial buildings, and a water tower, and which served to divide the town's single-family homes from a discrete area of apartment buildings and townhouses. The mixed residential types, along with built-in civic and commercial planning, recognized the needs of a Black subdivision that could not rely on the offerings in nearby White communities. But it also represented the type of well-balanced garden city suburb advocated by 20th century housing reform advocates, one of the few of its type in Dade County. The Miami Herald called it "Shangri-la for Negroes [sic]."⁶⁴

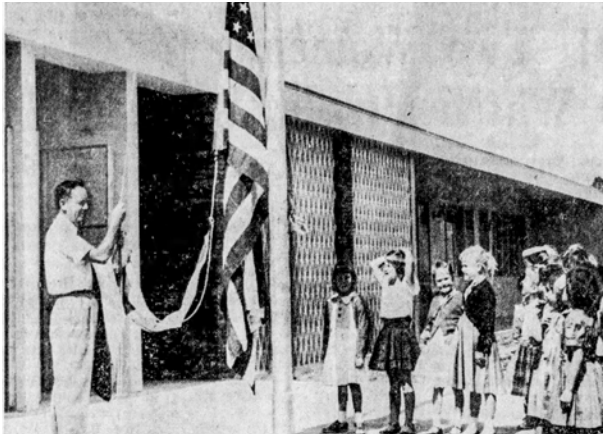
Another cluster of Black suburbs grew near Goulds, including Murray W. Lazarus's **Lincoln City** (1948), and Edward E. Beals' **Bunchville**

(1950). Lincoln City would have been the largest, with plans to develop as many as 2,000 houses on 75-foot lots, leveraging the nearby development of Black schools, parks, swimming pools, and the Lincoln Memorial Hospital (see above). A more modest community was eventually built here, although the full extent of the proposal deserves further research. Bunchville, just west of Lincoln City, was platted in 1950, but its development came in the mid-1950s as the need of Black workers and personnel at Homestead Air Force Base became apparent.⁶⁵

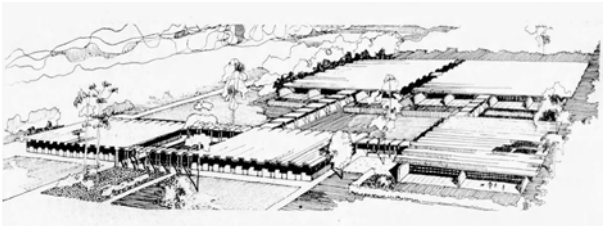
Cluster Planning, Townhouses, and Other Late Postwar Housing Developments

By the late 1960s, the rising cost of single-family home subdivisions limited new development in South Dade to especially desirable waterfront locations. Among the most important, along the eastern flank of Cutler Bay, were Saga Development Corporation's **Saga Bay** (1970), a planned community of 50,000 people designed by planner John Simonds (the planner of Miami Lakes, see General Context), on 3,000 bayfront acres, and Cadillac Fairview's **Lakes by the Bay** (1982), designed by Sasaki Associates (the planner of The Hammocks in Kendall, see Southwest Dade section).

Meanwhile, driven by high costs, the environmental effects of sprawl, and changes in American lifestyles, most housing production shifted toward higher-density, cluster-planned urban development models. Cluster planned communities offered new and more affordable housing types like townhouses, patio homes, and multi-family dwellings, organized in tight proximity to reserve land for common green space and recreational amenities, and increasingly marketed as condominiums (see General Context). Most of these developments exhibited a new architectural language defined by the primacy of the mansard roof, with additional facade decoration provided in the articulation of windows, doors and balconies, often with projecting fins. The emphasis in these



Flag raising at Florida City Elementary (1960), from "A Proud Day" advertisement, *Miami Herald*, February 2, 1961, photo by Earl Dehart



Rendering of Avocado Elementary (1957), Robert Bradford Browne, from Phil Meyer, "We are Breaking Even in School Construction," *Miami Herald*, September 6, 1959

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Furnished model apartments open at Casa Granada (1968), ad of Casa Granada, Dick Tugg, *Miami Herald*, September 13, 1968

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Naranja Lakes (1971), from advertisement for Naranja Lakes, *Miami News*, February 26, 1971

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new communities on efficient land use, common amenity, and visual conformity, updated notions of “Florida living” once set by the single-family tract home subdivision.

By the late 1960s, small cluster-planned communities were popping up around the US1 corridor. One example was Dick Tugg’s **Casa Granada** (1968) in the Kendall Estates area, an “adult community” of 11 mansarded garden apartment buildings, each comprising eight-units, and composed around a landscaped campus. At the heart of the complex, amenities like a pool, sauna, health club, and a special pavilion for playing card games, were gathered, while all parking was relegated to the perimeter.

Fleeman Builders’ much larger **Green Hills Park West Condominium** (1968) was similarly adult-only. Its 500 one-story townhouse units were organized along a clover-leaf formation of streets that threaded a campus-like environment of continuous lawns centered on the clubhouse and recreational facilities. The triplex and quadplex units, designed by Joel Meyer, were broken by intervening courtyards, and articulated with mansard roofs. Judah Construction’s **Naranja Lakes** (1971) a townhouse and condominium development planned around the artificial lakes of the Naranja Rock Company pits (see above), offered a scenic lakefront development of winding avenues, with low-cost housing and plenty of amenities. The 450-unit complex had no-nonsense townhouses, designed by Friedman & Lackey architects, and 25 condominium buildings designed by Reiff-Fellman & Associates. Victim of Hurricane Andrew, most of Naranja Lakes was demolished.

Alec Courtelis’s 356-acre **Briar Bay Urban Park** was among the most significant developments of this period. It comprised 1,641 units in a mix of townhouses, patio homes, and garden apartments like the 487-unit **Briarwood Apartments** (1972). Designed by Reiff-Fellman, Briarwood combined mansard-styling with powerfully-sculpted vertical fins that embraced

terraces, balconies and window bays, and boasted a two-story recreational facility with lighted tennis courts and a swimming pool.

The Briar Bay complex also comprised a park, golf course, and 80 acres dedicated to a regional shopping center. The latter was eventually developed by Courtelis as **The Falls Shopping Center** (1979), a themed “specialty center” and entertainment venue that followed in the spirit of contemporary retail projects like Mayfair in the Grove in Coconut Grove, and Loehmann’s Fashion Island in North Dade (see Northeast Dade Corridor), both completed in 1979. Designed by Ocala architect Hal Thomas Reid, The Falls demonstrated striking new trends in retailing and experience marketing, including an idealized tropical setting of man-made lagoons and gardens surrounded by covered walkways and gazebos. The structures were covered in exposed cedar siding to communicate a “California style.”

Dade County’s postwar suburbs, often imagined as a mid-century sprawl of single-family home subdivisions, indeed comprise a more substantial diversity of housing than meets the eye. These “other suburbias,” planned communities of townhouses, patio homes and garden apartments, which were developed under growth management legislation and define broad areas of the county, produced surprisingly high intensities of suburban settlement (see Planning Context).

Schools: Modernization, Segregation, and De-segregation

Urban expansion and postwar suburban growth meant the construction of many new public schools in South Dade, replacing old wood-frame school houses of a once-agricultural community with modern facilities. Even where more modern schools existed, many were filled beyond capacity, and burdened with wooden portable classrooms brought in to meet demand.

Homestead Bayfront Park



Homestead Bayfront Park plays an important part in the lives of the many residents of one of the most important sections of South Florida, the Redland agricultural district.

This park is the water gateway to the fish-teeming waters of the Florida Keys area. From its fine marina sail the boats of sport fishermen, the outboard motored craft of vacationing mariners and the skiffs of those who seek fun with rod and reel.

A South Seas-type atoll provides safe swimming and wading. Coconut palms fringe this atoll, the water of which is kept clear and cool by tidal action. Use of dressing rooms as well as automobile parking is free. Picnic tables, grills and shelters are near the beach. For the little ones there is a playground. The refectory has refreshments and beach supplies for sale.

On the north side of the canal, which passes through the park, is an exclusive park for Negroes with an atoll pool, rest rooms and parking space. Additional facilities to match those on the south side of the canal will be installed on land set aside for this use.

Near the Keys



Pamphlet for Homestead Bayfront Park (1939), from "Jim Crow at the Beach", National Park Services, December 2012



Miami Serpenterium (1946), *Sun Sentinel*, January 20, 1921



Rare Bird Farm (Miss Barbara Lee Smith feeding flamingos) (1938), State Archives of Florida, Florida Memory, 1947



Homestead Bayfront Park (1939), History Miami Museum, Metro-Dade County Parks and Recreation Department Photoprints, September 3, 1953



Coral Castle (1936), State Archives of Florida, Florida Memory, c. 1923, photo by Kobel Feature Photos

The “annual race to build enough classrooms to take care of Dade County’s ever-bulging school population,” as the *Miami Herald* put it, was complicated by the district’s profound social issues, including legacies of racial segregation, seasonal waves of migrant children, and the influx of Cuban refugees.⁶⁶

South Dade, with its wide geographic distribution and development in distinct stages, illustrates well the postwar evolution of school design and construction. The tone was set in the early 1950s, under the county’s bond-funded postwar schools modernization program. The program was directed by James Garland, hired in 1950 as the county’s Director of School House Planning. As the *Miami Herald* described, Garland favored efficient school models, “discarding the ivy-covered Gothic tradition of school construction, in favor of simple, almost austere, maximum of light, air and space in which to swing an educational cat.”⁶⁷ For its initial school buildings, Garland chose Miami’s leading modernist architects: Robert Law Weed, John Edwin Petersen, Iving E. Horsey, Robert M. Little, Frank E. Watson, Robert Fitch Smith, Wahl Snyder, Carl Lump, Russell Pancoast, Edward T. Rempe, Marion Manley, Robert Bradford Browne, Plevitzky & Johnson, Scott B. Arnold, James L. Deen, and William D. Bordeaux.

New school model types, specifically adapted for South Florida’s subtropical climate, became apparent in the county’s first generation of postwar schools. Edward T. Rempe’s **Goulds Elementary** (1951, current Isaac A. Withers Head Start) on SW 122nd Avenue and **Florida City Elementary** (1960) on NW 6th Avenue, for instance, were low-slung concrete frame structures designed to optimize cross ventilation through walls of panelized aluminum awning or jalousie-type windows, and louvers. Larger schools, like Marion Manley’s **Leisure City Elementary** (1958) on SW 288th Street, and Rempe’s **Naranja Elementary/ Macarthur South Senior High** (1959) on SW 264th Street, deployed a serial repetition of narrow bar-shaped

buildings – like fingers – around intervening courtyards, gardens, and outdoor instruction spaces. Scott B. Arnold and James L. Deen’s **Vineland Elementary** (1959) on SW 119th Street in Kendall, developed this model further by thickening the fingers in order to incorporate landscape courtyards separating the classrooms within. Robert Bradford Browne’s **Avocado Elementary** (1957) on SW 294th Street in Modello, was even more experimental, using folded or pleated precast channels, only 3 inches thick, to create strong, undulating, long-span roofs that allowed open plan interiors.

School design shifted remarkably in the 1960s, as the School Board began to introduce popular elements of the “Free-Schools” philosophy, an educational reform movement that emphasized a less-structured approach to education. Starting in 1963, supported by a Ford Foundation-funded **Education Facilities Laboratory** grant and led by architectural consultants Ferendino, Skeels and Burnham, the county developed a generation of new school types that emphasized progressive teaching accommodations, open-plan classrooms and pod-type building design.⁶⁸ In these designs, technical considerations like efficient space planning, increased use of pre-fabricated construction systems, and air-conditioning, were often determinative. Kenneth Treister’s **Colonial Drive Elementary School** (1966) on SW 160th Street in the Palmetto Estates area, had a crystalline honeycomb of hexagonal pods organized around a central courtyard, with each pod comprising a mix of specialized function areas surrounding general use areas. Ferendino Grafton Spillis and Candela’s **Bel-Aire Elementary** (1969), on SW 194th Street in Cutler Bay, had a more compact arrangement of pentagonal pods around a central open room. While creating expansive interior landscapes, these open plan schools were increasingly introverted and windowless, offering little connection to the surrounding suburban residential context.

By the 1970s, another generation of school

design emerged as Dade County schools became increasingly focused on construction efficiency and internal flexibility. In South Dade, **William A. Chapman Elementary** (1977) on SW 140th Avenue in Naranja Lakes, and **Pine Lake Elementary** (1977) on 109th Avenue in Palmetto Estates, both designed by Alfred Browning Parker, featured a large and internalized, multi-story central block, built with prefabricated window-less wall panels. Circulation elements like stairs, which might break the continuity of standardized structural elements, were attached to the outside of the building. Connell, Peirce, Garland, Friedman's **Centennial Junior High** (1976, current Cutler Bay Senior High) on SW 212th Street just east of Cutler Bay, had a cruciform organization with circulation cores organized at each corner of the crossing. The building derived its character from a bold expression of exposed structure, from the play of building volumes (including a second floor volume that was cantilevered over the ground floor to create covered walkways), and from the articulation of drainage scuppers that projected from the building facades. Ferendino Grafton Spillis Candela's **Southridge High** (1976), on SW 114th Avenue in South Miami Heights, was a low-slung multi-story structure whose various volumes are differentiated by varying techniques of concrete finishing, including the use of stucco, pre-finished ribbed concrete masonry units, and bush hammered concrete – a technique in which finished concrete is hammered to achieve a rougher and more weathered texture.

Private schools often broke the orthodoxy of school construction programs, and explored other design approaches. John Totty's extraordinary **Alexander Montessori School** (1973) on Old Cutler Road, for example demonstrated an unusual open-pod design, with clerestory-lit classrooms organized around landscaped courtyards, and connected by covered walkways.

Segregation, and then desegregation, were also part of the school design program. After denying educational opportunities to South

Dade's Black children for many years, the School Board began to provide them in the postwar era. It did so initially under the "separate but equal" provisions governing most civic facilities in the county. In fact, Black schools were not equal to those in White neighborhoods, and South Dade's Black community had to fight for quality facilities and programs. Acknowledging the role of Arthur and Polly Mays in taking up the charge of organizing Black student education, and the role of Mays Middle School (later Goules Elementary, Middle and High School, current library of Mays Conservatory of the Arts) as the first public school serving Black students in 1935, the Mays complex was expanded into a broader educational campus, including Edward T. Rempe Jr.'s **Mays High School** (1951, current Arthur and Polly Mays Conservatory of the Arts) on SW 216th Street, the first high school for Blacks south of Carver Senior High School in Coconut Grove, and Pancoast Ferendino Grafton Skeels's **Pine Villa Elementary** (1960) on SW 117th Court.

It was not until 1966 that Dade County Schools began desegregating (see General Context). Educational transport, facilities, and extracurricular activities were officially integrated as schools moved from a dual (Black and White) to a unitary system. Patterns of segregation, however, ran deep, reflecting not just school segregation but the built-in segregation of South Dade's neighborhoods.⁶⁹ According to a 1970 lawsuit, the Board's desegregation plans left 36 schools all- or virtually all-Black, comprising 64% of the Dade's Black student population. To facilitate integration in these districts, Dade's School Board made available Majority-to-Minority (M/M) transfers as a means of voluntarily providing desegregated experiences for those students.⁷⁰

South Dade High School (1952, Russell Pancoast) on SW 167th Avenue in Modello became an early case study in desegregation when it was integrated in 1968. Numerous articles in the *South Dade News Leader* traced the often-contentious desegregation effort, evoking

the passions of students, faculty, alumni and the community at large. Black students complained of discrimination by faculty and administrators, the absence of Black teachers, and lack of access to school clubs and sports. Controversy also focused around the school's traditional symbols, including Confederate symbols and the school's "Rebel" mascot. As the school and community resisted efforts to adapt school culture to the new multiracial student body, Black students formed a new organization, the "Student Organization for Unity and Liberty" (SOUL) comprised of approximately 100 students, with the objective "to cleanse South Dade High of its racist policies."⁷¹

Making Nature Accessible: Ocean Beaches and Landscape Preserves

Given its open land resources late into the postwar period and its diverse natural landscape, South Dade became a focus of postwar parks development. Foremost among the goals of Dade County's Parks Department was the development of an ocean beach in South Dade consistent with the development of new beach parks like Haulover, Matheson Hammock, Crandon and Virginia Key Beach. **Homestead Bayfront Park**, originally dedicated in 1939 (but taken by the U.S. government for military use and not returned to the public until the late 1940s) and offering a rare portal to the open waters of Biscayne Bay, became the focus of modernization efforts. A 640-acre section, reserved for White patrons, was re-dedicated in 1951 and included a South Seas atoll-type beach, refreshment stand, picnic areas and meeting shelters, and a marina. A smaller 200-acre section with its own entrance, known as **Homestead Bayfront Park North**, was dedicated in 1955 and reserved for Black patrons. The segregated parks were a powerful evocation of Jim Crow-era "separate, but equal" doctrine in South Dade. The "Black Beach," as it was referred to locally, was largely abandoned after the Civil Rights Act in 1964, and subsequently incorporated into Biscayne National Monument in

1968, see below).⁷²

The Parks Department also began to emphasize the preservation of native and improved landscapes, creating a new category of park preserve devoted to outdoor education and camping (instead of traditional recreational programs).⁷³ One of the most unusual was the 37-acre **Fruit and Spice Park** (1944), conceived by Redlands horticulturist Mary Calkins Heinlein to celebrate South Dade's agricultural heritage. The 110-acre **Bauer Drive Hammock** (1954, later Camp Owaissa Bauer) near Homestead, and the 112-acre **Castellow Hammock** (1962) in the agricultural Redland, were dedicated to preserving islands of original Rockland pine forest and hardwood hammock both from agricultural encroachment and suburban sprawl.

