

## 24. HOUSING

### A.1 If the proposed development contains residential, provide the following information on Table for each Phase of Development.

The residential development program for City Park DRI will be comprised of single-family (homeownership), townhome (homeownership) and multifamily rental apartments. **Table 24-A.1** shows the number of units in the program by tenure and price/rental range.

<b>Table 24-A.1</b>		
<b>Dwelling Units by Tenure and Price/Rental Rate</b>		
<b>Single-Family</b>		
\$550,000-\$650,000	15%	154
\$650,001-\$850,000	40%	412
\$850,001-\$1,050,000	30%	309
Above \$1,050,000	15%	154
<b>Total</b>	<b>100%</b>	<b>1,029</b>
<b>Townhome</b>		
\$350,000-\$450,000	20%	906
\$450,001-\$650,000	50%	2,266
\$650,000+	30%	1,360
<b>Total</b>	<b>100%</b>	<b>4,532</b>
<b>Multifamily Rental</b>		
\$1,000-\$1,500	5%	112
\$1,501-\$2,000	10%	224
\$2,001-\$2,750	45%	1,008
Above \$2,750	40%	896
<b>Total</b>	<b>100%</b>	<b>2,239</b>
<b>Total Residential</b>		<b>7,800</b>

Source: City Park

### A.2 What number and percent of lots will be sold without constructed dwelling units? What is the extent of the improvements to on these lots prior to sale?

The City Park residential lots including single-family and townhomes will be sold with a built dwelling structure for the end user. The multifamily will be constructed by developer.

**A.3 What will be the target market for the residential development (breakdown by number, percent and type of units to be marketed to retirees, families, etc. What portion will be marketed as second home/vacation homes?**

There are no plans to specifically to market units specifically to an owner or tenant type. However, the development will primarily target primary homeowners and renters. The proposed units are expected to attract a broad segment of buyers and renters that comprise the housing market in south Miami Dade County, which include singles, young couples, families with children, and empty-nesters. There is no specific marketing to attract the retiree or second home/vacation home market.

**B. Indicate and discuss the availability or projected availability of adequate housing and employment opportunities reasonably accessible to the development site. Housing opportunities should be described in terms of type, tenure, and cost range and location within the following circumscribed areas: adjacent, two miles, five miles, ten miles, and within the local jurisdiction or county. Employment opportunities should be described in terms of two digit SIC code numbers, located with the local jurisdiction with estimated distances or transit times to the development site.**

In accordance with the approved methodology for City Park DRI, The Housing Demand, Supply and Need Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact (the "Methodology"), which was developed by the East Central Florida Regional Planning Council and amended in June 1999, was used as the basis for evaluating the adequacy of the affordable housing supply that will be available to people working the new development that will be undertaken in accordance with the City Park DRI. Importantly, and as set forth in the City Park Application for Development (Agreement to Delete), City Park DRI will estimate housing demand by calculating direct (on-site, permanent, non-construction employment by North American Industry Classification System [NAICS].

The methodology consists of four elements, which are as follows:

- Estimating the Demand for Affordable Housing
- Estimating the Supply of Affordable Housing
- Estimating the Need for Affordable Housing
- Mitigating the Deficit of Affordable Housing (if any)

**Estimating Demand for Affordable Housing**

The City Park DRI will establish entitlements for the following quantities of non-residential use:

<b>Table 24-A.2 City Park DRI - Development Program</b>			
<b>Residential</b>			
Single Family (LD, 6)	1,029	homes	
Townhome (MDR/MHDR, 18)	4,532	homes	
Multifamily (HDR, 30+)	2,239	units	
<b>Total Residential</b>	<b>7,800</b>		
<b>Commercial/Retail</b>			
Commercial	374,515	sq.ft.	
TOD/Mixed Use	107,061	sq.ft.	
Village Mixed Use	86,390	sq.ft.	
Park Mixed Use	11,323	sq.ft.	
<b>Total Commercial/Retail</b>	<b>579,289</b>		
<b>Office</b>			
Office	<b>500,000</b>	sq.ft.	
<b>Industrial</b>			
Light Industrial	526,342	sq.ft.	
Industrial Mixed Use	430,755	sq.ft.	
<b>Total Industrial</b>	<b>957,097</b>	sq.ft.	
<b>Farm Mixed Use</b>			
Farm Mixed Use	<b>105,251</b>	sq.ft.	
<b>Total Non-Residential</b>	<b>2,141,637</b>	sq.ft.	

Source: City Park

Based on the non-residential development program outlined above, there will be an estimated 7,844 total workers projected to be added to the workforce in the City Park community when the development authorized by the DRI is fully completed. Job creation within the proposed development is based upon employment-to-area ratio data (i.e., employee-per-square-foot for office and retail, employee-to-units for residential) obtained by nationally recognized land use and building operation resources used to establish the varying employment ratios discussed above including: Institute of Transportation Engineers (ITE), Urban Land Institute (ULI), National Apartment Association (NAA) and National Association of Industrial and Office Properties (NAIOP).

*Retail:* The retail space inclusive of shopper's goods and dining envisioned within the City Park development plan comprises a total of approximately 684,000 square feet. This includes a wide range of retail facilities including but not limited to

shopping center (including grocery anchored), ground floor retail within mixed use development, out parcels, and retail/entertainment venues. As set forth in Question 10, City Parks retail is primarily categorized as Neighbor Center, generally ranging in size for 30,000 (or less) to 125,000 square feet. At this point, there is no defined program for the amount of square footage that will be occupied by each type of retail use. However, some of the key metrics that are used to translate retail area to number of employees indicate traditional retail stores (ie. apparel, sports, jewelry) have 1 employee per 400 to 500 square feet of space, while restaurant (from fine dining to fast-casual/fast food) generally comprise 1 employee per 100 to 200 square feet. For this analysis, and based upon these metrics, the blended average among all retail use estimated for this analysis is one employee per 250± square feet; or, **2,724**, total retail employees.

*Office:* As it relates to office, it is universally known among industry representatives that there has been a steady decline in worker per square foot ratios within the past several years in large part driven by technology and the growth in shared-work space. Presently, office workers per square foot generally range between 170 to 225 square feet per employee, which can vary as it relates to net leasable vs. gross office area. For the 500,000 square foot of office development within City Park, the estimated worker ratio is 175± square feet per worker, with an additional 764 office workers within live/work office space of work-from-home space. This results in **3,621** total jobs.

*Industrial:* The 957,057 square feet industrial space will comprise a mix of light industrial (warehouse/distribution space) and mixed-use industrial that accounts for uses such as flex space which is exemplified by office showroom. Within these sectors, employees per square foot generally range from 750 to 1,000 square feet per employee. For this analysis, we utilize an average of approximately 850± square feet of space per employee; or, **1,141** jobs.

*Education:* The education component within City Park represents a school with a capacity of approximately 2,900 students. Inclusive of management, administrative, teachers, maintenance, and security, there will be an estimated 8 students per personnel, or **358** total jobs.

*Residential:* Management of City Park's residential (homeownership and rental) community includes positions such as management, administrative, sales/leasing, security, and common area maintenance. Multifamily rental buildings generally require 1 employee per 30 to 40 units depending on quality of product and amenities, while the single-family and townhome residences will require generally the same employment ratio. This results in more than 200 jobs; however, for this analysis, these are included within the uses noted above including the mixed-use components to avoid any double counting of jobs.

Based upon employment by use outlined above, there will be a total of **7,844 direct jobs** created by the City Park DRI upon build out (stabilized operations). Considering this, the next step of the analysis sets forth the process for establishing the level of affordable housing that may be needed for some of these new workers. There are two primary methodologies for estimating affordable housing needs among varying job sectors and summarized as: a.) *Bell Curve* – which distributes workers in each industry sector in the form of a bell curve in association with wage distribution; and b.) *Control Method* – which effectively adjusts the bell curve distribution so that the total estimated earnings of the workers in each industry sector approximates (within 3±%) the total wages that will be paid to the workers in that industry sector. The total wage amount is referred to as the "control number," which is computed by multiplying the average income of workers in an industry sector by the number of workers in that industry sector that will be employed within the proposed space.