A Region Framed by National Parks

As late as World War II, most of South Dade remained open space, a combination of agricultural lands or wetlands. In a way consistent with the rest of the county, it might have filled in with new residential, commercial and industrial development. Instead, a combination of local, metropolitan and national interests, concerned about diminishing natural resources and inspired by a growing appreciation for local ecosystems, helped channel the creation of two large and transformative national parks: **Everglades National Park** (1947) and **Biscayne National Monument** (1968, later Biscayne National Park, 1980). The postwar dedication of the parks, sandwiching much of South Dade in swathes of protected (if altered) natural ecosystems, created destinations for environmental tourism. The parks became mega-attractions, "playgrounds of the people"⁷⁴ that offered new horizons to Miami's tourist industry. Among planners, the wilderness captured within the county's borders could also be construed as a necessary complement to urbanization.⁷⁵ The result, particularly evident in South Dade, was to place the city in decided contrast with the aqueous landscapes of the



Flamingo Lodge (1941), 20 SW 2nd Ave, Miami-Dade County, undated



Biscayne Court (1953), 23455 S Dixie Hwy, Miami-Dade County, undated



Royal Tern Motel (1968), 26480 S Dixie Hwy, Miami-Dade County, undated



Rose Motel (1951), 27940 S Dixie Hwy, Miami-Dade County, 1951

Everglades and Biscayne Bay. Miami, one of America's most artificial cities, explicitly founded on *tabula rasa* urban development, was effectively framed in perpetuity by natural landscapes that approximated the regional context in the late 19th century.

The first part of this transformation, the designation of Everglades National Park, encompassed a large portion of the western part of Dade County. Efforts to preserve the vast Everglades wilderness as a "tropical park" were longstanding and incorporated one of the most important early conservation efforts here – the development of Royal Palm State Park (Florida's first state park) by the Florida Federation of Women's Clubs in 1916. But it also captured a rising postwar consciousness of native environmental systems that were central to the identity and hydrological functioning of the region. Books like John Kunkel Small's *From Eden to Sahara: Florida's Tragedy* (1929), and Marjory Stoneman Douglas's *Everglades, River of Grass* (1947), evoked the history, diversity and complex interconnectivity of its landscape, water, people, birds, fish, and animals. The park tapped into the rising wilderness movement, inspiring the idea of maintaining the Everglades in a "pristine state" as a unique "artifact," a kind of emotional scenery whose beauty was "linked with a sense of power and vastness in nature."⁷⁶ The 2,500 square-mile park rivaled in size the great Eastern parks (Great Smoky Mountains National Park in Tennessee, Acadia National Park in Maine, and Shenandoah National Park in Virginia), and Yellowstone and Yosemite as well.

The second element of the transformation, the dedication of **Biscayne National Park** (1968-80), was more closely tied to the processes of urban development. It was instigated by a long battle over development in south Biscayne Bay, and in particular the fight over Islandia, a proposed causeway city that would have forever altered the barrier islands bridging between Key Biscayne to Key Largo and enclosing the lower part of Biscayne Bay. Conservationists,

led by the Florida Audubon Society, battled Islandia's developers throughout the mid-60s, a period when public consciousness of landscape despoliation had reached a high. Dante Fascell, a U.S. Representative whose congressional district included Islandia, became an important advocate for a "great national water park" in the heart of metropolitan Dade County, and labored to make it a reality.⁷⁷ The effort culminated with the recognition that South Dade's eastern frontier was, like the Everglades, a great wilderness. Designated as Biscayne National Monument in 1968 (and eventually Biscayne National Park in 1980), its territory eventually stretched more than 20 miles from Sands Key in north to John Pennekamp Coral Reef State Park in the south, covering 33 islands and occupying more than 150 square miles – most of it underwater as a protected complex of submerged living coral reef and sheltered bay bottoms.⁷⁸ Biscayne National Park essentially shut down waterfront development along the shores of Biscayne Bay in South Dade, resulting in a natural landscape that stands in contrast to the bay's northern reaches.

On a practical level, the national parks opened South Dade to tourism, with Homestead and Florida City serving as portals where tourists dined and rested between their trips eastward to Biscayne National Park, and westward to the Coe Visitors Center at the entrance to Everglades National Park.

US1 as Tourist Corridor: Motor Courts, Motels and Trailer Camps

After the completion of the Dixie Highway to Homestead in the late 1910s, South Dade developed its own allure as a place for roadside touristic attractions. Early examples include the **Orchid Jungle** (1926), just west of US1 in Naranja, where Lee Fennell mixed exotic jungle scenography and the colorful drama of orchids mixed with botanical research and commerce, **Bonita Grove** on Hainlin Mill Dr., George W. Kosel's **Jungle Garden** on Redland Road, H.

Wallace Johnston's **Tropical Lodge** on Avocado just east of Krome Avenue, and Cina Stewart's **Candy Factory** on the grounds of what is now the Redland Fruit and Spice Park. Tourism in the Florida Keys increased with the conversion of the FEC railroad there to a highway after the company abandoned its tracks following the Labor Day hurricane of 1935. The new road, an extension of US1 southward to Key West, was named, as the Overseas Highway when it opened in 1938. More attractions followed, including the **Coral Castle** (1936) at SW 157th Avenue, **Rare Bird Farm** (1938, demolished) at SW 102nd Street, **Monkey Jungle** (1935) at SW 216th Street, and the **Miami Serpentarium** (1946, demolished) at SW 128th Street. In the postwar era, the opening of **Everglades National Park** and **Biscayne National Monument**, and the development of **Metrozoo** (1975-80) on the site of the former Richmond Naval Air Station, helped define South Dade as a place of natural beauty.

A second touristic corridor through South Dade was planned as well, but never built. **Islandia** would have combined nearly 50 offshore islands into a second overseas highway connecting Key Biscayne with Key Largo. Comprising beach and bayfront developments of hotels and motels, it might have rivaled beachfront developments in Miami Beach, Surfside and Bal Harbour in Northeast Dade County. Metro-Dade, in its first master plan, even projected a population of 59,000 on the islands, but the contentious project failed in the late 1960s when the islands were incorporated into **Biscayne National Monument** (current Biscayne National Park).⁷⁹ Its failure guaranteed that US1 would remain South Dade's main touristic corridor, and its main highway (at least until the extension of Florida's Turnpike to Florida City was completed in 1974).

To serve the rising number of automotive tourists, motor courts, motels and recreational vehicle parks appeared along US1. Tourism never played the role it did in other areas of Dade County, but by 1966 there were 700 motel rooms in South Dade, most along US1.⁸⁰ The multitude of motels

attests to the importance of the automobile in postwar tourism.

Motor courts like the **Kent Motel** (1950, current Nexx Motel) in Goulds and the **Rose Motel** in Naranja (1951, named for the wife of John Ulric Free III, current Pedro Pan Campus of Camillus House – see below), with their clustered cabins, are among the few remaining examples of the type in Dade County. Among the earliest motels here were the **Deluxe Inn Motel** (1952) at SW 284th Street in Modello, a one-story terrace of rooms that wrapped a parking lot, and the crescent-shaped **Biscayne Court Motel** (1953) at 234th Street, capped at each end by slump brick pylons. The **Quality Inn** (1972) at 146th Street in Palmetto Bay had prominent tray-like cantilevered balconies and roofs, and concrete-framed open enclosures for elements like stairs. In Florida City and Homestead, points of access to both national parks and Florida Keys, a more concentrated group of motels rose along Krome Avenue, including the **Holiday Motel** (1953), **Coral Roc Motel** (1966), **American Best Inn** (1969), and **Super 8 Motel** (1979).

The way motels and motor vehicle courts were interspersed with other uses along US1 in South Dade, draws connections with the character of US1 in North Dade (see Northeast Dade section). The postwar modern motels on the Biscayne Boulevard corridor in the City of Miami are now celebrated in the 2006 designation of the **MiMo/ Biscayne Boulevard Historic District** (although most of the motor courts and motels located further northward have been demolished). Although stylistically more sober than examples in North Dade, the motels along the South Dade Corridor are reminders of a once-vibrant tourist culture there.

Mobile home parks and trailer camps also attracted tourists, sometimes competing with motels by including amenities like swimming pools, club houses and tropical landscaping. In Florida City, the **Southern Comfort** (1966), **Palm Garden** (1975), and **Goldcoaster Mobile**

Home Park (1972), were especially notable for their amenities and sense of community. **Larry and Penny Thompson Park and Campground** near South Miami Heights (1974), on the other hand, is remarkable for its planning, which took inspiration from cluster planned communities, organizing trailers into circular pods surrounded and interconnected by landscaped greenways.

Trailer courts in Dade County generally served as low-cost housing, accommodating military personnel from Homestead Air Force Base and serving as housing for Puerto Rican and Mexican migrant workers. Such trailer courts, like the **Magnolia Trailer Park** and **Chandler Trailer Park** in Florida City, and the **Oasis Trailer Park** and **Tropical Raines** were often the first point of arrival for new migrant communities in South Dade. Like South Dade's housing subdivisions, most were segregated. In 1967, the *Miami Herald* reported that in the vicinity of Homestead Air Force Base, only Magnolia Park and Chandler Park were open to Black residents, prompting Federal efforts to desegregate the parks.⁸¹

The Business of Agriculture (and Other Schemes)

In contrast with declining agriculture in other areas of Dade County, by the 1940s South Dade had become a primary site of the large-scale perishable fruit and vegetable industry that grew in the U.S. after WWII, a by-product of prosperity and urbanization. By the 1950s, the area acquired a reputation as America's "Winter Salad Bowl" (a moniker it shared with other Florida farm districts). Farms stretched throughout the Glades and the Redland, producing prodigious crops of tomatoes, potatoes, beans, and corn. According to the *Miami Herald*, the area was also the nation's foremost producer of subtropical fruits like citrus, avocado and mango.⁸² 70% of all limes harvested in the US were grown on South Dade farms by large scale growers like Harold E. Kendall, Calavo-Florida Inc., and Limeco. **Packing House Row**, a narrow strip on either side of the Florida

East Coast railroad tracks between Goulds and Princeton, served as a distribution center for these growers.⁸³ The largest tomato packing house in the world, the **Bryant and Lounsbury Building**, was constructed in Princeton in 1955, and is now the home of the Redland Marketplace. There were many more packing houses along the FEC tracks between Perrine and Florida City, including the Homestead Pole Bean Coop in Naranja, Williams in Modello, Chase & Company in Homestead, Strano Farms in Florida City, and DiMare, which started in Boston in 1928 and now is one of Florida's largest citrus and vegetable operations. A number of firms once operated from the Florida City Farmer's Market as well.

Arthur Vining Davis, the aluminum magnate who was chairman of the board of the Aluminum Company of America (ALCOA) until 1958, acquired 65,000 acres of land in an arc from Kendall to Florida City during the 1950s and became a major force in South Dade's postwar agricultural development.⁸⁴ Davis saw agriculture as both an industry and a placeholder for future real estate development, but his initial farm enterprises went big; at one point, Davis's **Dawal Farms** was cultivating over 2,600 acres of tomatoes in Dade, a commanding position in the tomato market that alarmed smaller-scale farmers. To complement his farms, Davis built the **Dawal Packing Plant** in Princeton and modern labor camps in Naranja. Davis also planned to convert 20,000 acres of his holdings to pastureland, which would have instantly created the largest cattle ranch on the east coast, although the plan was abandoned.⁸⁵

Even as his enterprises began to dominate and define large-scale agriculture in South Dade, Davis helped initiate the transformation of South Dade agriculture lands toward the potentially more valuable industries of tree nurseries and ornamental tropical plant cultivation. One of his new businesses, **Arvida Nurseries**, developed tree plantations in Kendall, advising the growing cohort of suburban dwellers (on Arvida lands) that "good landscaping is an investment," and



Migrant Worker Housing, HistoryMiami Museum, *Coral Gables Times Guide* Photographic collection, photo by Scott Kramer



Migrant Worker Housing, HistoryMiami Museum, *Coral Gables Times Guide* Photographic collection, photo by Scott Kramer



Migrant Worker Housing, HistoryMiami Museum, *Coral Gables Times Guide* Photographic collection

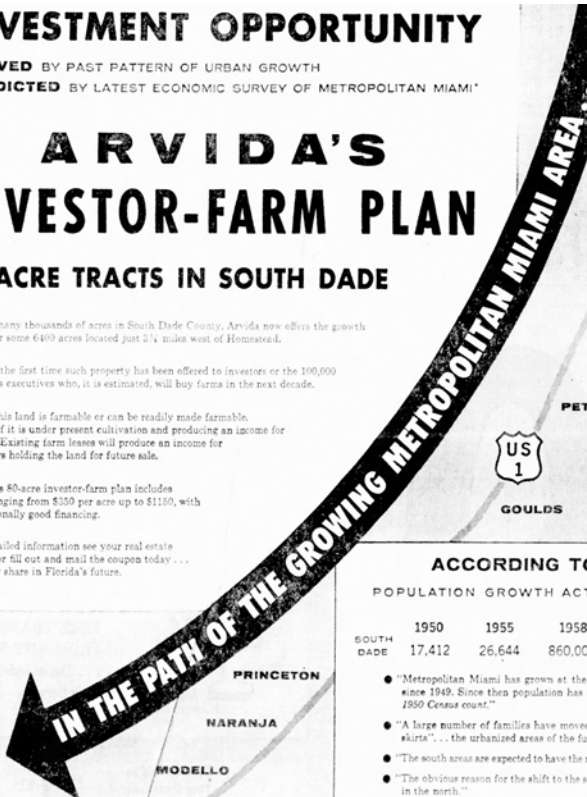
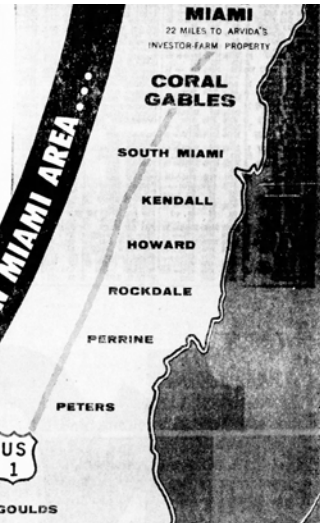
INVESTMENT OPPORTUNITY

PROVED BY PAST PATTERN OF URBAN GROWTH
 PREDICTED BY LATEST ECONOMIC SURVEY OF METROPOLITAN MIAMI*

ARVIDA'S INVESTOR-FARM PLAN

80-ACRE TRACTS IN SOUTH DADE

- Of its many thousands of acres in South Dade County, Arvida now offers the growth investor some 6400 acres located just 3/4 mile west of Homestead.
- This is the first time such property has been offered to investors or the 100,000 business executives who, it is estimated, will buy farms in the next decade.
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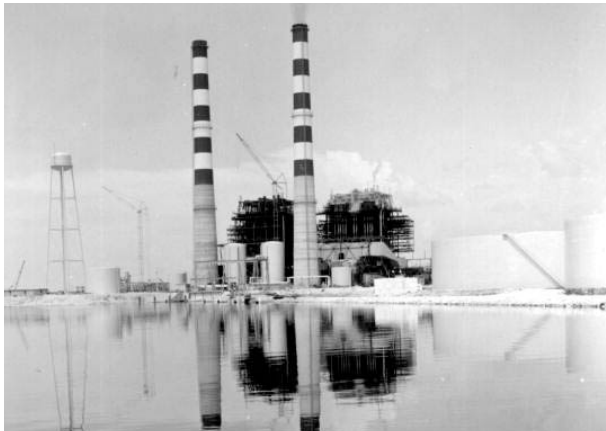


ACCORDING TO SURVEY*

	1950	1955	1958	1964	1970
SOUTH DADE	17,412	26,644	860,000	1,185,000	1,590,000

- "Metropolitan Miami has grown at the rate of 7.1% compounded yearly since 1940. Since then population has more than tripled, is 70% over the 1950 Census count."
- "A large number of families have moved from urbanized areas to the outskirts . . . the urbanized areas of the future."
- "The south areas are expected to have the most spectacular population growth."
- "The obvious reason for the shift to the south areas is the limitation of land in the north."
- "In 1950 only 103 sq. miles of the county's total of 2,054 sq. miles had been urbanized. By 1970 the area (as compared to 1950) will have doubled. An average of 4% is added to the urbanized areas annually."
- "Ultimately the county's maximum population could be oriented in two metropolitan centers. The first would be Miami. The second now in its infancy is the area centered about Homestead - Florida City."
- "It is assumed that ultimately the Homestead - Florida City area will lose its identity as an agricultural center and yield to the pressure of population expansion."

Arvida's Investor-Farm Plan, advertisement for Arvida Realty Co., *Miami Herald*, April 8, 1960



Turkey Point Nuclear Power Plant under construction - Homestead, Florida (1973), State Archives of Florida, Florida Memory, 1967



Tomato fields - Homestead, Florida, State Archives of Florida, Florida Memory, 1954

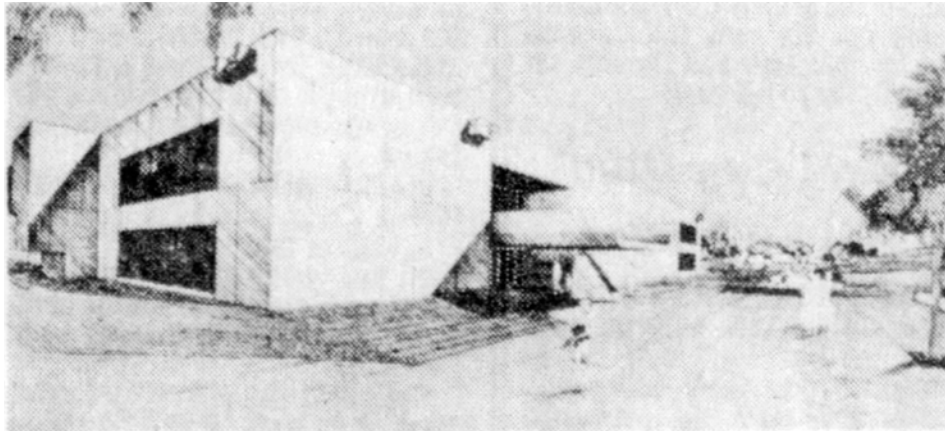
reminding homeowners that shade trees cool Miami homes.⁸⁶ Another Davis business, **Arvida Orchids**, had 10 acres of orchids growing under glass, aluminum slat or plastic mesh greenhouses in the Redland. Davis backed another tropical plant nursery, the Ritter Nursery, putting more than 30 acres of plantings under shade. These nurseries plugged into more than just orchids, feeding (or creating) the booming market for indoor foliage in the 1950s, especially varieties like *Philodendron Cordatum*. The houseplant growing operations of Arthur Vining Davis were largest in the world, but spawned others, including **Oskierko Nurseries**, **Vosters Nursery**, **Macaw Brothers** of Perrine, and **Evergreen Nurseries** in Goulds. In the proliferation of nurseries, aluminum slat houses and screened shade houses became part of the rural landscape of South Dade.

Davis's fluid conception of agricultural land also inspired the development of **Arvida**, a real estate land development arm of his business empire, to which most of his land holding were transferred in 1958. Davis was already an important local developer, with projects ranging from Dadeland and Northside Malls (see Southwest and Northwest sections) to exclusive housing subdivisions like **Gables Estates** (1956) and **Snapper Creek Lakes** (1956) east of Dadeland. In 1958 Arvida created its "Investor-Farm Plan," setting aside 6,400 acres of Arvida land near Homestead. Under the plan, to be financed by insurance companies, 80-acre tracts suitable for the development of tomatoes, pole beans, potatoes, avocados, grapefruit, oranges, and "in the direct path of population growth," would be sold to future developers. The plan's sales pitch touted: "its farmland now but its good investment land for the future."⁸⁷

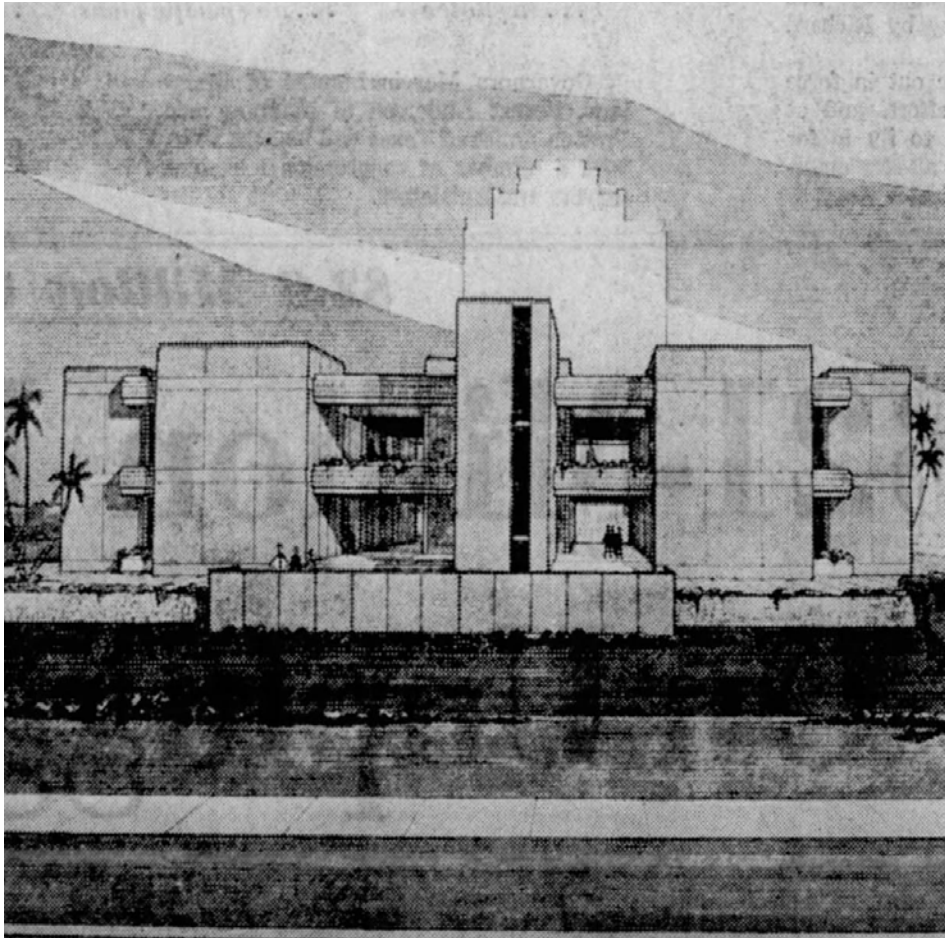
By the 1960s, challenges to the agriculture industry, including freezes, pests, drought, labor troubles, and urban encroachment, had diminished the profit potential of cash crop farming. Gradually, tree farms and shade houses replaced traditional produce as the

region's leading industries. Agricultural uses complementary with nearby urban and suburban settlements, like U-pic fields, and small farm stands, also thrived.⁸⁸ Examples include Burr's Berry Farm on SW 216th Street in Goulds, and Knaus Berry Farm on SW 248th Street in Homestead. Still, agriculture persisted in South Dade, in contrast to other parts of Dade County, where by 1974 the *Miami Herald* found "... tropical horticulture is making its last stand on a 10-by-14-foot concrete slab [of a residential terrace]."⁸⁹ Today, solar farms, many supported by the Department of Energy (DOE), have replaced some of the agricultural uses.

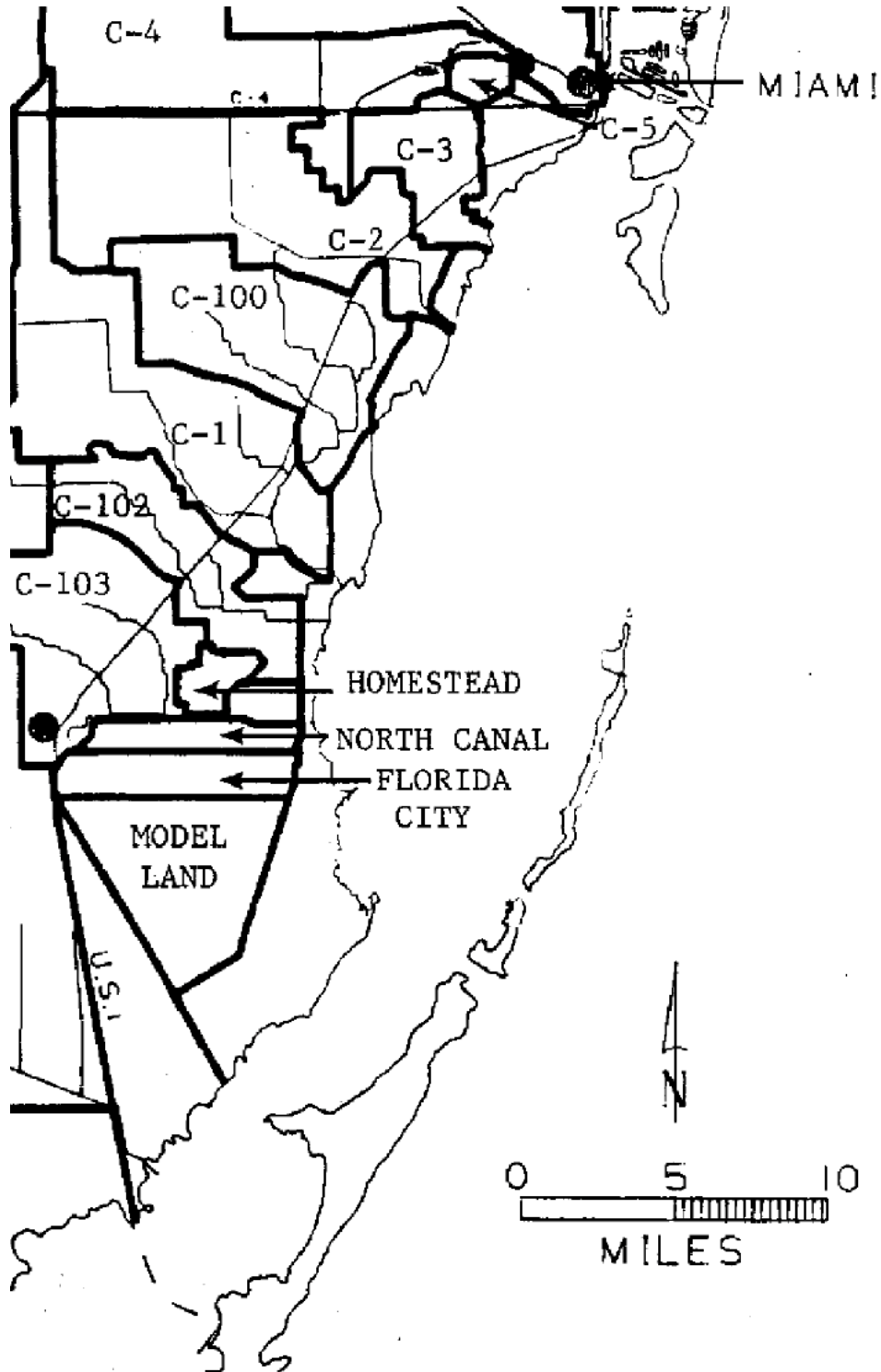
At the same time, South Dade's abundant open land attracted developers seeking to build large-scale industries. **SeaDade**, planned in 1959 for an 18,000-acre site southeast of the Homestead Air Force Base, would have created the world's largest oil refinery and shipping port to refine the boom in crude oil imported from Venezuela.⁹⁰ While that project never moved forward, in 1961 **Aerojet-General**, an aerospace concern, purchased 75,000 acres (117 sq. miles) south of Florida City to produce the world's largest solid rocket motor as part of what the *Miami Herald* called "the man-on-the-moon program." Promising to hire 11,000 workers, Aerojet dug the C-111 canal to the site (to permit barging), and conducted static-fire tests between 1965-67, producing extensive contamination in the surround lands.⁹¹ Power plants were built along the bay as well. Florida Power and Light's (FPL) **Cutler Ridge Plant** was completed in 1947, and FPL's 1,800-acre **Turkey Point**, including Dade County's first atomic reactors, was opened in 1973. Environmental controversy over elevated water temperatures in lower Biscayne Bay caused by discharges of cooling water plagued FPL until the company built a network of cooling canals south of the plant, and Turkey Point is now a major source of power for the county. In the meantime, opposition to industrial development in areas seen by many as the last frontier of Biscayne Bay wetlands galvanized touristic and conservation interests, spurring the creation of



Rendering of South Dade Regional Library (1976), from advertisement for South Dade Regional Library, Watson, Deutschman, Kruse & Lyon, *Miami Herald*, May 5, 1976



Artist sketch of South Dade Government Center (1970s), from Bruce Giles, "Governmental Center Building Delay Looms," *Miami Herald*, February 5, 1970, photo by Joe Schuppe



An Atlas of Eastern Dade County Surface Water Management Basins, Richard M. Cooper and Jim Lane, South Florida Water Management Resource District Planning Department, October, 1987

Biscayne National Monument in the late 1960s.

Migrant Workers and Labor Camps

Until the 1960s, South Dade's agricultural industry was built on seasonal harvests and the mobility of migrant workers. In 1957, the *Miami News* estimated 40,000 migrant workers and their families arrived here during harvest season.⁹² The seasonal migration of farm labor was a problematic mirror of Dade County's other seasonal migrations: tourists and snowbirds. Unlike tourists, migrants were poor, were most often minorities, and they often arrived with families in need of public services. While investment poured into accommodations for vacationers and new residents, migrant laborers confronted chronic housing shortages and a lack of available services.

The housing shortage was reflective of broader hardships facing migrant. Daily life for migrant workers in South Dade was harsh. Transient farm workers were subject to the whims of weather and harvests. Floods, freezes, and severe drought, meant no work. Migrants struggled for steady work and income, housing, health care, and education for their children.⁹³ While essential to a functioning agricultural economy, migrants were frequently criticized nationally and locally as a drain on public tax-supported resources. Further, the primarily non-White migrant workers, including Latin and Caribbean workers, were confronted with the social indignities of life in the Jim Crow South.

Labor migrations in South Dade increasingly reflected global population flows and changes in U.S. immigration law, laying the groundwork for increasing racial and ethnic diversity in South Dade. Until the 1940s, most migrant workers were Southern American Whites and Blacks, who the *Miami News* found "following the crops in Grapes of Wrath fashion."⁹⁴ However, by the late 1940s, a new wave of migrants from Puerto Rico arrived, replacing some of the formerly Black workers.

The *Miami News* called these Spanish-speaking American citizens "the new Okie's of the East Coast, wayfaring strangers in their own nation."⁹⁵ The arrival in South Dade of Mexican workers after World War II preceded the surge of Latin and Caribbean migration experienced elsewhere in the county.⁹⁶

To house seasonal laborers, as many as 40-50 privately-owned labor camps were built around South Dade. Among these were the **Princeton** and **Tallahassee (Campbell)**, **H.D. Cross**, **Borinquen**, **H. C. Cox & Sons**, **Little Mexico**, and **Far South** camps. Little is known about the planning of these camps, and none are known to survive today in their original form.⁹⁷ The Princeton Mexico City camp built by Bryant & Lounsbury, likely typical, comprised 16-foot square wood cabins divided into two 16 x 8-foot units.⁹⁸ The lightweight wood cabins provided a minimal dwelling for the families of migrant workers.