As recognized within previous DRI applications within Miami Dade County during the past several years, including the most recent application submitted by the City of Miami/Miami DDA Increment III DRI, the *control method* is the preferred and more conservative method for assessing affordable housing needs particularly among more moderate wage industry sectors such as retail/food and beverage and for which the *bell curve* understates the number of jobs in these sectors that are within the very low and low income ranges.

*Appendix 24-1* provides the detailed analysis of estimated workers by industry sector and wage categorization using the control method approach.

<b>Table 24-B.1</b> <b>Affordable Housing Demand</b> <b>City Park DRI</b>			
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>
Retail	319	562	308
Office	8	84	490
Industrial	17	80	180
Education	6	46	65
<b>Total</b>	<b>349</b>	<b>772</b>	<b>1,043</b>

Source: FDEO; US HUD; Lambert Advisory

As it relates to the distribution of workers by wage category as provided in the analyses above (and detailed in the Appendix), there are a few points to acknowledge:

- The analysis assumes that all jobs created in the City Park DRI will be full-time equivalent workers despite the fact that part-time employment is common in the retail, restaurant and hotel sectors.

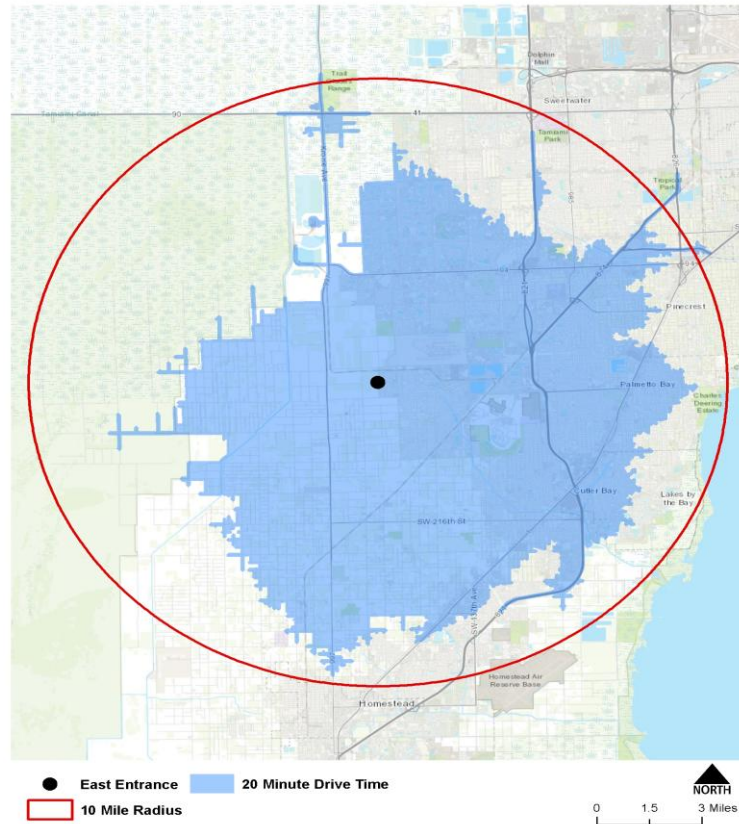
- The analysis assumes that all workers will earn at least minimum wage, currently \$13.00 per hour in Florida. A minimum wage worker would earn \$27,040 annually if employed 40 hours per week, 52 weeks per year.
- The average wage and salary data by NAICS used in the analysis was compiled by the Florida Department of Economic Opportunity in its QCEW Report for the first quarter of Q4 2024. The analysis herein does not differentiate between full-time and part-time workers. It should be recognized that part-time workers understate the earnings of full-time workers and, particularly, for restaurant workers that receive wages in the form of gratuities.

### **Estimating Supply of Affordable Housing**

The following is a summary of the steps taken to estimate the supply of affordable housing impacting the City Park DRI affordable housing analysis:

#### **Housing Supply Geography**

The Methodology requires that the relevant housing be "reasonably accessible" to the place of employment. Reasonably accessible is further defined in the methodology as a commute distance of no greater than 10 miles or a commute time of no more than 20 minutes at peak travel times, whichever is less. Figure 1 - 24-B. represents the area within a 20-minute drive time and ten-mile radius of the site.



The following table summarizes the income characteristics of very low-, low- and moderate-income households within Miami-Dade County based on the median income level reported for the County by the U.S. Department of Housing & Urban Development (HUD) and Florida Finance Housing Corporation (FHFC) as of April 1, 2025, which is \$87,200.

**Table 24 - B.2**  
**HUD Define Housing Income Categories**

<b>Income Category</b>	<b>Definition</b>	<b>Income Threshold</b>
Very Low Income	Up to 50% of AMI	Less than \$43,600
Low Income	50% - 80% of AMI	\$43,600 - \$69,760
Moderate Income	80% - 120% AMI	\$69,760 - \$104,640

Source: USHUD

### **Affordable Housing Cost Threshold Amounts**

In accordance with USHUD, housing is considered affordable when the total annual payments for rent or mortgage payments, taxes, insurance and utilities do not exceed 30 percent of the gross annual income. of very low-, low- and

moderate-income households. For homeownership, the expenditure threshold is 36 percent. Tables 24-B.3a and 24-B.3b illustrates the affordable housing threshold amounts by tenure for each of these income categories based on 36 percent household income expenditure for homeownership and 30 percent expenditure for rental.

<b>Table 24-B.3a</b> <b>Monthly Cost Threshold - Homeownership</b>						
	<u>Annual Income</u>		<u>Monthly Income</u>		<u>Monthly Housing Exp.</u>	
Very Low	\$43,600		\$3,633		\$1,308	
Low	\$43,601	\$69,760	\$3,633	\$5,813	\$1,308	\$2,093
Moderate	\$69,761	\$104,640	\$5,814	\$8,720	\$2,093	\$3,139

<b>Table 24-B.3b</b> <b>Monthly Cost Threshold - Rent</b>						
	<u>Annual Income</u>		<u>Monthly Income</u>		<u>Monthly Housing Exp.</u>	
Very Low	\$43,600		\$3,633		\$1,090	
Low	\$43,601	\$69,760	\$3,633	\$5,813	\$1,090	\$1,744
Moderate	\$69,761	\$104,640	\$5,814	\$8,720	\$1,744	\$2,616

Source: USHUD

### **Affordable Home Price Threshold Amounts**

The process for collecting available for-sale housing is based upon actual current home sale transactions within the defined 20-minute drivetime geography, or gross "offering" price. In the case of for-sale housing, adjustments must be made for purchase financing terms (down payment, interest rate, and term of loan) as well as taxes, property insurance and mortgage insurance to derive affordability. Assumptions associated with each of these adjustments are derived from various market-based factors as follows:

*Financing Payment (Mortgage Principal and Interest):* The financing payment (also referred to as principal and interest (P&I) applied to the varying income thresholds outline above is based upon a 6.66 percent interest rate (Bankrate.com, July 12, 2025), 30-year term and 5 percent downpayment (noting, that the average mortgage downpayment for first time home buyers in the US is actually 9 percent according to Bankrate.com).

*Real Estate (Ad Valorem) Tax:* The computation of ad valorem tax is based upon the applicable Unincorporated Miami Dade County millage rates (16.9487) and a Homestead exemption \$50,000, with the exception of the School districts which provide for a \$25,000 exemption.



*Property/Liability Insurance:* The Florida Office of Insurance Regulation (FOIR) provides an insurance comparison tool referred to as CHOICES: Homeowners Rate Comparison Tool. The resource effectively displays comparative insurance rates among providers in Florida and, as a specific benchmark, provides insurance premiums for a newly constructed home in Miami Dade County valued at \$300,000 (*Appendix 24-2*). There are 14 total providers and, to account for outliers, the two highest and lowest premiums have been removed, yielding a median annual insurance premium of \$7,027; or, \$23.32 per \$1,000 in value. For the City Park homeownership, this metric is utilized against the housing value thresholds assuming insurance coverage at 80 percent of total home value – which effectively excludes land.

*Mortgage Insurance:* With a 5 percent downpayment, mortgage insurance is required. In accordance with data published by The Mortgage Report, as well as discussion with local mortgage brokers, mortgage insurance generally ranges from 0.5 to 1.3 percent of the home value. The analysis herein utilizes 0.85.