Farm labor camps declined in importance in the 1950s. In 1950, the federally-funded **Homestead Housing Authority** was established to manage the Redland Labor Camp and South Dade Labor Camp, both built by the federal government in 1942 and accommodating as many as 2,250 workers and their families. The development of the authority acknowledged the camps as a form of public housing, although little was done at first to improve or expand them. In 1968, the Homestead Housing Authority, under pressure from the federal government to act more like a housing authority (ie. assuming a role clearing slums and building quality housing), finally proposed a sweeping redevelopment aimed at creating a "model farm labor camp" (although the project was strongly opposed by nearby property owners who feared it would "stifle nearby residential development").⁹⁹ The Housing Authority provoked change in other ways as well; in order to receive federal funding, the camps were desegregated. Against a background of declining agriculture and the replacement of farm labor by mechanized farming, the authority finally

managed in the 1970s to build new housing, and while no longer serving their intended purpose both camps continue today as suburban “neighborhoods.” In the meantime, the declining group of migrant farmers, mainly Haitian now, were left to fend for themselves.

By the 1960s, migrant advocacy groups became a growing force in migrant housing development. Likely inspired by the activism of Cesar Chavez and the foundation of the United Farm Workers (UFW) labor union in California in the late 1960s, migrant advocacy groups became a force in South Dade. For example, **Organized Migrants in Community Action** (OMICA) was created around 1967 by Rudy Suarez, a Florida migrant leader. Operating from a base in Homestead, in 1972 OMICA formed the **Farm Workers Center**, or **Centro Campesino**, to further fair labor practices and living conditions for farmworkers. Centro Campesino advocated medical treatment for farmworkers at the South Dade Labor Camp when a typhoid epidemic broke out there in 1973, and in 1974 for the creation of **Everglades Village**, a new housing settlement near Benito Juarez Park (Parque Licenciado Benito Juarez), southwest of Florida City, touted as public housing alternative where tenants could rent clean trailers directly from Centro Campesino. Centro Campesino, along with the OMICA Housing Corp, Metro-Dade’s Little HUD, and the University of Miami Center for Urban and Regional Studies, also developed **Heritage Village** (1982), a settlement of 30 cluster-planned and affordable gabled homes distinguished by walled courtyards.¹⁰⁰

Other labor organizations, community associations and government initiatives were formed around efforts to improve conditions for South Dade migrant communities. In 1967, the Dade County Health Department began offering health services to migrants at the **Perrine Neighborhood Center** (1967). Churches and church affiliates were also instrumental in improving the condition of migrant workers and their families, often providing food, education,

and spiritual fellowship. Of note was the Voluntary Service/Alternative Service project of the of the Lancaster Mennonite Conference, established at the Redland Labor Camp in 1951 and later reorganized as the **Homestead Mennonite Church** (1967) in Modello.¹⁰¹

Another organization, the **Ministry to Migrants**, sponsored and supported by the Council of Church Women of Florida and the Florida Council of Churches (and including many Mennonite members), was also active in supporting migrant groups living in labor camps.¹⁰²

Gradually, many migrant farm workers migrated into more stable construction jobs, settling in South Dade as a permanent labor force, and transforming the region into one of the county’s most diverse areas. The important history of migrant labor, and labor camps, including their role in building the economy of South Dade, requires more in-depth and focused study as windows into immigration, ethnicity, migrant lifestyles, and labor organization.

Decentralized Governance: Metro-Dade’s South Dade Government Center

Metropolitan governance, established in Dade County in 1957, was intended to manage countywide growth, but also to manage local affairs in the county’s unincorporated areas. Because of the distance to Metro’s developing government center in downtown, South Dade became the first county experiment in decentralized government services. The 32-acre **South Dade Government Center Complex**, bordering Black Point Creek (dredged into a canal), was located to optimize centrality within the South Dade Corridor and connectivity to the future **South Dade Expressway** (current Florida Turnpike Extension). Importantly, it was also situated in close proximity to the **Cutler Ridge Regional Shopping Center**, South Dade’s only regional shopping complex. Initiated in 1967, the complex took definitive form in the 1970s with the construction of the government center, regional

library, and the regional fire and police stations.

The **South Dade Government Center** (1970), housing the courthouse, building-zoning offices, Metro-Dade HUD and Welfare offices, was first to rise. The bold composition of expressed, poured-in-place balconies with precast concrete wall panels was raised on a plinth that provided a welcoming wrapping plaza. The **South Dade Regional Library** (1976, Watson, Deutschman, Kruse & Lyon), was a more introverted and abstract structure, a taut concrete skin with large rectangular windows, and a recessed entrance marked projecting U-shaped canopy. The **South Dade Regional Fire Station** (1976) and **Police Station** (1976), were more functionalist in character, finished in painted stucco that emphasized structural components, and additive elements like vertical and horizontal fins, stair and elevator cores, and the exposed exterior stair leading to the hose tower. Civic art, under the auspices of the Art in Public Places program (established in 1973), also played a role in the elaboration of these public facilities. a two-figure Corten™ steel statue by William King, *Conscience*, in front of the Police Station and the concrete pillars of Ervin Dixon's *The Link* in front of the fire station. The 1970s-era Brutalist architecture and artwork shaping the downtown civic center was repeated here in subdued notes, differentiating the complex from the surrounding commercial fabric, even as the lack of any unifying planning, preponderance of parking, as well as its location behind the Cutler Ridge Mall, gave the complex a haphazard appearance. Nevertheless, the South Dade Government Center became a prototype for other regional centers that would rise in West Dade Center, North Dade, and Model City.

Public Housing

Public housing was first developed in Dade County in the 1930s, but it wasn't until around the late-1960s that Metro-Dade began to expand its placement outside the urban core. The need along the US1 corridor in South Dade was great,

owing to both poverty in older communities and the presence of migrant agricultural workers. During the 1970s-80s, a substantial amount of public housing was completed here, and its distinctive planning and architectural strategies became part of the fabric of South Dade communities.

As elsewhere in Dade County, the primary targets of public housing development were majority Black settlements, mostly falling between Perrine and Florida City. Tellingly, almost no public housing was developed in the new suburban band rising between East Perrine and South Miami. The first project in South Dade was proposed in 1967 in West Perrine, which housing activist Elizabeth Virrick called the "number one tinderbox in Dade County."¹⁰³ It wasn't until 1975, however, that the first project, **Perrine Gardens/ Circle Plaza West** was completed. Located at SW 172nd Street in the old Kerr Quarters (after Robert R. Kerr, a large tomato grower in Perrine in the 1930s), the 158 units complex was designed for a mix of families and the elderly, and comprised clusters of attached one and two-story units, set among lawns and walking paths. Although architecturally austere, the playful back-and-forth of shed roofs gave the community visual interest. Near the complex's amenities pavilion, the powerful concrete form of Rolando L. Dirube's **Little Labyrinth** stood as evidence of the county's emergent Art in Public Places program. Perrine became a center of public and affordable housing, including the 64 affordable units of **Perrine Rainbow** (1979) at SW 173rd Terrace, organized like an agricultural village around a central community axis, and the 20-units **Perrine Villas** (1983) on W. Jessamine Street, a group of duplex buildings clustered around a central parking area.

By the late 1970s, public housing and assisted housing were spreading across the corridor. The 32-unit **Richmond Homes** (1980) at SW 168th Street in Perrine comprised single-family structures organized on cul-de-sac streets that blended with the surrounding homes but were set in a continuous park-like green that lacked

any definition of private lots. Near South Miami Heights at SW 192nd Street, **Southridge 1 & 2** in (1982) provided 106 family units in duplex structures with private walled patios. In Goulds, the 184 townhouse-type units of **Arthur Mays Villas** (1976) were organized in protective courtyard clusters around a cross axes of public greenways and amenities.

Naranja boasted several projects, including 130 family units at **Pine Island 1 & 2** (1980), the 34 elderly units at **Moody Gardens** (1981), 64 family units at **Moody Village** (1983), and 52 family units at **Heritage Village 1 & 2** (1982, see Migrant Workers and Labor Camps section above). The **Little Bear Subdivision** (1971) had 140 units affordable housing spread in 28 modest two-story blocks whose compound mansard roofs convey the sense of a small village. In Modello, 30 units of family housing at **Wayside Gardens** (1980) were organized in duplex houses set along a meandering street. Another 52 units for the elderly were provided at **Biscayne Plaza**, a 3-story apartment block organized around an internal courtyard (1983). Along Biscayne Drive, a cluster of assisted housing projects included **Keys Apartments** (1963), **Homestead Gardens** (1971), and the **Biscayne Palm Club** (1972).

South Dade during World War II and the Cold War

As the closest frontier to the waters of the Caribbean, South Dade played a role in U.S. military conflicts from World War II to the Cold War. As part of the coordinated air defense system built around Miami during WWII, the **Richmond Naval Air Station Blimp Base** (1942) and **Homestead Army Airfield** (1942), were built near the US1 Corridor. The Blimp Base, west of Perrine, was a center for anti-submarine warfare and home to the Navy's largest airship squadron of K- and L-type blimps. To house the blimps, three parabolic hangars, 16-stories high and more than 1,000 feet long (among the largest blimp hangars in the world), built entirely

of Douglas fir, were constructed here. East of Modello, the Army Air Field, played a part in long-range logistics as an element of the 12,000-mile Pan American Air Ferries network, organized by Pan American Airways for the delivery of military aircraft to Africa.

After a massive Hurricane in 1945, both facilities were heavily damaged. As elsewhere in the county, sprawling airfields became incubators for new types of facilities, from Cold War defense sites to parks and universities. The decommissioned Richmond Naval Air Station acquired several new uses, as the **University of Miami South Campus**, as a **CIA Miami Station Headquarters** between 1961 to 1968 (under the cover name *Zenith Technical Enterprises*), as the **Larry And Penny Thompson Memorial Park And Campground**, and most importantly as a new home for the county's zoo, **Metrozoo** (1975-80).¹⁰⁴

The Army Airfield was reactivated in 1955 by the newly formed Strategic Air Command (SAC) as **Homestead Air Force Base** (1955-1992). As airpower became a focus of America's strategic deterrence during the Cold War, Homestead became one of the nation's first SAC bases.¹⁰⁵ Completed in 1958, an important element of the base design were the 1,255 modern suburban homes designed by Norman M. Giller & Associates, provided under the provisions of the [1955] Capehart Housing Act.¹⁰⁶ As an anchor facility in the postwar development of South Dade, the base also employed many who settled in the surrounding area, stimulating housing and commercial development.

After the 1959 Cuban Revolution, and especially following the Cuban Missile Crisis of 1962, South Dade acquired additional strategic importance as Miami and the Strategic Air Command Base in Homestead (less than 100 miles from Cuba) became frontline targets of the Cold War.¹⁰⁷ The **Homestead-Miami Defense Area** (1962-79), created to defend against Cuban-launched missiles and planes, included multiple anti-tactical



NIKE Hercules firing battery, ARADCOM Argus, Institute for Military History, Carlisle Barracks, Carlisle, PA, March 1, 1961



Cold War missiles, Thematic Research Study for Miami-Dade County, August 5, 2019



Homestead Air Force Base, USAF Museum Archives, October 11, 1957



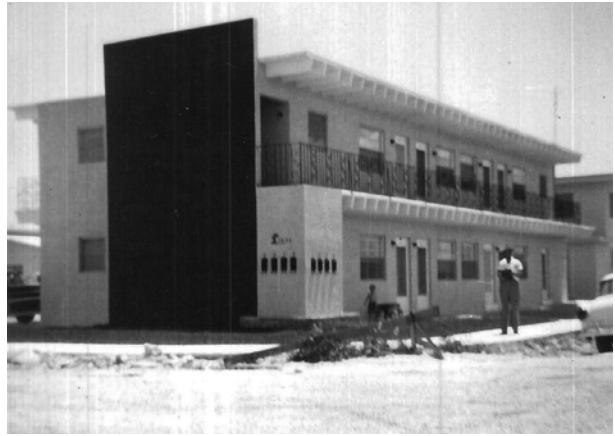
"The Little Labyrinth" at Perrine Gardens, designed by Ronaldo Lopez Dirube, from "Art's in the Right Place to See," *Miami Herald*, July 23, 1978, photo by Marlin Levinson



Little Bear - Miami Dade Housing Agency (1971), Miami-Dade County, 1980



Arthur Mays Villas (1976), Miami-Dade County, 1974



The Florida City Camp for Cuban Children at Coral Bay Manor (1961-65), Miami-Dade County, July 1957



The Florida City Camp for Cuban Children at Coral Bay Manor (1961-65), Operation Pedro Pan Group, date unknown

ballistic missile bases housing **Nike** and **HAWK** missile batteries – some equipped with nuclear warheads. Missile barns, radar installations, and above-ground missiles batteries quickly became a part of South Dade's rural landscape. South Dade also became an important base, intelligence center, and spring-board for anti-Castro forces, who used its air fields, training camps and intelligence centers as operations and logistics bases. The dispersed defense and logistical networks which played a critical role in Cold War thinking have been well covered in recent research by the National Park Service and Miami-Dade County.¹⁰⁸

Among its Cold War roles, South Dade also became an important center for **Operation Pedro Pan**, the transit and receiving of unaccompanied Cuban children to the U.S. Organized in 1960 by the Diocese of Miami's Catholic Welfare Bureau and the U.S. Government, 14,000 Cuban children were eventually brought to Miami under the program. In 1961, the Welfare Bureau established

a network of way stations for the arriving children, including **Camp Matecumbe** (see Southwest Dade section) in Kendall and the **Florida City Camp**. The camp in Florida City was the largest, occupying 18 separate buildings in **Coral Bay Manor**, a subdivision of apartment buildings and motels originally developed by Florida City mayor Frank Navilo in 1955 to serve the nearby Homestead Air Force Base.¹⁰⁹ In order to create the Florida City Camp, which served up to 700 children, apartment buildings and motels were adapted as dormitories, a dining hall, a school, and an infirmary, the latter staffed by physicians, nurses, psychologists, and social workers.¹¹⁰ NW 2nd Avenue, an otherwise ordinary north-south residential street that bisected the ad-hoc campus came to serve as a plaza for the children. The camp closed in June 1966, but Camillus House, a Catholic charity, maintains transitional housing for the airlift's alumni at its **Pedro Pan Campus**, occupying the cabins of the old **Rose Motel** in Naranja.