The following table summarizes the homeownership costs outlined above by income threshold cohort:

<b>Table 24. B4</b>				
<b>Estimated Homeownership Costs</b>				
<b>Income Category</b>	<b>Mortgage P&amp;I</b>	<b>Adv Tax</b>	<b>Property Ins.</b>	<b>Mortg. Ins.</b>
<i>Very Low</i>	\$864	\$129	\$221	\$100
<i>Low</i>	\$1,368	\$234	\$350	\$159
<i>Moderate</i>	\$2,131	\$234	\$545	\$247

Sources: Bankrate.com; MDCPA; FOIR; The Mortgage Report

Deducting the homeownership costs from the homeownership income thresholds results in the maximum affordable amounts for each respective household income category – as follows:

<b>Table 24. B5</b>				
<b>Affordable Homeownership Threshold Values</b>				
	<b>Monthly Cost Threshold</b>		<b>Housing Value</b>	
Very Low		\$1,308		<b>\$141,000</b>
Low	\$1,308	\$2,093	<b>\$141,001</b>	<b>\$223,000</b>
Moderate	\$2,093	\$3,139	<b>\$223,001</b>	<b>\$347,500</b>

### **Affordable Home Price Threshold Amounts**

Multifamily rental housing is ordinarily charged on a "net" basis, which excludes utilities. Accordingly, an adjustment to the affordable housing cost threshold is necessary to define the affordable monthly rent payment threshold for use in compiling the available inventory of affordable rental units. The utilities cost allowances used in the analysis, shown in Table 24.B-4 below are based on the information obtained for the Miami-Dade County Housing Department.

<b>Table 24-B.6</b>	
<b>Monthly Utility Allowance</b>	
<b>Utility</b>	<b>Total Allowance</b>
Efficiency	\$159
1's	\$174
2's	\$222
3's	\$276
<b>Weighted. Avg.</b>	<b>\$200</b>

Source: Miami Dade County Housing Department

At this point in time, there is no defined multifamily rental program as it relates to unit mix within the proposed City Park multifamily development. However, in general conformity with regional unit typology, the analysis herein assumes: Efficiency - 5 percent; One-bedroom - 45 percent; two-bedroom – 45 percent; and, three-unit bedroom – 5 percent. As a result, the weighted average utility cost is \$200. Reducing the rental income thresholds by the average utility allowance yields the “net” monthly rental rate by income cohort as follows:

<b>Table 24. B7</b>			
<b>Affordable "Net" Rent Threshold Values</b>			
		<b>Net Monthly Cost</b>	
		<b><u>Threshold</u></b>	
Very Low		\$890	
Low	\$891	\$1,544	
Moderate	\$1,545	\$2,416	

### **Homeownership (For-Sale) and Rental Housing Supply**

The supply of homeownership housing (affordable housing) is based upon housing sales within a 20-minute drivetime from City Park and recorded for the trailing 12-month period from July 1, 2024 to June 30, 2025 based upon the Miami Dade County Property Appraiser (MDCPA). Importantly, the analysis attempts to

eliminate transactions not deemed “arms-length” and namely property sales below \$50,000 with the entire database included in *Appendix 24-3*. As summarized below, there were 7,105 total transactions in the trailing 12-month period with 1,387 homes sale transacting within the affordable housing categories summarized as follows:

<b>TABLE 24 - B.8a</b>				
<b>SUMMARY OF AFFORDABLE HOMEOWNERSHIP HOUSING SUPPLY</b>				
<b>Total Sales 07/01/24-06/30/25:</b>	7,105			
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	
	<u>\$141K</u>	<u>\$141K-\$223K</u>	<u>\$223.1K-\$347.5K</u>	<b>Total</b>
<b># Sales below:</b>	<b>197</b>	<b>283</b>	<b>907</b>	<b>1,387</b>

Source: MDCPA

However, an analysis of current “listings” from the Miami Realtors Multiple Listing (MLS) was also conducted for the drivetime geography. This clearly indicates significantly lower inventory of affordable homeownership currently on the market; though, some prospective transactions with listing above these thresholds may actually be lower than the listing price and fall into the affordable category. Nonetheless, the analysis (and detailed below) utilizes the listing availability for supply.

<b>TABLE 24 - B.8b</b>			
<b>MLS Listings - 20-minute Drivetime</b>			
<b>Housing Type</b>	<b>&lt; \$141K</b>	<b>\$141K to \$223K</b>	<b>\$223K to \$347.5K</b>
- Single-Family	0	0	0
- Townhouse	0	0	5
- Condo	0	14	160
<b>Total</b>	<b>0</b>	<b>14</b>	<b>165</b>

Source: Miami Realtors MLS

The supply of rental (affordable) housing is based upon a 20-minute drivetime from City Park utilizing Costar data that surveys an estimated 95+ percent of the rental product within the prescribed geography. The database includes vacant units by

unit type as well as effective rent (by unit type) reported by the specific rental property. Importantly, for this analysis, the availability of vacant affordable units only considers one- and two-bedroom units which is the predominate mix of multifamily housing within City Park. It is important to note that the 20-minute drivetime area comprises a total 30,000± multifamily rental units, with nearly 7,000 units built since 2022. The market's current vacancy rate is 7.6 percent, or nearly 2,500 total units currently available. The database is included in the *Appendix 24-4* with a summary as follows:

<b>Table 24 - B.9</b>				
<b>SUMMARY OF AFFORDABLE RENTAL HOUSING SUPPLY</b>				
<b>Total Vacant Rental Units:</b>	1,347			
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	
	<u>\$890</u>	<u>\$891-1,544</u>	<u>\$1,545-\$2,461</u>	<b>Total</b>
<b># of vacant units:</b>	3	43	1,301	<b>1,347</b>

Source: Costar

Based upon the inventory of affordable housing supply above, the Methodology accounts for net available units allowing for a 5 percent vacancy rate for rental units and 2.5% reduction for substandard housing for for-sale units.

<b>TABLE 24 - B.10</b>			
<b>NET AVAILABLE AFFORDABLE HOUSING UNITS</b>			
<u>Income Category</u>	<u>Rental</u>	<u>For-sale</u>	<u>Total</u>
<b>Available Units</b>			
Very Low	3	0	3
Low	43	14	57
Moderate	1,301	165	1,466
	(5% Vacancy	(2.5% Sub-	
<b>Additions/Reductions</b>	Rate)	Standard)	
Very Low	(0)	0	(0)
Low	(2)	(0)	(3)
Moderate	(65)	(4)	(69)
<b>Net Available</b>			
Very Low	3	0	3
Low	41	14	55
Moderate	1,236	161	1,397
<b>TOTAL</b>	<b>1,280</b>	<b>175</b>	<b>1,454</b>

As set forth above, this reduces the total available affordable units to 1,454. Based upon the estimate of affordable housing demand by income cohort for City Park, with an evaluation of corresponding affordable supply within the market, indicates a deficit of affordable housing for both very low- and low-income households, and a surplus of inventory for moderate-income households.

<b>TABLE 24 - B.11</b>				
<b>ESTIMATE SURPLUS/DEFICIT OF AFFORDABLE HOUSING</b>				
	<u>Income Category</u>	<b>Demand</b>	<b>Supply</b>	<b>Surplus/ Deficit</b>
	Very Low	350	3	(347)
	Low	772	55	(718)
	Moderate	<u>1,043</u>	<u>1,397</u>	<u>354</u>
<b>Total</b>		<b>2,165</b>	<b>1,454</b>	<b>(710)</b>

Lastly, the methodology specifies that any deficit is not considered significant if it exceeds 5 percent of the residential threshold for the DRI, or in this case 390 units (7,800 x 5.0%). As a result, the estimated deficit of affordable housing for City Park is 308 units.