End Notes

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Prewar homes in South Dade



Home, no data (1920)



Home, Realty Securities Corp Addn (1928)



Home, no data (1930)



Home, no data (1927)



Home, Realty Securities Corp Addn (1930)



Home, Richards Sub (1930)



Home, Florida City Proper (1939)

Miami-Dade County Historic Sites and Prewar Religious Buildings in South Dade



Florida City Limestone Cottage, Miami Dade County Historic Site (1927, current Florida City Hall)
1927



Cuchiella Home, Miami-Dade County Historic Site (1930, current COFFO - Coalition of Florida Farmworker Organization)



Perrine Community House, Miami-Dade County Historic Site (1935, current Chamber South)



Mt. Moriah Missionary, 16900 SW 100th Ave (1919)



Mt. Sinai, 10041 W Jessamine St (unknown)

Single Family Homes and Duplex Homes in South Dade



Home, Florida City Proper (1946)



Home, Greene Sub 1st Addn (1950)



Home, Greene Sub (1949)



Home, Silver Palm Park (1950)



Home, Richards Sub (1956)



Home, Florida City Proper (1950)



Home, Sky Vista 5th Addn (1957)



Home, Naranja Park Rev (1956)



Home, Lawil Sub (1958)



Home, Tallamoody Amd (1959)



Home, Dixie Pines 2nd Rev (1960)



Home, No Data (1950)



Home, Leisure City Sec 1 (1952)



Home, Leisure City Sec 1 (1952)



Home, Southland Homes Manor (1952)



Home, Leisure City Sec 2 (1953)



Home, No Data (1953)



Home, Coral Bay Manor (1955)



Home, Rose-Wood Amd (1955)



Home, Bunchville (1955)



Home, Helds Sub (1956)

Single Family Homes and Duplex Homes in South Dade



Home, Florida City Proper (1956)



Home, Engelwood Ests (1967)



Home, Florida City Proper (1955)



Home, Ridgewood Ests (1955)



Home, Ehmann Homesites (1963)



Home, Slachter Sub (1963)



Home, Marsh Estates (1971)



Home, Lucerne Gdns (1957)



Home, Leisure City Sec 3 (1956)



Home, Naranja Park Rev (1956)



Home, Naranja Park Rev (1956)

Single Family Homes and Duplex Homes in South Dade



Home, Bel-Aire Sec 2 (1959)



Home, Bel-Aire Sec 2 (1959)



Home, Carver Park (1960)



Home, Carver Park (1960)



Home, Sunny Haven (1963)



Home, Harriel Ests (1979)



Home, Meadow Wood Manor Sec 4 (1983)



Home, Triplets Addn (1981)



Home, Florida City Proper (1982)



Home, Meadow Wood Manor Sec 4 (1983)

Single Family Homes and Duplex Homes in South Dade



Duplex, Mays Addn (1951)



Duplex, Carver Park (1953)



Duplex, Diane Park Sub (1960)



Duplex, H Brookers Sub (1971)



Duplex, West Perrine (1969)

Townhomes and Cluster housing in South Dade: Casa Granada



Casa Granada, 8701 SW 141st St (1968)



Casa Granada, 8701 SW 141st St (1968)



Pinebrooke Condos, 15807 SW 90th Ct (1979)



Briar Bay Townhouses, 9223 SW 130th St (1980)

Multifamily Housing in South Dade: Coral Bay Manor



Coral Bay Manor, 1406 NW 2nd Ave (1956)



Coral Bay Manor, 1405 NW 2nd Ct (1956)



Coral Bay Manor, 1453 NW 2nd Ave (1957)



Naranja Villas, 26900 SW 145th Avenue Rd (1956)



Keys Apartments, 15417 SW 288th St (1963)



Units, 17010 SW 100th Ave (1957)



Cambria Heights, 8762 SW 145th St (1972)



Apartments, 567 W Palm Dr (1968)



Cutler Wood complex, 10990 SW 202nd Dr (1965)



South Point Apartments, 17810 SW 107th Ave (1971)



Carib Villas, 11051 SW 197th Ave (1966)



Townhouses - Mixed use, 27742 S Dixie Hwy (1973)



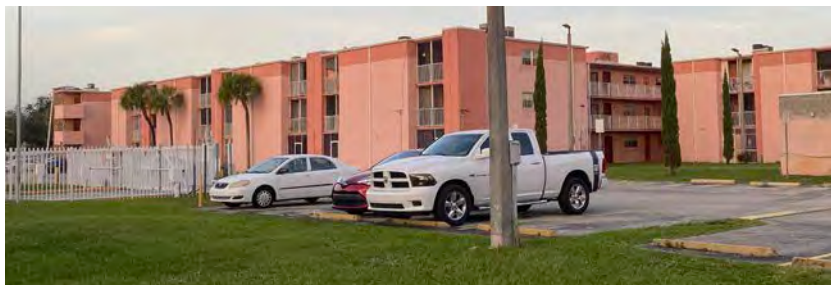
Courtyards at Cutler Bay (Caribbean Apartments), 19800 SW 110th Ct (1966)



Carib Villas Apartments, 11105 SW 200th St (1972)



Card Sound condos Apartments, 27801 S Dixie Hwy (1975)



Point South Condo Association, 19801 SW 114th Ave (unknown)

Multifamily Housing in South Dade



Sunrise Point Condos, 8261 SW 128th St (1974)



Sunrise Point Condos, 8261 SW 128th St (1974)



Heritage Square Condos, 9400 SW 170th St (1974)



Residences at the Falls Condos, 13934 SW 90th Ave (1972)



Apartments, 8851 SW 152nd St, 1967



Country Club Apartments South, 15957 SW 95th Ave (1967)



Venetian Palms, 7941 SW 104th St (1971)



Apartments, 15959 SW 95th Ave (1967)



Timbercreek Apartments, 19600 SW 110th Ct (1981)



Royal Coast Apartments in Palmetto Bay, 9021 SW 156th St (1969)



Village at the Falls Condos, 13100 SW 92nd Ave (1974)

Public Housing in South Dade



Heritage Villas at Omica, 14024 SW 268th St (1976)



Heritage Villas at Omica, 14024 SW 268th St (1976)



Perrine Gardens, 10148 Circle Plz E (1975)



Homestead Gardens, 15451 SW 288th St (1971)



Miami Dade Housing Agency, 26019 SW 139th Ct (1971)



Tallamoody Homes, 26916 SW 135th Ave (1981)



Tallamoody Homes, 26842 SW 135th Ave (1983)



Arthur Mays Villas, 22141 SW 115th Ct (1974)

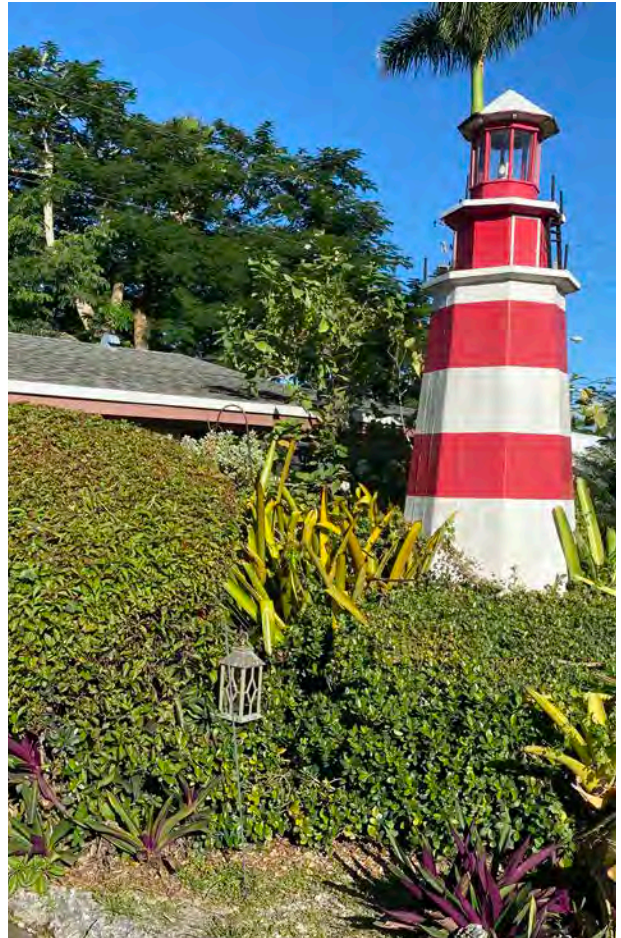


Arthur Mays Villas, 11331 SW 216th St (1974)

Trailer Parks in South Dade



Southern Comfort RV Resort, 345 E Palm Dr (1972)



Southern Comfort RV Resort, 345 E Palm Dr (1972)



Princetonian Mobile Home Park, 25242 SW 128th Ct (1972)



Sister to Palm Gardens, 28300 SW 147th Ave (1975)



Palm Garden, 28501 SW 152nd Ave (1966)



Palm Garden, 28501 SW 152nd Ave (1966)



Palm Garden, 28501 SW 152nd Ave (1966)



Palm Garden, 28501 SW 152nd Ave (1966)

Shopping Plazas in South Dade



Kendall Plaza, 9625 SR-5 (1957, current Howard S Reeder Inc)



Kendall Plaza, 9655 S Dixie Hwy (1971, current Paul F. Penichet, P.A.)



Shopping Plaza, 20900 S Dixie Hwy (1972)



Apollon Plaza, 13801 S Dixie Hwy (1978)



Apollon Plaza, 13801 S Dixie Hwy (1978)



Suniland Mall, 11293 S Dixie Hwy (1955)



Suniland Mall, 11293 S Dixie Hwy (1955)



Suniland Mall, 11293 S Dixie Hwy (1955)

Shopping Centers in South Dade: The Falls



The Falls, 8888 SW 136th St (1980)



The Falls, 8888 SW 136th St (1980)



The Falls, 8888 SW 136th St (1980)



The Falls, 8888 SW 136th St (1980)

BBQ in South Dade



Shivers BBQ, 28001 S Dixie Hwy (1952)



Shorty's BBQ - Dadeland-South Dixie, 9200 S Dixie Hwy (1973)

Commercial in South Dade



Publix in Suniland Mall, 11701 S Dixie Hwy (1962, Current Milam's Market)



60 Minute Cleaners, 9595 SW 160th St (1967, Current Tiagos Tacos)



Tarnow Realty Corp., 20302 S Dixie Hwy (1965, current Autobuy / Vape&Smoke)



Commercial building, 8935 S Dixie Hwy, Miami, FL 33156 (1981, current Casa Contemporanea)



Realty Office, 27230 S Dixie Hwy (1962, current Miami Mattress)



Commercial building, 27835 S Dixie Hwy (1979, current South Point Academy)



Buning The Florist, 15657 S Dixie Hwy (1972, current Miami's Vice)



Flagler Federal Savings Loan, Alfred Browning Parker, 8898 SW 144th St (1980, current AYR Cannabis Dispensary Palmetto Bay)



Bank, 15101 S Dixie Hwy (1967, current Chase)

Banks in South Dade



Royal Trust Bank, 14801 S Dixie Hwy (1963, Current Wells Fargo)



Coral Gables Federal Savings and Loan Association, 17401 SW 97th Ave (1958, Current Wells Fargo)



Dade Federal Savings and Loan Association, 10808 Caribbean Blvd (1966, Current Chase)



Dade Federal, 10301 S Dixie Hwy (1963, current Chase)



Value Pawn, 18494 S Dixie Hwy (1967)



Dixie National Bank, 13001 S Dixie Hwy (1965, Current BB&T)

Offices in South Dade



Commercial building, 17641 S Dixie Hwy (1960, Current Nathan D. Clark, Esq. - Coral Reef Law Offices, PA)



Palmetto Bay Professional Plaza, 9002 SW 152nd St (1981)



Sunrise Point, 8251 SW 128th St (1973)



Office Building, 9500 SW 180th St (1973)



Coral Reef Medical Park II, 9275 SW 152nd St (1970)

Religious buildings in South Dade



Princeton Church of the Nazarene, 24800 SW 134th Ave (1928-1953)



Mount Sinai Missionary Baptist Church, 10041 W Jessamine St (1946)



Kerr Memorial United Methodist Church, 10066 W Indigo St (1947)



Iglesia Pentecostes Beth-El inc., 22101 SW 124th Ave (1940)



Center of Hope Church of God of Prophecy, 10331 SW 179th St (1950 and 1979 addition)



New Beginnings Church, 15300 SW 288th St (1954)



Pentecostal Church of our Lord and Savior Jesus Christ, 10223 SW 180th St (1946)



Triumphant Church of God Of Prophecy, 21450 SW 112th Ave (1951)



Somerset Academy at Princeton Main Campus, 24795 SW 134th Ave (1955)



Mt Pleasant Baptist Church, 11591 SW 220th St (1952)



Temple Of Praise Worship Center, 17801 SW 107th Ave (1956)



Kendall Presbyterian Church, 8485 SW 112th St (1958)



The Beautiful Zion Temple Of God, 21739 SW 120th Ave (1956)



Masjid ul Mumineen, 25201 SW 137th Ave (1957)



New Bethel A.M.E. Church, 11695 SW 220th St (1958)



Hurst Chapel Ame Church, 10080 W Jessamine St (1954)



Iglesia De Dios Pentecostal, 10801 SW 184th St (1959)



First Grace and Truth Pentecostal, 24637 SW 137th Ave (1959)

Religious in South Dade



Concordia Lutheran Church and School, 8701 SW 124th St (1960)



Concordia Lutheran Church and School, 8701 SW 124th St (1960)



Concordia Lutheran Church and School, 8701 SW 124th St (1960)



Naranja Park Baptist Church, 13295 SW 268th St (1961)



St Ana Mission, 13875 SW 264th St (1961)



Homestead Church Of Nazarene, 300 NE 15th St (1963)



Bethel Seventh-Day Adventist Church, 32900 SW 187th Ave (1967)



Grace Church, 8100 SW 104th St (1969, current Metro Life Church – Dadeland)



St Peters Missionary Baptist Church, 17901 SW 107th Ave (1970)

Education in South Dade



Florida City Elementary, 344 NW 6th Ave (1960)



R R Moton Elementary School, 18050 Homestead Ave (1951)



Somerset Academy Silver Palms at Princeton, 13390 SW 248th St (1953)



Miami Douglas MacArthur South Senior High School, 13990 SW 264th St (1959)



Vineland k-8 center Elementary School, 8455 SW 119th St (1959)



Leisure City K-8 Center, 14950 SW 288th St (1960)



Isaac A Withers School, 21300 SW 122nd Ave (1962)

Motor Courts and Motels in South Dade: Rose Motel



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Rose Motel, 27940 S Dixie Hwy (1951, current Camillus House)



Motor court, 22345 S Dixie Hwy (1950, current Nexx Hotel)



American Best Inn, 26480 S Dixie Hwy (1969)



Econo Lodge Inn & Suites, 1223 NE 1st Ave (1970)



Quality Inn Miami South (Quality Inn South), 14501 S Dixie Hwy (1972)



Country Lodge, 651 N Krome Ave (1975)

Industrial in South Dade



Florida City Industrial Site, 300 N Krome Ave (1940)



Florida City Industrial Site, 300 N Krome Ave, Industrial Addn No 2 (1940)



Florida City Industrial Site, 300 N Krome Ave, Industrial Addn No 2 (1940)



Redlands Market Village, 24420 Packinghouse Rd (1946)



Florida City Industrial Site, 300 N Krome Ave (1940)



Homestead Pole Bean, 26000 S Dixie Hwy (1953)



Coast Tropical Florida, 13855 SW 252nd St (1975)



Supermix - Perrine Plant, 9795 SW 170th St (1959)



South Kendall, 12951 SW 89th Ct, Industrial No 8 (1972)



Di Mare 48 SW 1st St, Industrial Addn No (1988)

Civic in South Dade



South Dade Regional Library, 10710 SW 211th St (1970)



Coral Reef Branch Library, 9211 SW 152nd St (1980)



Naranja Community Resource Center, 13955 SW 264th St (1980)



South Dade Government Center, 10710 SW 211th St (1970)



West Perrine Senior Center, 17801 Homestead Ave (1961)



West Perrine Senior Center, 17801 Homestead Ave (1961)



Loyal Order of Moose, 15490 SW 288th St (1950)



Goulds United States Postal Service Goulds Branch, 22320 Miami Ave (1963)



Cutler Ridge Fire Department Station, 10850 SW 211th St (1975)



FPL Electrical, 12250 SW 82nd Ave (1968)

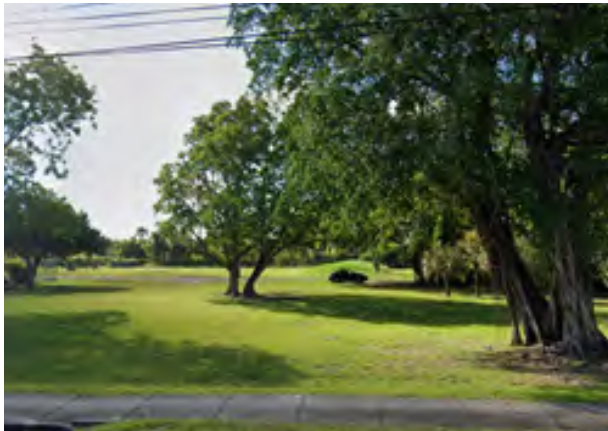
Preserves/ Wayside Parks in South Dade



Rockdale Pineland Preserve, SW 152nd St (unknown)



Florida City Pineland Preserve, SW 8th Ave (unknown)



Goulds Wayside Park, 22650 SW 123rd Rd (unknown)



Veterans Wayside Park, 11111 Pinecrest Pkwy



Seminole Wayside Park, 29901 S Dixie Hwy (unknown)

Parks in South Dade



Rockdale Park, 9325 SW 146th St (unknown)



Roberta Hunter Park, SW 117th Ave (unknown)



Palmetto Bay Park, SW 180th St (unknown)



Wilbur B. Bell Park, 10301 SW 170 Ter (1962)



Live like Bella Park, 29305 Illinois Rd (1966)



Park, 21805 SW 114th Ave (1978)

Canals and rock walls in South Dade

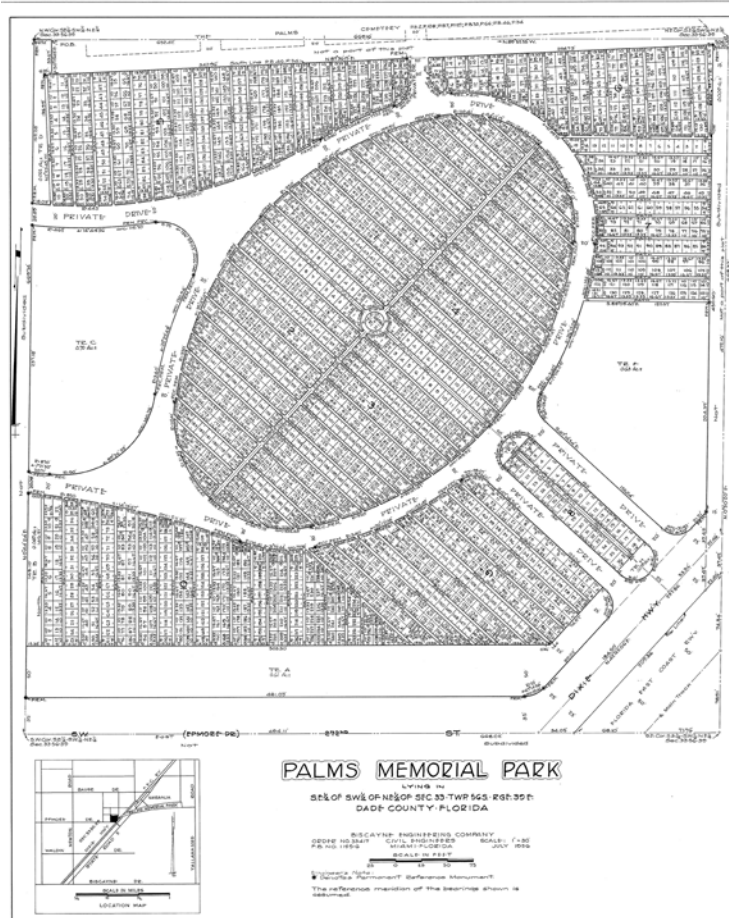


Florida City Canal, Historic South Dade, permission pending



Coral Rock Wall, Miami-Dade County Historic Site (1919)

Cemeteries in South Dade



Palms Memorial Park Plat Map, Miami-Dade County, July 1956



Silver Green Cemetery, 13701 SW 204th St (1905) Designated African American Heritage site



Silver Green Cemetery, 13701 SW 204th St (1905) Designated African American Heritage site

South Dade Shortlist

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA02707	House	246 SW 1st St	Florida City Proper	Florida City	1920	O	Masonry Vernacular	Prewar Single Family Home	Medium
DA07013	The Arc of South Florida Child Development	756 W Palm Dr	No Data	Florida City	1947	X	Bungalow	Postwar Single Family Home	Medium
DA11444	Flamingo Lodge (Current: Hoosville Hotel)	20 SW 2nd Ave	Florida City Proper	Florida City	1941	O	Art Deco	Motel	High
DA11658	Coral Bay Manor (Resource Group)	Various	Coral Bay Manor	Florida City	1952	X	Mixed	Postwar Subdivision	High
DA15229	Florida City Industrial Site (Resource Group)	Various	Industrial Adn No 2 Industrial Adn To Florida City Strano Sub	Florida City	1952	X	Industrial Vernacular	Industrial Park	High
DA19712	Budget Host Inn-Florida City	815 N Krome Ave	- WAIVER OF PLAT	Florida City	1989	O	Postwar Modern	Motel	Medium
DA19713	House	301 SW 4th St	Florida City Hgts	Florida City	1965	O	Ranch	Postwar Single Family Home	Medium
DA19714	House	245 SW 5th Ave	Florida City Proper	Florida City	1926	O	Wood Frame Vernacular	Prewar Single Family Home	High
DA19715	Apartments	567 W Palm Dr	Florida City Proper	Florida City	1968	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19716	House	330 SW 5th Ave	Florida City Proper	Florida City	1968	O	Ranch	Postwar Single Family Home	Medium
DA19717	House	505 SW 5th Ave	Florida City Proper	Florida City	1955	O	Ranch	Postwar Single Family Home	Medium
DA19718	House	385 SW 5th St	Florida City Proper	Florida City	1957	O	Ranch	Postwar Single Family Home	Medium
DA19719	House	364 SW 4th St	Florida City Proper	Florida City	1956	O	Ranch	Postwar Single Family Home	Medium
DA19721	House	353 SW 2nd St	Florida City Proper	Florida City	1962	O	Minimal Traditional	Postwar Single Family Home	Medium
DA19722	House	206 SW 5th Ave	Florida City Proper	Florida City	1952	O	Masonry Vernacular	Postwar Single Family Home	Medium
DA19723	House	435 SW 2nd St	Florida City Proper	Florida City	1951	O	Postwar Modern	Postwar Single Family Home	Medium
DA19724	House	360 SW 2nd St	Florida City Proper	Florida City	1946	O	Minimal Traditional	Postwar Single Family Home	Medium
DA19725	House	385 SW 4th St	Florida City Proper	Florida City	1956	O	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19726	House	430 SW 1st St	Florida City Proper	Florida City	1930	O	Bungalow	Prewar Single Family Home	Medium
DA19728	House	527 NW 2nd St	Florida City Proper	Florida City	1939	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19729	Miami Community Charter School - Elementary School	101 S Redland Rd	H Brookers Sub	Florida City	1966	O	Masonry Vernacular	Religious	Medium
DA19730	Duplex House	934 NW 14th St	Howard Park	Florida City	1953	X	Masonry Vernacular	Duplex Homes	Medium
DA19731	House	664 NW 2nd St	Lucerne Gdns	Florida City	1957	X	Contemporary	Postwar Single Family Home	High
DA19732	Econo Lodge Inn & Suites	1223 NE 1st Ave	Miami Land & Development Cos Sub	Florida City	1970	X	Postwar Modern	Motel	Medium
DA19733	Coral Roc Motel	1100 N Krome Ave	No Data	Florida City	1966	X	Postwar Modern	Motel	Medium
DA19734	Bethel Seventh-Day Adventist Church	32900 SW 187th Ave	No Data	Florida City	1967	O	Postwar Modern	Religious	Medium
DA19735	Water Tower and Water Treatment Plant	461 NW 6th Ave	No Data	Florida City	1942 - 1963	X	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19737	Florida City Elementary	344 NW 6th Ave	No Data	Florida City	1960	X	Postwar Modern	Education	High
DA19738	Florida City Pineland Preserve	SW 8th Ave	No Data	Florida City	1950s	O	Not Applicable	Landscape Preserve	High
DA19739	Pentecostal Power Church Inc.	809 W Lucy St	Sunny Land Park	Florida City	1961	X	Postwar Modern	Religious	Medium
DA19740	Florida City Christian School	925 SW 1st St	Sunny Terrace 1St Adn	Florida City	1971	O	Mansard	Adapted Use	Medium
DA19741	Country Lodge	651 N Krome Ave	Waiver Of Plat	Florida City	1975	O	Postwar Modern	Motel	High
DA20407	Carver Park (Resource Group)	Various	Carver Park	Florida City	1952	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20410	Mac Arthur Homesites (Resource Group)	Various	Mac Arthur Homesites	Florida City	1945	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20411	Marsh Estates (Resource Group)	Various	Marsh Estates	Florida City	1970	X	Contemporary	Postwar Tract Home Subdivision	Medium
DA20412	Florida City Canal (Resource Group)	Florida City Canal	No Data	Florida City	1912	X	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20413	Royal Palm Ridge (Resource Group)	Various	Royal Palm Ridge	Florida City	1957	X	Masonry Vernacular	Postwar Tract Home Subdivision	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA20414	Sunny Terrace (Resource Group)	Various	Sunny Terrace 1St Adn	Florida City	1925	O	Mansard	Multifamily/Garden Apartments	Medium
DA20415	Washington Park (Resource Group)	Various	Washington Park	Florida City	1925	X	Mixed	Prewar Subdivision	High
DA20506	South Dade Labor Camp (Resource Group)	31220 SW 134th Ave	Miami Land & Dev Cos Sub Sec 14 -	Florida City	1900	X	Mixed	Migrant Camp/Housing	High
DA20507	North Canal (Resource Group)	North Canal	No Data	Florida City	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20525	Military Canal (Resource Group)	Military Canal	No Data	Florida City	1942	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19742	House	29064 Georgia Rd	Leisure City Sec 2	Leisure City	1966	X	Masonry Vernacular	Duplex Homes	Medium
DA19743	Live like Bella Park Pavilion	29305 Illinois Rd	Leisure City Sec 2	Leisure City	1966	X	Postwar Modern	Civic	Medium
DA19744	Leisure City K-8 Center	14950 SW 288th St	Leisure City Sec 2	Leisure City	1960	X	Postwar Modern	Education	High
DA19745	Homestead Church of Nazarene	300 NE 15th St	No Data	Leisure City	1963	X	Postwar Modern	Religious	Medium
DA19746	Seminole Wayside Park	29901 S Dixie Hwy	Seminole Hgts No 1	Leisure City	1967	X	Not Applicable	Park	High
DA19861	Loyal Order of Moose	15490 SW 288th St	No Data	Leisure City	1950	X	Postwar Modern	Civic	Medium
DA20416	Dixie Cup Manor (Resource Group)	Various	Dixie Cup Manor	Leisure City	1953	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20417	Lee Bell Homes (Resource Group)	Various	Lee Bell Homes	Leisure City	1969	X	Masonry Vernacular	Postwar Tract Home Subdivision	High
DA20418	Leisure City (Resource Group)	Various	Leisure City Sec 1 Leisure City Sec 2 Leisure City Sec 3 Leisure City Sec 5	Leisure City	1951	X	Mixed	Postwar Tract Home Subdivision	High
DA20419	Palm Garden (Resource Group)	Various	No Data	Leisure City	1966	X	Pavilion	Trailer and Mobile Home Park	Medium
DA20420	Redland Camp (Resource Group)	29355 S Federal Hwy	No Data	Leisure City	1970	X	Mixed	Migrant Camp/Housing	High
DA20421	Mowry Canal (Resource Group)	Mowry Canal	No Data	Leisure City	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20422	Homestead Air force Base (Resource Group)	Homestead Air Force Base	No Data	Leisure City	1942	X	Mixed	Military	High
DA20423	Pleasure Village (Resource Group)	Various	Pleasure Village Sec 1 Pleasure Village Sec 2	Leisure City	1960	O	Mixed	Postwar Subdivision	Medium
DA20424	School House Subdivision (Resource Group)	Various	School House Sub	Leisure City	1972	X	Masonry Vernacular	Postwar Tract Home Subdivision	Medium
DA20425	Seapines (Resource Group)	Various	Seapines	Leisure City	1974	O	Masonry Vernacular	Multifamily/Townhouses	Medium
DA20426	Sky Vista (Resource Group)	Various	Sky Vista 1St Adn Sky Vista 5Th Adn	Leisure City	1954	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA19747	Shivers BBQ	28001 S Dixie Hwy	Coles Sub	Modello	1952	X	Masonry Vernacular	Commercial/Retail	Medium
DA19748	South Point Academy	27835 S Dixie Hwy	No Data	Modello	1979	X	Contemporary	Education	High
DA19749	South Dade Skill Center	28300 SW 152nd Ave	No Data	Modello	1975	X	Late Modern	Education	High
DA19750	Modello Wayside Park	28850 S Dixie Hwy	No Data	Modello	1940	X	Not Applicable	Park	High
DA20427	Keys Apartments (Resource Group)	15417 SW 288th St	No Data	Modello	1963	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20428	Assisted Housing (Resource Group)	Various	No Data	Modello	1972	X	Mansard	Public Housing/Assisted Housing	Medium
DA20429	Homestead Gardens (Resource Group)	Various	No Data	Modello	1971	X	Mixed	Public Housing/Assisted Housing	Medium
DA19751	Avocado Elementary School	16969 SW 294th St	Morris Homesites No 5 Rev	SW 296th St/W Dixie Hwy	1959	X	Postwar Modern	Education	High
DA19752	House	16625 SW 290th St	No Data	SW 296th St/W Dixie Hwy	1924	X	Mediterranean Revival	Prewar Single Family Home	Medium
DA19753	House	16715 SW 296th St	No Data	SW 296th St/W Dixie Hwy	1930	X	Mediterranean Revival	Prewar Single Family Home	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA19876	House	30111 SW 169th Ave	Lawil Sub	SW 296th St/W Dixie Hwy	1958	X	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19877	House	30150 SW 170th Ave	No Data	SW 296th St/W Dixie Hwy	1980	X	Mansard	Postwar Single Family Home	Medium
DA20430	Busch Gardens South (Resource Group)	Various	Busch Gdns South Busch Gdns South 1St Addn	SW 296th St/W Dixie Hwy	1979	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20431	Paradise Pines (Resource Group)	Various	Paradise Pines Paradise Pines 1St Addn	SW 296th St/W Dixie Hwy	1977	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20520	Helds Subdivision (Resource Group)	Various	Helds Sub	SW 296th St/W Dixie Hwy	1952	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20521	Kings Highway Site (Resource Group)	Various	Kings Highway Homesites Kings Highway Homesites 1St Addn Rosewood Rev Rose-Wood Amd Southland Homes Manor	SW 296th St/W Dixie Hwy	1948	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20522	Little Bear (Resource Group)	Various	Little Bear Sub	SW 296th St/W Dixie Hwy	1980	X	Ranch	Public Housing/Assisted Housing	Medium
DA19754	House	28121 SW 161st Ave	Waldin Park Est	SW 280th St/SW 164th Ave	1976	X	Ranch	Postwar Single Family Home	Medium
DA20519	Prestwick Estates (Resource Group)	Various	Prestwick Ests	SW 280th St/SW 164th Ave	1972	X	Ranch	Postwar Tract Home Subdivision	Medium
DA19755	American Best Inn	26480 S Dixie Hwy	G W Moodys Sub	Naranja	1969	O	Neo Colonial	Motel	Medium
DA19756	Former: Naranja Rock Co. Quarry (Current: All Uniform Wear) House	27495 S Dixie Hwy	Naranja Lakes Shopping Plaza	Naranja	1988	X	Mixed, none dominant	Resource Extraction	Medium
DA19757	House	27742 S Dixie Hwy	No Data	Naranja	1973	X	Postwar Modern	Multifamily/Townhouses	Medium
DA19758	Miami Mattress - Former Realty Office	27230 S Dixie Hwy	No Data	Naranja	1962	X	Contemporary	Office Building/Professional	High
DA19759	House	13831 SW 260th St	No Data	Naranja	1953	O	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19780	Miami Douglas MacArthur South Senior High School	13990 SW 264th St	No Data	Naranja	1959	X	Contemporary	Education	High
DA19865	William A. Chapman Elementary	27190 SW 140th Ave	Naranja Lakes Sec Two	Naranja	1977	O	Postwar Modern	Education	Medium
DA20432	Naranja Lakes (Resource Group)	Various	Naranja Lakes	Naranja	1950	X	Mixed	Postwar Subdivision	Medium
DA20433	Card Sound Condo (Resource Group)	27801 S Dixie Hwy	Card Sound Condo	Naranja	1974	X	Catwalk/Postwar Modern	Multifamily/Garden Apartments	High
DA20434	HUD FLORIDA Affordable Housing (Resource Group)	Various	Hud Florida	Naranja	1982	X	Masonry Vernacular	Public Housing/Assisted Housing	Medium
DA20435	Miami Dade Housing Agency (Resource Group)	Various	Miami-Dade Housing Agency	Naranja	1971	O	Mansard	Public Housing/Assisted Housing	High
DA20436	Naranja Park (Resource Group)	Various	Naranja Park Rev Naranja Park 1St Addn Naranja Park 2Nd Addn Naranja Park 2Nd Addn Replat	Naranja	1956	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20437	Rose Motel (Current: Camillus House) (Resource Group)	27940 S Dixie Hwy	No Data	Naranja	1951	X	Mixed	Motor Court	High
DA20438	Heritage Villas at Omica (Resource Group)	Various	Omica Housing Dev Omica Housing Dev Pb 104-33	Naranja	1976	X	Masonry Vernacular	Migrant Camp/Housing	High
DA20439	Sunny Haven (Resource Group)	Various	Sunny Haven	Naranja	1946	O	Mixed	Postwar Subdivision	Medium
DA05893	Palms Memorial Park Cemetery	27100 Old Dixie Hwy	The Palms Cemetery Amd & Extn	Silver Palm	1920	X	Not Applicable	Cemetery	High
DA06463	Orchid Jungle (Hattie-Bauer Preserve)	26715 SW 157th Ave	No Data	Silver Palm	1922	X	Masonry Vernacular	Attraction	High
DA20512	Ridgewood Estates (Resource Group)	Various	Ridgewood Ests	Silver Palm	1955	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20443	Princetonian Subdivision (Resource Group)	Various	Princetonian Sub Sec 1 Princetonian Sub Sec 2 Princetonian Sub Sec 3 Princetonian Sub Sec 4 Princetonian West	SW 252nd Ter/127th Ave	1975	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20518	Princetonian Mobile Homes (Resource Group)	Various	No Data	SW 252nd Ter/127th Ave	1972	X	Mixed	Trailer and Mobile Home Park	Medium