<b>TABLE 24 - B.12</b>			
<b>Estimate of Surplus/Deficit of Affordable Housing w/5% Mitigation Allowance</b>			
<b>Surplus/ Deficit</b>	<b>Total City Park Housing Units</b>	<b>City Park 5% Mitigation</b>	<b>Net Surplus/ Deficit</b>
(710)	7,800	390	(320)

**APPENDIX 24-1**  
**EMPLOYEE WAGE DISTRIBUTION**

**Retail**

Miami Dade County FHFC - Median Household Income:

\$87,200

2,724 Jobs

	<u>Wage Ranges</u>		<u>Midpoint</u>	<u>No. of Employees</u>	<u>Total Wages</u>	<u>Head of Household</u>		<u>Income Multi Worker</u>	<u>Income</u>
	<u>Minimum Wage</u>	<u>Maximum Wage</u>				<u>Single Worker</u>			
<b>Very Low Income</b> <i>(less than \$43,600)</i>			\$28,600	381	\$10,906,896	194	71	\$28,600	\$51,480
	\$28,600	\$31,599	\$30,100	381	\$11,478,745	194	71	\$30,100	\$54,179
	\$31,600	\$34,599	\$33,100	272	\$9,016,304	139	51	\$33,100	\$59,579
	\$34,600	\$37,599	\$36,100	272	\$9,833,504	139	51	\$36,100	\$64,979
	\$37,600	\$40,599	\$39,100	218	\$8,520,563	111	40	\$39,100	\$70,379
	\$40,600	\$43,600	\$42,100	191	\$8,027,628	97	35	\$42,100	\$75,780
<b>Low Income</b> <i>(\$43,601 - \$69,760)</i>			\$45,250	163	\$7,395,660	76	33	\$45,250	\$81,450
	\$46,900	\$50,159	\$48,530	109	\$5,287,774	50	22	\$48,530	\$87,353
	\$50,160	\$53,419	\$51,790	163	\$8,464,476	76	33	\$51,790	\$93,221
	\$53,420	\$56,679	\$55,050	73	\$3,998,796	34	15	\$55,050	\$99,089
	\$56,680	\$59,939	\$58,310	54	\$3,176,702	25	11	\$58,310	\$104,957
	\$59,940	\$63,199	\$61,570	48	\$2,935,018	22	10	\$61,570	\$110,825
	\$63,200	\$66,459	\$64,830	41	\$2,648,933	19	8	\$64,830	\$116,693
	\$66,460	\$69,760	\$68,110	38	\$2,597,443	18	8	\$68,110	\$122,598
<b>Moderate Income</b> <i>(\$69,761 - \$104,640)</i>			\$71,530	27	\$1,948,477	11	5	\$71,530	\$128,754
	\$73,300	\$76,429	\$74,865	26	\$1,937,344	11	5	\$74,865	\$134,756
	\$76,430	\$79,559	\$77,995	26	\$2,018,342	11	5	\$77,995	\$140,390
	\$79,560	\$82,689	\$81,125	25	\$1,988,848	10	4	\$81,125	\$146,024
	\$82,690	\$85,819	\$84,255	22	\$1,836,074	9	4	\$84,255	\$151,658
	\$85,820	\$88,949	\$87,385	22	\$1,904,283	9	4	\$87,385	\$157,292
	\$88,950	\$92,079	\$90,515	22	\$1,972,492	9	4	\$90,515	\$162,926
	\$92,080	\$95,209	\$93,645	19	\$1,785,613	8	3	\$93,645	\$168,560
	\$95,210	\$98,339	\$96,775	19	\$1,845,296	8	3	\$96,775	\$174,194
	\$98,340	\$101,469	\$99,905	19	\$1,904,979	8	3	\$99,905	\$179,828
	\$101,470	\$104,640	\$103,055	14	\$1,403,609	6	2	\$103,055	\$185,499
<b>Middle Income</b>	\$104,641		\$113,361	52	\$5,894,746		2,645	2,724	79
<b>Total - Employees and Wages (City Park)</b>				2,697	\$120,728,545		\$44,756		
<b>Total - Employee and Wages (Base)</b>				1,793	\$87,288,978		\$48,683 (see below)		

**Headship Rates - Miami Dade County\***

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
50.9%	46.3%	42.2%

**Single Work HH**

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
36.5%	43.8%	42.9%

**Multi Worker HH**

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
63.5%	56.2%	57.1%

(\*Source: ASC 2019-2023, PUMS)

Average Retail Wage (NAICS 44-45):	\$50,320	0.8	2,158	\$108,588,869
Accom., Food Service (NAICS 72):	\$42,136	0.2	539	\$22,732,018
	\$48,683		2,697	\$131,320,887

 Additional Income - Multi Worker HH: 80.0%  
 (Source: Institute for Family Studies)

## Office

Miami Dade County FHFC - Median Household Income:

\$87,200

3,542

	<u>Wage Ranges</u>		<u>Midpoint</u>	<u>No. of Employees</u>	<u>Total Wages</u>	<u>Head of Household</u>		<u>Income</u>	<u>Multi Worker</u>	<u>Income</u>
	<u>Minimum Wage</u>	<u>Maximum Wage</u>				<u>Single Worker</u>				
<b>Very Low Income</b> <i>(less than \$43,600)</i>			\$28,600	6	\$182,342	3	1	\$28,600	2	\$51,480
	\$28,600	\$28,600	\$28,600	6	\$182,342	3	1	\$28,600	2	\$51,480
	\$28,601	\$28,601	\$28,601	6	\$182,349	3	1	\$28,601	2	\$51,482
	\$28,602	\$28,602	\$28,602	6	\$182,355	3	1	\$28,602	2	\$51,484
	\$28,603	\$28,603	\$28,603	7	\$202,624	4	1	\$28,603	2	\$51,485
	\$28,604	\$43,600	\$36,102	11	\$383,620	5	2	\$36,102	3	\$64,984
<b>Low Income</b> <i>(\$43,601 - \$69,760)</i>	\$43,601	\$46,899	\$45,250	18	\$801,378	8	4	\$45,250	5	\$81,450
	\$46,900	\$46,900	\$46,900	23	\$1,079,779	11	5	\$46,900	6	\$84,420
	\$46,901	\$46,901	\$46,901	28	\$1,328,987	13	6	\$46,901	7	\$84,422
	\$46,902	\$46,902	\$46,902	35	\$1,661,269	16	7	\$46,902	9	\$84,424
	\$46,903	\$46,903	\$46,903	71	\$3,322,609	33	14	\$46,903	18	\$84,425
	\$46,904	\$46,904	\$46,904	35	\$1,661,340	16	7	\$46,904	9	\$84,427
	\$46,905	\$46,905	\$46,905	53	\$2,492,063	25	11	\$46,905	14	\$84,429
	\$46,906	\$69,760	\$58,333	71	\$4,132,310	33	14	\$58,333	18	\$104,999
<b>Moderate Income</b> <i>(\$69,761 - \$104,640)</i>	\$69,761	\$73,299	\$71,530	106	\$7,600,778	45	19	\$71,530	26	\$128,754
	\$73,300	\$73,300	\$73,300	142	\$10,385,144	60	26	\$73,300	34	\$131,940
	\$73,301	\$73,301	\$73,301	142	\$10,385,286	60	26	\$73,301	34	\$131,942
	\$73,302	\$73,302	\$73,302	177	\$12,981,784	75	32	\$73,302	43	\$131,944
	\$73,303	\$73,303	\$73,303	213	\$15,578,354	90	38	\$73,303	51	\$131,945
	\$73,304	\$73,304	\$73,304	248	\$18,174,994	105	45	\$73,304	60	\$131,947
	\$73,305	\$73,305	\$73,305	248	\$18,175,242	105	45	\$73,305	60	\$131,949
	\$73,306	\$73,306	\$73,306	248	\$18,175,490	105	45	\$73,306	60	\$131,951
	\$73,307	\$73,307	\$73,307	248	\$18,175,738	105	45	\$73,307	60	\$131,953
	\$73,308	\$73,308	\$73,308	248	\$18,175,986	105	45	\$73,308	60	\$131,954
	\$73,309	\$104,640	\$88,975	248	\$22,060,338	105	45	\$88,975	60	\$160,154
<b>Middle Income</b>	\$104,641		\$113,361	703	\$79,692,432		2,645	2775	130	

Total - Employees and Wages (City Park)

3,348

\$267,356,926

\$79,860

Total - Employee and Wages (Base)

3,348

\$389,618,291

\$116,380

## Headship Rates - Miami Dade County\*

## Single Work HH

## Multi Worker HH

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
50.9%	46.3%	42.2%

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
36.5%	43.8%	42.9%

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
63.5%	56.2%	57.1%

(\*Source: ASC 2019-2023, PUMS)

Avg. Professional, Bus. Services Wage (NAICS 1024):