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA02834	House	13301 SW 232nd St	No Data	Princeton	1930	X	Queen Ann	Prewar Single Family Home	High
DA06793	Silver Green Cemetery	13701 SW 240th St	No Data	Princeton	1932	X	Not Applicable	Cemetery	High
DA19763	Warehouse - Mineral Processing	14550 Maple St	G W Moodys Sub	Princeton	1984	X	Industrial Vernacular	Industrial	Medium
DA19784	Deco Truss Co INC	13980 SW 252nd St	No Data	Princeton	1957	X	Industrial Vernacular	Industrial	High
DA19785	Former Lucerne (Current: Coast Tropical Florida)	13855 SW 252nd St	No Data	Princeton	1975	X	Industrial Vernacular	Industrial	Medium
DA19786	Homestead Pole Bean	25840 S Dixie Hwy	No Data	Princeton	1953	X	Postwar Modern	Industrial	Medium
DA19767	House	13317 SW 266th St	No Data	Princeton	1920	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA19788	House	26390 SW 147th Ave	No Data	Princeton	1920	X	Masonry Vernacular	Prewar Single Family Home	High
DA19769	House	24595 SW 147th Ave	No Data	Princeton	1964	O	Ranch	Postwar Single Family Home	Medium
DA19771	Iglesia Bautista Manantial De	13155 SW 232nd St	No Data	Princeton	1976	X	Neo Mediterranean	Religious	Medium
DA19772	House	25410 SW 134th Ave	No Data	Princeton	1927	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19774	Masjid ul Mumineen	25201 SW 137th Ave	No Data	Princeton	1957	X	Masonry Vernacular	Religious	Medium
DA19775	First Grace and Truth Pentecostal	24637 SW 137th Ave	No Data	Princeton	1959	X	Masonry Vernacular	Religious	Medium
DA19776	House	12024 SW 220th St	No Data	Princeton	1953	X	Masonry Vernacular	Duplex Homes	Medium
DA19777	House	22110 SW 122nd Ave	No Data	Princeton	1955	X	Postwar Modern	Duplex Homes	Medium
DA19778	Water Tower	13000 SW 232nd St	No Data	Princeton	1973	X	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19779	United States Postal Service	22390 Old Dixie Hwy	Realty Securities Corp Addn	Princeton	1963	X	Postwar Modern	Civic	Medium
DA19870	House	25210 SW 147th Ave	No Data	Princeton	1935	X	Ranch	Prewar Single Family Home	High
DA19875	Princeton church of the Nazarene	13390 SW 248th St	No Data	Princeton	1928 - 1953	X	Gothic Revival	Religious	High
DA20440	Dixie Pines (Resource Group)	Various	Dixie Pines	Princeton	1925	X	Mixed	Prewar subdivision	High
DA20441	G W Moody Subdivision (Resource Group)	Various	Dixie Pines 2Nd Rev G W Moodys Sub	Princeton	1910	X	Masonry Vernacular	Prewar subdivision	Medium
DA20442	Somerset Academy Silver Palms at Princeton (Resource Group)	13390 SW 248th St	No Data	Princeton	1953	X	Ranch	Education	High
DA20444	Redland Market Village (Resource Group)	24420 Packinghouse Rd	Redland Market Village	Princeton	1950s	X	Industrial Vernacular	Industrial Park	Medium
DA20445	Tallamoody (Resource Group)	Various	Tallamoody Amd	Princeton	1958	X	Masonry Vernacular	Postwar Tract Home Subdivision	Medium
DA20446	Tallamoody Homes Public Housing (Resource Group)	Various	Tallamoody Homes	Princeton	1983	X	Masonry Vernacular	Public Housing/Assisted Housing	High
DA20447	Willis Subdivision (Resource Group)	Various	Willis Sub	Princeton	1957	X	Masonry Vernacular	Duplex Homes	Medium
DA06451	Goulds Pineland Preserve	22400 SW 120th Ave	No Data	Goulds	2016	X	Not Applicable	Landscape Preserve	High
DA11591	Pine Villa Elementary School	21799 SW 117th Ct	No Data	Goulds	1955	X	Postwar Modern	Education	High
DA11592	Isaac A. Withers School	21300 SW 122nd Ave	Knowles	Goulds	1962	X	Postwar Modern	Education	High
DA11595	Kent Motel (Current: NEXX Hotel)	22345 S Dixie Hwy	Willis Sub	Goulds	1950	X	Masonry Vernacular	Motor Court	Medium
DA13149	Goulds Canal (Resource Group)	Goulds Canal	No Data	Goulds	1920	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19782	Former Goulds Theatre (Current: Women of Power Restoration Program)	21910 SW 120 Ave	Dixie Pines 2Nd Rev	Goulds	1937	X	Art Deco	Theatre	High
DA19780	Goulds Park Pavilion	21805 SW 114th Ave	Goulds Park	Goulds	1978	X	Late Modern	Civic	High
DA19782	House	11470 SW 215th St	La-Gree Sub	Goulds	1961	X	Contemporary	Postwar Single Family Home	Medium
DA19783	Duplex House	11493 SW 214th St	Mays Addn	Goulds	1951	X	Postwar Modern	Duplex Homes	Medium

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DA19784	Goulds Wayside Park	22650 SW 123rd Rd	Miller & Bailes Addn	Goulds	1955	X	Not Applicable	Park	High
DA19786	The Holiness Church Of Florida	12301 SW 216th St	No Data	Goulds	1945	X	Masonry Vernacular	Religious	Medium
DA19787	House	12355 SW 216th St	No Data	Goulds	1944	X	Masonry Vernacular	Prewar Single Family Home	High
DA19788	Mt Pleasant Baptist Church	11590 SW 220th St	No Data	Goulds	1952	X	Masonry Vernacular	Religious	High
DA19789	New Bethel AME Church	11695 SW 220th St	No Data	Goulds	1958	X	Masonry Vernacular	Religious	High
DA19790	Church of Christ Written In Heaven	11760 SW 220th St	No Data	Goulds	1959	X	Masonry Vernacular	Religious	Medium
DA19792	Roberta Hunter Park	SW 117th Ave	No Data	Goulds	1986	X	Not Applicable	Park	High
DA19793	Mays Middle School	11700 SW 216th St	No Data	Goulds	1955	X	Postwar Modern	Education	High
DA19794	House	22801 SW 123rd Ct	Silver Palm Park	Goulds	1950	X	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19795	House	22935 SW 122nd Pl	Silver Palm Park	Goulds	1958	X	Contemporary	Postwar Single Family Home	Medium
DA20448	Bunchville (Resource Group)	Various	Bunchville	Goulds	1950	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA20449	Arthur Mays Villas (Resource Group)	Various	Mays Gardens Sub No 1 Bunchville Miami-Dade Housing Agency Bunchville 1st Addn Miami-Dade Housing Agency	Goulds	1974	X	Mixed	Public Housing/Assisted Housing	High
DA20450	Black Creek Canal (Resource Group)	Black Creek Canal	No Data	Goulds	1962	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20451	Richard's Subdivision (Resource Group)	Various	Richards Sub	Goulds	1949	X	Mixed	Postwar Subdivision	Medium
DA19797	Southland Mall/ Cutler Ridge Mall	20505 S Dixie Hwy	Cutler Ridge Mall Sub Sec 1	Cutler Bay	1959	O	Postwar Modern	Shopping Mall	Medium
DA19798	Southridge Senior High School	19355 SW 114th Ave	South Miami Hgts School Site	Cutler Bay	1974	X	Postwar Modern	Education	Medium
DA19799	Dade Federal Savings and Loan Association (current: Chase)	10808 Caribbean Blvd	Unplatted	Cutler Bay	1966	X	Postwar Modern	Office Building/Bank	Medium
DA20111	Farm Store (County Wide)	10760 Caribbean Blvd	Unplatted	Cutler Bay	1965	X	Mimo Commercial	Commercial/Retail	High
DA20452	South Dade Government Center (Resource Group)	Various	Unplatted	Cutler Bay	1970	O	Mixed	Civic/Governmental	High
DA19873	Shopping Plaza	20920 S Dixie Hwy	Cutler Gate	SW 203rd Ter/SW 114 Ct	1972	O	Postwar Modern	Shopping Plaza/Office Mixed Use	Medium
DA19874	Tarnow Realty Corp. (current: Autobuy/Vape&Smoke Shop)	20302 S Dixie Hwy	Unplatted	SW 203rd Ter/SW 114 Ct	1965	X	Concrete Shell	Office Building/Professional	High
DA20455	Cabana Club Garden: Curtlerwood Apartments & Cutler Wood complex (Resource Group)	Various	Cabana Club Gdns Apts Sec 1 Cabana Club Garden Apts Sec 2	SW 203rd Ter/SW 114 Ct	1965	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19800	Bel-Aire Elementary School	10205 SW 194th St	Bel Aire School Site	Bel Aire	1969	O	Postwar Modern	Education	High
DA20111	Farm Store (County Wide)	10265 Marlin Rd	Farm Stores-Marlin Road	Bel Aire	1980	O	Mimo Commercial	Commercial/Retail	High
DA20453	Bel-Aire Subdivision (Resource Group)	Various	Bel-Aire Sec 1 Bel-Aire Sec 2 Bel-Aire Sec 3 Bel-Aire Sec 4 Bel-Aire Sec 5 Bel-Aire Sec 2d	Bel Aire	1951	O	Contemporary	Postwar Tract Home Subdivision	Medium
DA20454	Point Royale (Resource Group)	Various	Point Royale Sec 4 Point Royale Sec 5	Bel Aire	1964	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20456	Carib Villas Apartments (Resource Group)	11105 SW 200th St	Caribbean Apts	South Miami Heights	1972	X	Catwalk/Mansar	Multifamily/Apartment Building and Complex	Medium
DA20457	South Miami Heights (Resource Group)	Various	So Miami Hgts Addn J So Miami Hgts Addn N South Miami Hgts 2Nd Addn South Miami Hgts Addn K South Miami Hgts Addn Q South Miami Hgts Addn R South Miami Hgts Addn T South Miami Hgts Addn M	South Miami Heights	1960	O	Ranch	Postwar Tract Home Subdivision	Medium
DA19872	South Miami Heights Church of the Nazarene	11001 SW 184th St	No Data	SW 112th Ave/SW 176th St	1959	X	Postwar Modern	Religious	Medium

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DA20459	Morningside Acres (Resource Group)	Various	Morningside Acres	Morningside Acres	1946	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20506	Franjo Park (Resource Group)	Various	Franjo Park Sec 1	Morningside Acres	1957	X	Mixed	Postwar Tract Home Subdivision	Medium
DA19862	Office Building	9500 SW 180th St	Franjo Park 1St Addn	Morningside	1973	X	Late Modern	Office Building/Professional	Medium
DA19863	Nathan D. Clark Law Offices	17625 S Dixie Hwy	Map Of Perrine	Morningside	1958	X	Postwar Modern	Office Building/Professional	High
DA19864	Perrine Wayside Park	16425 S Dixie Hwy	Unplatted	Morningside	1940	O	Not Applicable	Park	High
DA20111	Farm Store (County Wide)	9700 E Hibiscus St	Lillian	Morningside	1961	X	Mimo Commercial	Commercial/Retail	High
DA20458	Cutler Drain Canal (Resource Group)	Cutler Drain Canal	No Data	Morningside	1960	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20509	Harriel Estates (Resource Group)	Various	Harriel Ests	Morningside	1977	X	California	Postwar Tract Home Subdivision	Medium
DA20510	Heritage Square Condos (Resource Group)	9400 SW 170th St	Heritage Square Condo	Morningside	1974	X	California	Multifamily/Townhouses	High
DA19801	Mt Moriah Baptist Church Inc	16900 SW 100th Ave	Charleston Sub	West Perrine	1976	X	Masonry Vernacular	Religious	Medium
DA19802	Former Russom Realty (Current, State Farm) House	16896 S Dixie Hwy	E C Mills Addn	West Perrine	1972	X	Industrial Vernacular	Commercial/Retail	Medium
DA19803	Units	10070 SW 171st St	Greene Sub 2Nd Addn	West Perrine	1950	X	Masonry Vernacular	Postwar Single Family Home	Medium
DA19804	Units	10015 SW 170th Ter	Greene Sub 2Nd Addn	West Perrine	1957	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19805	Mount Sinai Missionary Baptist Church	10041 W Jessamine St	Map Of Perrine	West Perrine	1946	X	Masonry Vernacular	Religious	Medium
DA19806	Kerr Memorial United Methodist Church	10066 W Indigo St	Map Of Perrine	West Perrine	1947	X	Masonry Vernacular	Religious	Medium
DA19807	House	10095 W Indigo St	Map Of Perrine	West Perrine	1953	X	Ranch	Postwar Single Family Home	Medium
DA19808	HURST CHAPEL AME CHURCH	10080 W Jessamine St	Map Of Perrine	West Perrine	1954	X	Masonry Vernacular	Religious	High
DA19809	Perrine Community House	900 Perrine Ave	Map Of Perrine	West Perrine	1935	X	Masonry Vernacular	Prewar Single Family Home	High
DA19810	R R Moton Elementary School	18050 Homestead Ave	No Data	West Perrine	1951	X	Postwar Modern	Education	High
DA19811	Ethel F. Beckford/Richmond Elementary School	16929 SW 104th Ave	No Data	West Perrine	1962	X	Postwar Modern	Education	High
DA19812	House	17720 SW 102nd Ave	No Data	West Perrine	1950	X	Postwar Miami Bungalow	Postwar Single Family Home	Medium
DA19813	Pentecostal Church of our Lord and Savior Jesus Christ	10223 SW 180th St	No Data	West Perrine	1946	X	Masonry Vernacular	Religious	Medium
DA19814	House	17101 SW 100th Ave	No Data	West Perrine	1924	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA19815	House	17131 SW 100th Ave	No Data	West Perrine	1963	X	Masonry Vernacular	Duplex Homes	Medium
DA19816	House	17101 SW 99th Ct	No Data	West Perrine	1961	X	Contemporary	Postwar Single Family Home	Medium
DA19817	Value Pawn & Jewelry	18494 S Dixie Hwy	No Data	West Perrine	1987	X	Postwar Modern	Commercial/Retail	Medium
DA19818	Ben-Shavis Park	10381 SW 179th St	Perrine Gdns Sub No 4	West Perrine	1978	X	Not Applicable	Park	High
DA19819	Supermix - Perrine Plant	9795 SW 170th St	Perrine Industrial Sub	West Perrine	1959	X	Not Applicable	Industrial	Medium
DA19820	West Perrine Senior Center	17801 Homestead Ave	Perrine Neighborhood Center	West Perrine	1961	X	Postwar Modern	Retirement Home	High
DA19821	Double House	17921 SW 107th Ave	West Perrine	West Perrine	1969	X	Masonry Vernacular	Duplex Homes	Medium
DA19822	House of God Church	10495 SW 170th St	West Perrine Addn	West Perrine	1968	X	Masonry Vernacular	Religious	Medium
DA20460	Diane Park Subdivision (Resource Group)	Various	Diane Park Sub	West Perrine	1960	X	Masonry Vernacular	Postwar Duplex Subdivision	Medium
DA20461	Dixie Heights Gardens (Resource Group)	Various	Dixie Hgts Gdns	West Perrine	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20462	Greene Subdivision (Resource Group)	Various	Greene Sub	West Perrine	1948	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20463	South Point Apartments (Resource Group)	17810 SW 107th Ave	Greene Sub 1St Addn P C E Tr	West Perrine	1971	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20464	Perrine Gardens Complex (Resource Group)	Various	Perrine Gdns Sub No 2	West Perrine	1975	X	California	Public Housing/Assisted Housing	High
DA20465	Perrine Gardens Subdivision (Resource Group)	Various	Perrine Gdns Sub No 5	West Perrine	1974	X	Masonry Vernacular	Duplex Homes	Medium

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DA20466	Perrine Gardens Public Housing (Resource Group)	Various	Perrine Gdns Sub No 7	West Perrine	1979	X	California	Public Housing/Assisted Housing	Medium
DA20467	Perrine Housing Project (Resource Group)	Various	Perrine Housing Project	West Perrine	1975	X	California	Public Housing/Assisted Housing	High
DA20468	Rose Haven (Resource Group)	Various	Rosehaven	West Perrine	1949	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20469	Southland Pines (Resource Group)	Various	Southland Pines	West Perrine	1972	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20470	Oriole Homes (Resource Group)	Various	Southland Pines East	West Perrine	1976	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20471	West Perrine (Resource Group)	Various	West Perrine Addn	West Perrine	1942	X	Mixed	Postwar Subdivision	High
DA20499	Perrine Heights (Resource Group)	Various	Perrine Hgts	East Perrine	1925	X	Mixed	Multifamily/Garden Apartments	Medium
DA19823	House	8851 SW 152nd St	Carol Hill Ests	Palmetto Bay	1967	X	Mansard	Postwar Single Family Home	Medium
DA19824	Royal Trust Bank (current Wells Fargo)	14801 S Dixie Hwy	Laurel Hill Park Replat	Palmetto Bay	1963	X	Postwar Modern	Office Building/Bank	High
DA19825	Apollon Plaza - Shopping Plaza	13801 S Dixie Hwy	Unplatted	Palmetto Bay	1978	O	Postwar Modern	Shopping Plaza	Medium
DA19826	AYR Cannabis Dispensary Palmetto Bay - Former Flagler Federal Savings Loan	8898 SW 144th St	Unplatted	Palmetto Bay	1980	X	Late Modern	Office Building/Bank	High
DA19827	Quality Inn Miami South (Quality Inn South)	14501 S Dixie Hwy	Unplatted	Palmetto Bay	1972	X	Postwar Modern	Motel	High
DA19828	Shopping Plaza	14441 S Dixie Hwy	Unplatted	Palmetto Bay	1972	X	Postwar Modern	Shopping Plaza	Medium
DA19829	Chase Mortgage	15101 S Dixie Hwy	Unplatted	Palmetto Bay	1967	X	Late Modern	Office Building/Bank	Medium
DA19867	Buning The Florist (current: Miami's Vice)	15657 S Dixie Hwy	Buning Sub	Palmetto Bay	1972	X	Concrete Shell	Commercial/Retail	High
DA19868	Palmetto Bay Professional Plaza	9002 SW 152nd St	Dixie Plaza Condo	Palmetto Bay	1981	X	California	Shopping Plaza	Medium
DA19869	House	8700 SW 153rd Ter	Unplatted	Palmetto Bay	1941	X	Georgian Revival	Prewar Single Family Home	Medium
DA20111	Farm Store (County Wide)	9050 SW 152nd St	Unplatted	Palmetto Bay	1965	X	Mimo Commercial	Commercial/Retail	High
DA20472	Cambria Heights (Resource Group)	Various	Cambria Hgts Cambria Hgts 1 St Addn	Palmetto Bay	1968	X	Mixed	Postwar Subdivision	Medium
DA20473	Casa Granada (Resource Group)	Various	Casa Granada Condo Desc	Palmetto Bay	1968	O	Mansard	Multifamily/Garden Apartments	Medium
DA20474	Colonial Palms Manor (Resource Group)	Various	Colonial Palms Manor	Palmetto Bay	1971	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20475	Coral Reef Estates (Resource Group)	Various	Coral Reef Ests Coral Reef Ests 2Ne Addn	Palmetto Bay	1959	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20476	Country Club Grove (Resource Group)	Various	Country Club Grove Pt 2 Country Club Grove Pt 3 Country Club Grove Pt 4 Countrv Club Grove Pt 5	Palmetto Bay	1965	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20477	Fairway Manors (Resource Group)	Various	Fairway Manors	Palmetto Bay	1962	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20478	Golf View Heights (Resource Group)	Various	Golf View Hgts	Palmetto Bay	1980	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20479	Laurel Hill Park (Resource Group)	Various	Laurel Hill Park	Palmetto Bay	1963	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20480	Mitchell Center (Resource Group)	Various	Mitchell Center	Palmetto Bay	1952	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20481	Orchard Estates (Resource Group)	Various	Orchard Ests	Palmetto Bay	1957	X	Ranch	Postwar Tract Home Subdivision	High
DA20482	Palmetto Estates (Resource Group)	Various	Palmetto Ests	Palmetto Bay	1970	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20483	Sun Coral Estates (Resource Group)	Various	Sun Coral Ests Sun Coral Ests 1St Addn	Palmetto Bay	1959	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20511	Pinebrooke Condos (Resource Group)	Various	Pinebrooke Condo V Pinebrooke Condo Z	Palmetto Bay	1977	O	California	Multifamily/Townhouses	Medium
DA19830	House	9895 Richmond Dr	No Data	Palmetto Estates	1940	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19831	House	9877 SW 168th St	No Data	Palmetto Estates	1918	X	Masonry Vernacular	Prewar Single Family Home	Medium
DA19832	House	9865 SW 168th St	No Data	Palmetto Estates	1922	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA19833	Dixon Worldwide Logistics	16201 SW 95th Ave	Palmetto Country Club Ests Pt 2	Palmetto Estates	1971	X	Postwar Modern	Office Building	Medium
DA19834	House	16611 SW 101st Ave	Samson Highlands 1St Addn	Palmetto Estates	1967	X	Contemporary	Postwar Single Family Home	Medium
DA19866	Colonial Drive Elementary School	10755 SW 160th St	No Data	Palmetto Estates	1966	X	Postwar Modern	Education	High

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DA20111	Farm Store (County Wide)	9601 SW 160th St	No Data	Palmetto Estates	1966	X	Mimo Commercial	Commercial/Retail	High
DA20150	Dinner Maid/Lely's Drive-in Photo	15950 SW 96th Ave	No Data	Palmetto Estates	1972	X	Postwar Modern	Commercial/Retail	Medium
DA20484	Fairway Park (Resource Group)	Various	Fairway Park Sec 2 Fairway Park Sec 3	Palmetto Estates	1959	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20485	Palmetto Country Club Estates (Resource Group)	Various	Palmetto Country Club Ests Pt 1 Palmetto Country Club Ests Pt 2 Palmetto Country Club Ests Pt 4 Palmetto Country Club Ests Pt 6 Palmetto Country Club Ests Pt 7 Palmetto Country Club Ests Pt 10	Palmetto Estates	1955	X	Mixed	Postwar Tract Home Subdivision	Medium
DA17263	ROIG HOLDINGS LLC- The Rona Academy House	2000 SW 112th St	Kendal Green Homesite	Pinecrest	1958	X	Ranch	Education	Medium
DA19835	House	8190 SW 108th St	Kendal Green Homesite	Pinecrest	1963	X	Ranch	Postwar Single Family Home	Medium
DA19837	House	7720 SW 109th St	Moss Hammocks Ests	Pinecrest	1981	O	Mixed, none dominant	Postwar Single Family Home	Medium
DA20486	Flagler Groves Estates (Resource Group)	Various	Flagler Groves Ests Sec 2	Pinecrest	1940	X	Mixed	Postwar Subdivision	High
DA20487	Kendall Park Estates (Resource Group)	Various	Kendall Park Ests 1St Addn Kendall Park Ests 2Nd Addn	Pinecrest	1965	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20488	Miriam Joy Subdivision (Resource Group)	Various	Miriam Joy Sub	Pinecrest	1969	O	Contemporary	Postwar Duplex Subdivision	Medium
DA20489	Palmetto Duplexes (Resource Group)	Various	Palmetto Duplexes Palmetto Duplexes 1St Addn	Pinecrest	1968	O	Ranch	Duplex Homes	Medium
DA20490	Sunrise Point Condos (Resource Group)	8261 SW 128th St	Sunrise Point Condo	Pinecrest	1974	X	Mansard	Multifamily/Apartment Building and Complex	High
DA19838	Rockdale Park	9325 SW 146th St	No Data	Kendall	1980	X	Not Applicable	Park	High
DA19839	Rockdale Pineland Preserve	SW 152nd St	No Data	Kendall	1985	X	Not Applicable	Landscape Preserve	High
DA19840	House	9245 SW 149th St	Slachter Sub	Kendall	1960	X	Ranch	Postwar Single Family Home	Medium
DA19841	House	9220 SW 149th St	Slachter Sub	Kendall	1963	X	Ranch	Postwar Single Family Home	Medium
DA19842	Coral Reef Branch Library	9211 SW 152nd St	Yale Sub	Kendall	1980	X	Late Modern	Civic	Medium
DA20491	Coral Reef Medical Park II (Resource Group)	9299 SW 152nd St	Coral Reef Medical Park Condo Coral Reef Medical Park II Condo	Kendall	1970	X	Late Modern	Office Building/Professional	Medium
DA20492	Lakeshore (Resource Group)	Various	Lakeshore Sec 2 Lakeshore Sec 3	Kendall	1971	X	Ranch	Postwar Tract Home Subdivision	Medium
DA15261	Bank of America Former Intercontinental bank	13595 S Dixie Hwy	Spector Subdivision	Pine Tree Estates	1962	O	Postwar Modern	Office Building/Bank	Medium
DA19843	Sunrise point	8251 SW 128th St	Cowan Sub	Pine Tree Estates	1973	X	Mansard	Postwar Single Family Home	Medium
DA19844	House	12700 SW 82nd Ave	Cowan Sub	Pine Tree Estates	1974	X	Ranch	Postwar Single Family Home	Medium
DA19846	FPL Electrical Transformer Screen	12250 SW 82nd Ave	Unplatted	Pine Tree Estates	1968	X	Postwar Modern	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA19847	House	8205 SW 136th St	Unplatted	Pine Tree Estates	1939	X	Minimal Traditional	Prewar Single Family Home	Medium
DA19848	Shopping Plaza	12253 S Dixie Hwy	Unplatted	Pine Tree Estates	1979	X	Mansard	Shopping Plaza	Medium
DA19849	Dixie National Bank (current: BB&T)	13001 S Dixie Hwy	Unplatted	Pine Tree Estates	1965	X	Neo Colonial	Office Building/Bank	Medium
DA19850	House	8375 SW 136th St	Unplatted	Pine Tree Estates	1926	O	Masonry Vernacular	Prewar Single Family Home	Medium
DA20111	Farm Store (County Wide)	12075 S Dixie Hwy	Unplatted	Pine Tree Estates	1980	X	Mimo Commercial	Commercial/Retail	High
DA20494	Pine Tree Estates (Resource Group)	Various	Pine Tree Ests	Pine Tree Estates	1952	X	Ranch	Postwar Subdivision	Medium
DA20495	Suniland Mall - Shopping Plaza (Resource Group)	11293 S Dixie Hwy	Suniland Center 1St Amd Suniland Center 3Rd Amd	Pine Tree Estates	1955	X	Postwar Modern	Shopping Mall	High
DA20496	Suniland Manor (Resource Group)	Various	Suniland Manor	Pine Tree Estates	1955	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20517	Suniland Estates (Resource Group)	Various	Suniland Ests Suniland Ests 1St Addn	Pine Tree Estates	1950	X	Ranch	Postwar Tract Home Subdivision	Medium
DA19851	Kendall Presbyterian Church	8485 SW 112th St	Kendal Green Homesite	Dadeland	1958	X	Postwar Modern	Religious	Medium
DA19852	Metro Life Church - Dadeland	8100 SW 104th St	No Data	Dadeland	1969	X	Late Expressionism	Religious	High
DA19853	Auto Shop - Old Motel (Biscayne Court)	23655 S Dixie Hwy	No Data	Dixie Hwy/SW 127th Ave	1953	X	Masonry Vernacular	Motel	Medium

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DA19854	Nice Drive	24141 S Dixie Hwy	No Data	Dixie Hwy/SW 127th Ave	1956	X	Postwar Modern	Commercial/Retail	Medium
DA19855	The Fireworks Lady & Co.	24625 S Dixie Hwy	No Data	Dixie Hwy/SW 127th Ave	1955	X	Prairie	Commercial/Diner	High
DA19856	House	24625 SW 127th Ave	No Data	Dixie Hwy/SW 127th Ave	1940	X	Masonry Vernacular	Prewar Single Family Home	High
DA19857	House	13345 SW 248th St	Princeton Park	Dixie Hwy/SW 127th Ave	1939	X	Wood Frame Vernacular	Prewar Single Family Home	Medium
DA20498	Somerset Academy at Princeton Main Campus (Resource Group)	Various	Princeton Park	Dixie Hwy/SW 127th Ave	1955	X	Neo Mediterranean	Education	High
DA19858	Kendall Wayside Park (Veterans Wayside Park)	11111 S Dixie Hwy	Unplatted	Flagler Grove Estates / Kendall Gardens	1940	X	Not Applicable	Park	High
DA19859	Vineland k-8 center Elementary School	8455 SW 119th St	Country Ests	Hawley Heights	1959	X	Postwar Modern	Education	High
DA19860	Former: Glades professional building (Current: Towncare Dental of Pinecrest)	8353 SW 124th St	Glades Professional Property	Hawley Heights	1971	X	Mansard/Hollywood Regency	Office Building/Professional	Medium
DA20493	Ranchero Homesites (Resource Group)	Various	Ranchero Homesites	Hawley Heights	1952	X	Mixed	Postwar Subdivision	Medium
DA20497	Ehmann Homesites (Resource Group)	Various	Ranchero Homesites First Addn Ehmann Homesites	Hawley Heights	1960	X	Ranch	Postwar Tract Home Subdivision	High
DA20500	Southern Comfort RV Resort (Resource Group)	345 E Palm Dr	Ehmann Homesites Replat Miami Land & Development Cos Sub In Sec 30	Hawley Heights	1972	X	Mixed	Trailer and Mobile Home Park	High
DA20501	Briar Bay Townhouse Estates (Resource Group)	Various	Briar Bay Townhouse Ests 2Nd Add	Hawley Heights	1973	O	California	Multifamily/Townhouses	High
DA20502	Briar Lake (Resource Group)	Various	Briar Lake	Hawley Heights	1979	O	California	Patio Homes	Medium
DA20503	The Falls Shopping Center (Resource Group)	8888 SW 136th St	Falls Amd	Hawley Heights	1980	X	California	Shopping Mall	High
DA20504	South Kendall Industrial Park (Resource Group)	Various	So Kendall Ind No 1 South Kendall Industrial No 2 South Kendall Industrial No 3 South Kendall Industrial No 4 South Kendall Industrial No 10 South Kendall Industrial No 11	Hawley Heights	1950	X	Mixed	Industrial Park	High
DA20505	Concordia Lutheran Church and School (Resource Group)	8888 SW 136th St	South Kendall Sec A	Hawley Heights	1960	X	Postwar Modern	Religious	High
DA20513	Timbercreek Apartments (Resource Group)	19600 SW 110th Ct	A A Dooley Sub	South Miami	1981	O	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20514	Cabana Club (Resource Group)	19801 SW 110th Ct	Cabana Club Towers	South Miami	1969	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20515	Point South Condo Association (Resource Group)	19801 SW 114th Ave	Point South Condo	South Miami	1974	O	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA20516	Point West Industrial Park (Resource Group)	Various	Point West 3Rd Addn	South Miami	1979	X	Mansard	Industrial Park	Medium



Cauley Square Historic District, 2240 Old Dixie Hwy (designated 1994)