\$116,380

Additional Income - Multi Worker HH: 80.0%

(Source: Institute for Family Studies)



**Industrial**

Miami Dade County FHFC - Median Household Income:

\$87,200

1,141 Jobs

	<u>Wage Ranges</u>		<u>Midpoint</u>	<u>No. of Employees</u>	<u>Total Wages</u>	<u>Head of Household</u>		<u>Income</u>	<u>Multi Worker</u>	<u>Income</u>
	<u>Minimum Wage</u>	<u>Maximum Wage</u>				<u>Single Worker</u>	<u>Income</u>			
<b>Very Low Income</b> (less than \$43,600)	\$28,600	\$28,600	\$28,600	11	\$326,326	6	2	\$28,600	4	\$51,480
	\$28,601	\$28,601	\$28,601	14	\$407,922	7	3	\$28,601	5	\$51,482
	\$28,602	\$28,602	\$28,602	14	\$391,619	7	3	\$28,602	4	\$51,484
	\$28,603	\$28,603	\$28,603	17	\$489,540	9	3	\$28,603	6	\$51,485
	\$28,604	\$43,600	\$36,102	23	\$823,848	12	4	\$36,102	7	\$64,984
<b>Low Income</b> (\$43,601 - \$69,760)	\$43,601	\$46,899	\$45,250	23	\$1,032,605	11	5	\$45,250	6	\$81,450
	\$46,900	\$46,900	\$46,900	23	\$1,070,258	11	5	\$46,900	6	\$84,420
	\$46,901	\$46,901	\$46,901	29	\$1,337,851	13	6	\$46,901	7	\$84,422
	\$46,902	\$46,902	\$46,902	34	\$1,605,455	16	7	\$46,902	9	\$84,424
	\$46,903	\$46,903	\$46,903	34	\$1,605,490	16	7	\$46,903	9	\$84,425
	\$46,904	\$46,904	\$46,904	34	\$1,605,524	16	7	\$46,904	9	\$84,427
	\$46,905	\$46,905	\$46,905	34	\$1,605,558	16	7	\$46,905	9	\$84,429
	\$46,906	\$69,760	\$58,333	40	\$2,329,528	18	8	\$58,333	10	\$104,999
<b>Moderate Income</b> (\$69,761 - \$104,640)	\$69,761	\$73,299	\$71,530	40	\$2,856,551	17	7	\$71,530	10	\$128,754
	\$73,300	\$73,300	\$73,300	46	\$3,345,412	19	8	\$73,300	11	\$131,940
	\$73,301	\$73,301	\$73,301	57	\$4,181,822	24	10	\$73,301	14	\$131,942
	\$73,302	\$73,302	\$73,302	57	\$4,181,879	24	10	\$73,302	14	\$131,944
	\$73,303	\$73,303	\$73,303	57	\$4,181,936	24	10	\$73,303	14	\$131,945
	\$73,304	\$73,304	\$73,304	57	\$4,181,993	24	10	\$73,304	14	\$131,947
	\$73,305	\$73,305	\$73,305	68	\$5,018,460	29	12	\$73,305	16	\$131,949
	\$73,306	\$73,306	\$73,306	68	\$5,018,529	29	12	\$73,306	16	\$131,951
	\$73,307	\$73,307	\$73,307	80	\$5,855,030	34	14	\$73,307	19	\$131,953
	\$73,308	\$73,308	\$73,308	80	\$5,855,110	34	14	\$73,308	19	\$131,954
	\$73,309	\$104,640	\$88,975	80	\$7,106,393	34	14	\$88,975	19	\$160,154
<b>Middle Income</b>	\$104,641		\$113,361	107	\$12,129,574					

Total - Employees and Wages (City Park)

1139

\$78,870,539

\$69,243

Total - Employee and Wages (Base)

1139

\$89,067,942

\$78,196

**Headship Rates - Miami Dade County\***

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
50.9%	46.3%	42.2%

**Single Work HH**

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
36.5%	43.8%	42.9%

**Multi Worker HH**

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
63.5%	56.2%	57.1%

(\*Source: ASC 2019-2023, PUMS)

Avg. Transport., Warehousing Wage (NAICS 48-49):

\$78,196

Additional Income - Multi Worker HH:

80.0%

(Source: Institute for Family Studies)

**Education**

Miami Dade County FHFC - Median Household Income:

\$87,200

358 Jobs

	<u>Wage Ranges</u>		<u>Midpoint</u>	<u>No. of Employees</u>	<u>Total Wages</u>	<u>Head of Household</u>		<u>Income</u>	<u>Multi Worker</u>	<u>Income</u>
	<u>Minimum Wage</u>	<u>Maximum Wage</u>				<u>Single Worker</u>				
<b>Very Low Income</b> <i>(less than \$43,600)</i>			\$28,600	1	\$25,597	0	0	\$28,600	0	\$51,480
	\$28,600	\$28,600	\$28,600	1	\$25,597	0	0	\$28,600	0	\$51,480
	\$28,601	\$28,601	\$28,601	2	\$46,076	1	0	\$28,601	1	\$51,482
	\$28,602	\$28,602	\$28,602	7	\$204,790	4	1	\$28,602	2	\$51,484
	\$28,603	\$28,603	\$28,603	9	\$255,997	5	2	\$28,603	3	\$51,485
	\$28,604	\$43,600	\$36,102	11	\$387,735	5	2	\$36,102	3	\$64,984
<b>Low Income</b> <i>(\$43,601 - \$69,760)</i>	\$43,601	\$46,899	\$45,250	14	\$647,980	7	3	\$45,250	4	\$81,450
	\$46,900	\$46,900	\$46,900	16	\$772,349	8	3	\$46,900	4	\$84,420
	\$46,901	\$46,901	\$46,901	18	\$839,528	8	4	\$46,901	5	\$84,422
	\$46,902	\$46,902	\$46,902	21	\$1,007,455	10	4	\$46,902	6	\$84,424
	\$46,903	\$46,903	\$46,903	25	\$1,175,389	12	5	\$46,903	7	\$84,425
	\$46,904	\$46,904	\$46,904	25	\$1,175,414	12	5	\$46,904	7	\$84,427
	\$46,905	\$46,905	\$46,905	29	\$1,343,359	13	6	\$46,905	7	\$84,429
	\$46,906	\$69,760	\$58,333	29	\$1,670,657	13	6	\$58,333	7	\$104,999
<b>Moderate Income</b> <i>(\$69,761 - \$104,640)</i>	\$69,761	\$73,299	\$71,530	21	\$1,536,464	9	4	\$71,530	5	\$128,754
	\$73,300	\$73,300	\$73,300	18	\$1,312,070	8	3	\$73,300	4	\$131,940
	\$73,301	\$73,301	\$73,301	20	\$1,443,297	8	4	\$73,301	5	\$131,942
	\$73,302	\$73,302	\$73,302	17	\$1,233,379	7	3	\$73,302	4	\$131,944
	\$73,303	\$73,303	\$73,303	14	\$1,049,699	6	3	\$73,303	3	\$131,945
	\$73,304	\$73,304	\$73,304	11	\$787,285	5	2	\$73,304	3	\$131,947
	\$73,305	\$73,305	\$73,305	11	\$787,296	5	2	\$73,305	3	\$131,949
	\$73,306	\$73,306	\$73,306	11	\$787,306	5	2	\$73,306	3	\$131,951
	\$73,307	\$73,307	\$73,307	11	\$787,317	5	2	\$73,307	3	\$131,953
	\$73,308	\$73,308	\$73,308	7	\$524,885	3	1	\$73,308	2	\$131,954
	\$73,309	\$104,640	\$88,975	7	\$637,057	3	1	\$88,975	2	\$160,154
<b>Middle Income</b>	\$104,641		\$113,361	6	\$680,163					
<b>Total - Employees and Wages (City Park)</b>				361	\$21,144,144		\$58,520			
<b>Total - Employee and Wages (Base)</b>				361	\$21,404,301		\$59,240			

**Headship Rates - Miami Dade County\***

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
50.9%	46.3%	42.2%

**Single Work HH**

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
36.5%	43.8%	42.9%

**Multi Worker HH**

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
63.5%	56.2%	57.1%

(\*Source: ASC 2019-2023, PUMS)

Avg. Education Services Wage (NAICS 48-49): \$59,240

 Additional Income - Multi Worker HH: 80.0%  
 (Source: Institute for Family Studies)

**APPENDIX 24-2**  
CHOICES: Homeowners Rate Comparison Tool

[CHOICES Main Website](#)

## Miami-Dade County

### \$300,000 Value - New Construction

This risk is for a Florida masonry home built in 2005, with a current replacement value of \$300,000, a \$500 non-hurricane deductible, a 2% hurricane deductible, no claims in the past three years, and minimum premium discounts for limited wind mitigation features and no hip roof.

#	Company Name	Rate
1	<a href="#">FLORIDA FARM BUREAU CASUALTY INSURANCE COMPANY</a>	\$4,344
2	<a href="#">CASTLE KEY INDEMNITY COMPANY</a>	\$4,575
3	<a href="#">STILLWATER PROPERTY AND CASUALTY INSURANCE COMPANY</a>	\$4,716
4	<a href="#">STATE FARM FLORIDA INSURANCE COMPANY</a>	\$5,892
5	<a href="#">TOWER HILL PRIME INSURANCE COMPANY</a>	\$6,353
6	<a href="#">FIRST PROTECTIVE INSURANCE COMPANY</a>	\$7,702
7	<a href="#">LIBERTY MUTUAL FIRE INSURANCE COMPANY</a>	\$7,776
8	<a href="#">UNIVERSAL PROPERTY &amp; CASUALTY INSURANCE COMPANY</a>	\$8,314
9	<a href="#">CITIZENS PROPERTY INSURANCE CORPORATION</a>	\$9,754
10	<a href="#">SECURITY FIRST INSURANCE COMPANY</a>	\$12,366
11	<a href="#">ASI PREFERRED INSURANCE CORP.</a>	\$12,479
12	<a href="#">PEOPLE'S TRUST INSURANCE COMPANY</a>	\$15,229
13	<a href="#">AUTO CLUB INSURANCE COMPANY OF FLORIDA</a>	\$16,435
14	<a href="#">SOUTHERN OAK INSURANCE COMPANY</a>	\$16,852

To learn more about wind mitigation features, see Form [OIR-B1-1655](#)

**Disclaimer:** This information is intended to be used for illustrative purposes only and does not constitute an endorsement or recommendation of any particular insurance company or plan by the Office. Furthermore, the Office DOES NOT imply or guarantee that a company will sell insurance at the stated premium. Please verify all premium rates with the applicable carrier. Links to insurance company websites and other resources are given as a convenience to the user. The information on these independent sites cannot be verified as accurate by the Office.

**Contact Us** - 200 East Gaines Street, Tallahassee, FL 32399 - (850) 413-3140

**APPENDIX 24-3**  
**20-MINUTE DRIVE TIME HOMEOWNERSHIP SALE & LISTINGS**

Count of Cohort	Column Labels		Grand Total
	2024	2025	
Sales Per Use Per Cohort			
RESIDENTIAL - SINGLE FAMILY : 1 UNIT	137	69	206
<=\$141,000	58	23	81
\$141,001-\$223,000	30	19	49
\$223,000-\$347,500	49	27	76
RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS	1	1	2
<=\$141,000	1	1	2
RESIDENTIAL - SINGLE FAMILY : CLUSTER HOME	26	15	41
<=\$141,000	6	8	14
\$141,001-\$223,000	10	4	14
\$223,000-\$347,500	10	3	13
RESIDENTIAL - SINGLE FAMILY : RESIDENTIAL - TOTAL VALUE	23	10	33
<=\$141,000	11	6	17
\$141,001-\$223,000	5	2	7
\$223,000-\$347,500	7	2	9
RESIDENTIAL - SINGLE FAMILY : RESIDENTIAL W/ ADDITIONAL QUARTERS	3		3
<=\$141,000	2		2
\$141,001-\$223,000	1		1
RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL	698	308	1006
<=\$141,000	34	20	54
\$141,001-\$223,000	118	74	192
\$223,000-\$347,500	546	214	760
RESIDENTIAL - TOTAL VALUE : TOWNHOUSE	54	41	95
<=\$141,000	13	13	26
\$141,001-\$223,000	13	7	20
\$223,000-\$347,500	28	21	49
RESIDENTIAL - TOTAL VALUE : TOWNHOUSE W/ ADDITIONAL LIVING QUARTERS		1	1
<=\$141,000		1	1
Grand Total	942	445	1387

**APPENDIX 24-4**  
**20-MINUTE DRIVE TIME RENTAL AVAILABILITY SUPPLY**

Property Name	Property Address	Year Built	Studio		Studio Effective Rent/Unit	One Bedroom		One Bedroom Effective Rent/Unit	Two Bedroom		Two Bedroom Effective Rent/Unit	Three Bedroom		Three Bedroom Effective Rent/Unit
			Number Of Units	Vacant Units		Vacant Units	Vacant Units		Vacant Units	Vacant Units		Vacant Units	Vacant Units	
Modern Towers	25850 SW 140th Ct	2024	660					89	1,916		179	2,336	33	2,862
Madison Point Apartments	26215 S Dixie Hwy	2023	263					0	1,176		0	1,401	0	1,620
	24705 SW 129th Ave	2023	15										0	
Azalea Grove at Naranja	26201 SW 138th Ct	2023	32											
	10510 SW 182nd St	1994	2							0				
	10520 SW 182nd St	1994	2							0				
	10532 SW 182nd St	1994												
	10544 SW 182nd St	1994												
	10606 SW 182nd St	1994												
	10622 SW 182nd St	1994												
	10634 SW 182nd St	1994												
Cannery Row at Redlands Cross	14380 SW 261st St	2022	112					0	1,116		0	1,344		
	10531 SW 184th St	1961	2					0						
	10541 SW 184th St	1961	2					0						
	10601 SW 184th St	1961	2					0						
	8905 SW 169th Ct	2021	76					0	612		0	740		
Bay Pointe	18412 Homestead Ave	2024	269					25	2,065		31	2,469	11	3,210
The Groves at Sunset	8818 SW 72nd St	1969	200					1	1,726		2	2,017		
Sunset Way	15385-15391 SW 73rd Terra	1985	287		5	1,270		21	1,591		2	1,979		
Legacy Lakeside	15410 SW 75th Circle Ln	1985	224					0	1,895		0	2,219	0	2,428
Kendall Oaks Apartments	10805 SW 86th St	1997	29					0			1			
	14130-14140 SW 88th Ave	1958	6											
	14150-14160 SW 88th Ave	1959	6											
	14200-14210 SW 88th Ave	1958	6											
	14250-14260 SW 88th Ave	1963	6											
	14300 SW 88th Ave	1963	6											
	14320 SW 88th Ave	1958	6											
	10771-10791 SW 88th St	1968	100					0	1,970		0	2,349		
Sherwood West	11111 SW 88th St	1970	184					4	1,823		4	2,163	0	1,876
Residences at the Falls	13841 SW 90th Ave	1972	480					12	1,912		9	2,302	3	2,618
Shamrock Kendall	12605-12645 SW 91st St	1995	49								2			
	15785 SW 92nd Ave	2000	12										0	
Altis at Kendall Square	16950 SW 93rd St	2014	321		1	1,585		5	2,038		7	2,481	1	2,968
	9150 SW 95th Ave	1970	4					0						
Palmetto Golf Club Apartments	15900 SW 95th Ave	1968	81					0	1,648		0	1,932		
Country Club South	15957 SW 95th Ave	1967	86		1	1,078		1	1,216		0	1,336	0	1,606
The Oasis At Coral Reef	15005-15060 SW 97 Ave	2023	201		9	4,553		16	5,332		17	5,942		
Kendall Manor Apartments	8707-8711 SW 97th Ave	1968	76								0			
Cherry Grove Village Apartments	9000 SW 97th Ave	1969	177								0	2,634	0	3,231
Palmetto Station	17945 SW 97th Ave	2019	271					3	2,217		3	2,820	1	3,933
The Addison at Palmetto Bay	18185 SW 98th Ave	2025	83								11	3,176	31	3,491
Vistas Palmetto Bay	18300 SW 98th Ave	2023	60					1	2,421		2	2,789	0	3,725
	17100 SW 100th Ave	2006	4					0						
	17120 SW 100th Ave	1957	4					0						
Coral Bay Plaza	21850 SW 103rd Ct	1994	40					0	1,055		0	1,055		
Cutler Riverside	21630 SW 104th Ct	1989	200					1	1,287		3	1,525	1	1,744
Cortland at the Hammocks	15280 SW 104th St	1986	720					31	2,016		13	2,488	3	3,148
Sunset Gardens Apartments	7400 SW 107th Ave	1996	208					0	2,356		5	2,645	0	2,822
Four Quarters Habitat Apartme	8337 SW 107th Ave	1976	336					0	1,617		0	1,868	0	1,861
The Oaks	8440 SW 107th Ave	1969	50		0	1,397		0	1,320		0	1,761		
Treetop Apartments	8532 SW 107th Ave	1974	263					5	1,746		3	2,136		
Captiva Club	17692 SW 107th Ave	2003	136					0	1,303		0	1,551	0	1,781
South Pointe	17800 SW 107th Ave	1971	170					0	950		0	1,088	0	1,137
Centerra	18000 SW 107th Ave	2019	104								0	1,400	0	1,601
Solina Old Cutler	22555 SW 107th Ave	2023	390					12	1,998		2	2,169	5	2,817
Hardin Hammocks Estates	22555 SW 107th Pl	1997	200										0	1,032
Timbercreek Apartments	11098 SW 107th St	1981	29								0	2,107		
Sunpointe Apartments	11180-11190 SW 107th St	1987	87					0	1,483		0	1,547		
Adrian Builder at Eureka	18355 SW 110th Ave	2024	58					8	1,914		19	2,369		
Timbercreek	19600 SW 110th Ct	1981	28								0			
Cabana Club Apartments	19701 SW 110th Ct	1969	332		0	1,019		3	1,324		0	1,452		
Caribbean Village	19755 SW 110th Ct	2019	123					1	1,112		0	1,326		
Courtyards at Cutler Bay	19800 SW 110th Ct	1966	144					0	1,226		0	1,507		
Cutlerwood Apartments	20001 SW 110th Ct	1963	161		0	705		0	820		0	957		
Federation Gardens	10905-10911 SW 112th Ave	1982	161		0	1,307		0	1,991					
BCC Apartments	21160 SW 112th Ave	1971	103					0	890		0	1,087	0	1,502
Garden Walk Apartments	21354 SW 112th Ave	1995	228					0	849		0	1,012	0	1,153
Coquina Place Apartments	21451 SW 113th Ave	2016	96					0	1,138		0	1,348	0	1,546
	22300 Sw 115th Ct	1960	10					0			0			
	22385 SW 115th Ct	2020	2										0	
	22300 SW 116th Ave	1966	4								0			
	14501 SW 117th Ave	1958	6								2	1,263		
Richmond Manor	22201-22335 SW 117th Ave	1968	12								0		0	
	22300 SW 117th Ave	1956	4					0	728		0	910		



4 Unit Apartment	22310 SW 117th Ave	1956	4			0	649	0	843		
Karis Village	21517 SW 119th Ave	2018	88								
Waterford Point	8960 SW 122nd Ave	1989	244	4	1,751	18	2,089	17	2,615		
Vista Verde at Deerwood	13901 SW 122nd Ave	1999	256			0	1,794	0	2,172	0	2,470
Running Brook	20505 SW 122nd Ave	2002	186					0	1,459	0	1,677
The Stratford	9051 SW 122th Ave	1992	244			4	2,260	4	2,649	2	3,083
Southern Anchor Apartments	15300 SW 123 Ave	1967	72							0	2,385
Marcia Gardens	10301 SW 127th Ave	2018	134			2	1,329				
Hidden Lake	12950 SW 127th Ave	2022	133			2	2,307	2	2,733	0	3,886
Cortland South Kendall	15520 SW 127th Ave	2019	600	0	2,034	8	2,316	17	2,669	2	3,242
Princeton Landings	24350 SW 127th Pl	2024	334			6	1,644	83	2,037	29	2,646
	24600 SW 129th Ave	2022	13					0			
Princeton Grove	25001 SW 130th Ave	2016	216			1	1,693	8	1,815	3	2,349
	24940 SW 134th Ave	2023	10					0			
Sunshine Villas	25101 SW 134th Ave	2022	71					0	2,066	0	2,449
Southern Villas Townhomes	25240 SW 134th Pl	2020	100					2	2,281	1	2,598
Pinnacle at Tropical Pointe	25155 SW 136 Ave	2024	215			0	1,205	0	1,450	0	1,680
Azura	12755 SW 136th St	2016	240			4	2,223	4	2,691	1	3,137
Amelia Apartments	15350 SW 136th St	2021	264			2	1,971	4	2,315	1	2,841
Pepper Cove	9300 SW 137th Ave	1987	208			12	1,985	7	2,448		
Altis Grand Kendall	9455 SW 137th Ave	2024	342			45	2,138	62	2,624	2	3,176
The Park at Kendall	16480 SW 137th Ave	2014	296			13	2,089	13	2,632	7	3,045
Atlantico at Kendall I	16824 SW 137th Ave	2015	322			6	2,171	8	2,554	2	2,904
Tuscany Place	25400 SW 137th Ave	2004	340			2	1,303	2	1,545	2	1,775
	26201 SW 138 Ct	2022	32								
Kendall Royale Apartments	6501 SW 139th Ct	1985	30			0		1		0	
	15263 SW 141st St	1998	4								
	13466 SW 142nd	2002	8								
Cortland Kings Meadow	8961 SW 142nd Ave	1985	480			20	2,097	15	2,522	2	3,046
Waterford Landing	9052 SW 142nd Ave	1987	362	6	1,425	24	1,585	6	2,073		
Palmetto Place Apartments	9601 SW 142nd Ave	1986	416			7	1,785	8	2,199		
La Joya Apartments	26760 SW 142nd Ave	2014	150			0	1,192	0	1,375	0	1,541
The Preserve at Coral Town Par	26484 SW 142nd St	2019	90			1	1,701	2	1,886		
Magnolia Landing Apartment	25881 SW 143 Ct	2012	150			0	1,110	0	1,345	0	1,563
Green Turtle Club	13770 SW 143rd St	2015	248					2	2,671		
Woodside Oaks Apartments	26205 SW 144 Ave	2011	103			0	1,192	1	1,411	0	1,615
Circle Creek Apartments	26005 SW 144th Ave	2013	100					0	1,403	0	1,604
Gardens Apartments	8700 SW 145th St	1958	32			1		0			
	26800 SW 145th Avenue Rd	1956	28			0					
Lanai Landings	26511 SW 146th Ct	2020	54			0	1,612	1	1,777		
Sunrise Commons	26600 SW 146th Ct	2009	106			0	1,091	0	839	0	974
Tennis Villas Apartments	9175 SW 147th Ave	1976	200			7	1,592				
Orchid Estates	26400 SW 147th Ave	2017	74			0	1,072	0	1,233	0	1,358
Emerald Palms	12325 SW 151st St	1985	505			9	2,089	14	2,587	2	3,286
Oasis Apartments	7480 SW 152nd Ave	1990	47					0	1,413		
Lakeside Towers	7555 SW 152nd Ave	1988	384			0	1,933	0	2,304	0	2,661
Sunset on the Lakes	7805-7815 SW 152nd Ave	1989	60	2	828	2	1,028				
Village at Coral Reef	9761 SW 152nd St	2020	174			5	2,041	10	2,432		
Park Lake Apartments	8201 SW 152nd Avenue Cir	1987	82	0	1,496	0	1,603	0	1,922		
	7565 SW 153rd Ct	1985	2					0			
	17500 SW 153rd Path	2014	2			0				0	
	23100 SW 154 Ave	1927	5			0					
Vista Lago at the Hammocks	10571 SW 156th Pl	1988	136			6	1,903	5	2,446		
Royal Coast Apartments	9001 SW 156th St	1969	174			1	1,092	1	1,287		
Alexan Kendall	9030 SW 158th Ave	2024	576			167	2,242	171	2,790	28	3,354
	26805 SW 162 Ave	2004	1								
Miami Everglades	20675 SW 162nd Ave	1970	303								
	9371 SW 169th St	1975	2					0			
	13718 SW 171st Ln	2004	1							0	
Casa Vera	8881 SW 172nd Ave	2016	546			13	2,133	12	2,457	5	3,152
	10680 SW 172nd St	1950	8			0					
Perrine Rainbow	10000 SW 173rd Ter	1979	64					0	1,422	0	1,649
Indigo Palmetto Bay	9420-9500 SW 174th St	2022	235	2	2,132	8	2,325	7	2,891	2	3,452
	10222 SW 174th Ter	2018	3			0	1,113			0	2,004
	10214 SW 175th St	2018	3			0	1,113			0	2,004
	10280 SW 175th St	1993	3			0					
	10260 SW 181st St	2005	4					0			
	10270 SW 181st St	2005	4					0			
	9785 SW 181st Ter	1987	18								
	10261 SW 182nd St	2004	4					0			
	10271 SW 182nd St	2004	4					0			
	9720-9730 SW 184th St	2004	22			0					
Paradise Isles Apartments	11020 SW 196th St	1973	199	0	1,253	0	1,805	0	2,106	0	2,352
Cutler Meadows Glen Apartme	11100 SW 196th St	1982	225			0	1,368	0	1,444		
Cutler Glen and Cutler Meadow	11240-11280 SW 196th St	1981	225			3	946	1	1,083		
Casa Devon Apartments	11250 SW 197th St	1981	210			0	1,651				
Cutler Gardens Apartments	10820 Sw 200th Dr	1974	440	0	1,283	0	1,848	0	2,100		
Carib Villas Apartments	11105 SW 200th St	1966	365	1	1,275	1	1,440	4	1,748	1	1,936

Caribbean West Apartments	12140 SW 200th St	1973	102			0	767	0	912	0	1,044
Cutler Bay Centre	11150 SW 211th St	2014	101			0	1,506	0	1,857		
Cutler Bay Apartments	10300 SW 212th St	1997	100			1	1,097				
Cutler Hammock	10376 SW 212th St	1992	262			3	965	3	1,410	2	1,612
	11955 SW 213th St	1965	68					2	554		
	12101 SW 213th Ter	1958	6			0					
Water's Edge Apartments	10940-10999 SW 214th St	2021	128			0	1,510	0	1,785	0	2,063
	12029 SW 215th St	1958	4					0			
Hainlin Mills	10400 SW 216th St	1995	144			0	1,193	0	1,413	1	1,616
Cutler Vista	10471 SW 216th St	1990	216			0	853	0	1,231	0	1,398
Bel Aire Apartments	10509-10539 SW 216th St	1985	124	2	1,452	11	1,705	1	1,975		
Cutler Manor Apartments	10875 SW 216th St	1971	220			0	1,462	0	1,613	0	1,815
Arthur Mays Villas	11341 SW 216th St	1974	184					1		1	
Meridian Point at Goulds Statio	11850 SW 216th St	2024	113			1	1,636	1	1,966	3	2,002
Silver Creek Apartments	11855 SW 216th St	2020	90			0	1,253	0	1,156		
Goulds Apartments	11255 SW 220th Ter	1980	48					0	1,038	0	1,157
Sunset Bay	10000 SW 224th St	2001	308			1	1,210	2	1,464	1	1,691
	11101 SW 224th St	1962	3							0	
	11625 SW 224th St	1965	28			1	924				
Windmill Farms	12871 SW 242nd St	2024	274			0	1,200	0	1,429	0	1,638
Casa Princeton	12835 SW 246th Ter	2024	62			1	1,689	1	2,183	0	3,145
Princeton Park	13113 SW 248th St	2018	150			0	1,318	0	1,581	0	1,807
Mirabella	12801 SW 252nd St	2011	204			0	1,306	0	1,552	0	1,783
Sophia Square	13710 SW 256th St	2019	281			3	1,754	11	1,928	1	2,208
Keys Crossing	14311 SW 258th Ln	2017	100					1	1,400	1	1,601
Casa Matias	14340 SW 260th St	2012	80			0	546	0	656	0	758
The Avenue at Naranja	13735 SW 262nd St	2022	231			5	1,735	14	2,032	1	2,370
Naranja Villas	14003 SW 263rd Ter	1997	90			0	925	0	1,062	0	1,188
Redland Crossing	14770 SW 264th St	2020	134					0	1,235	0	1,360
La Joya Estates	14261 SW 267th St	2018	106			0	1,123	0	1,298	0	1,436
The Landings At Coral Town Par	14361 SW 268th St	2015	162			1	1,671	0	1,905	0	2,195
The Heights at Coral Town Park	14401 SW 268th St	2018	180			3	1,736	3	1,901	2	2,246
Ambar Trail	15000 SW 272th St	2023	342			0	1,109	0	1,328	0	1,536
Richmond Pine	14700 Booker T Washington	1995	80			0	869	1	1,035		
Sol Vista	11251 Caribbean Blvd	2024	227			0	1,315				
Perrine Gardens	10161 Circle Plz W	1975	158	0		0		0		1	
Bay Village One	18301 S Dixie Hwy	2020	213	1	1,925	3	2,138	3	2,313	0	3,254
Pine Groves	24101 S Dixie Hwy	2020	204			7	1,604	7	1,973		
Coral Bay Cove	25801 S Dixie Hwy	2019	224					0	1,401	0	1,602
Vista Sur	27077 S Dixie Hwy	2024	226			36	1,917	34	2,262		
Residences at Naranja Lakes	27550 S Dixie Hwy	2024	140			0	1,277	0	1,477	0	1,670
Bridges at Kendall Place	8485 Hammocks Blvd	2013	228			5	2,037	9	2,589	2	3,248
Cascades at the Hammocks	10605-10651 Hammocks Blv	1988	264			3	2,238	5	2,487	2	3,107
Tucker Tower	9940 Hibiscus St	2024	120			0	1,153	0	1,374		
	17325 Homestead Ave	1955	6			0					
	18200 Homestead Ave	1954	3			0					
Quail Roost Station	18505 Homestead Ave	2025	350	35	1,665						
	10030 W Indigo St	1955	9								
	10129 W Jessamine St	2019	3			0	1,113			0	2,004
North Hill Apartments	9828 N Kendall Dr	1969	56			0		0			
Legacy Nob Hill	9856 N Kendall Dr	1969	314			0	1,880	0	2,259	0	2,229
Wellington Manor Apartments	10805 N Kendall Dr	1968	205			2	1,650	0	2,114	0	2,500
Legacy Harbour Key	11033 N Kendall Dr	1969	300			0	1,791	1	2,163	0	2,436
	11432 Lincoln Blvd	1958	2			0					
	14550 Mable St	1964	12					0			
Old Cutler Village	10415 Old Cutler Rd	2003	288			0	1,210	1	1,460	0	1,694
	21845 Old Dixie Hwy	1963	4					0			
	14680 Pierce St	1970	1								
John & Anita Ferguson Residen	11003 Pinkston Dr	2016	79			0	1,226	0	1,454		
St. Anne's Gardens	11800 Quail Roost Dr	2003	96			1	675	0	866		
Affina	15705 Southwest 127th Ave	2025	352			138	2,076	144	2,786	52	3,477
Palace Suites	11377 SW 84th St	1999	180	7	6,160	7	6,955	7	8,296		
	16930 SW 93rd Ave	1963	2			0					
	16955 SW 100th Ave	2024	10			0		1		0	
Amaretto	11847 SW 102nd St	1987	1							0	
	18145 SW 105th Ave	1948	4					0			
	18350 SW 105th Ave	1961	2			0					
	21455 SW 112th Ave	2021	48					1			
	22210 SW 116th Ave	1962	4			0					
	19810 SW 117th Ave	1971	6			1	1,447				
	21019 Sw 125th Court Rd	1991	1							0	
	25050 SW 134th Ave	2016	16								
Naranja (Sunset Pointe)	26201 SW 139th Ct	1971	116					0		1	
	7143 SW 152nd Ct	1981	1					0			
	14232 SW 155th St	1984	4	0		0				0	
	15140 SW 156th Ave	2001	6			0	1,419				
	11630 SW 178th Ter	1971	1								
	10521 SW 184th St	1961	2			0					

	10621 SW 184th St	1961	2		0		
	11910 Sw 186th St	1958	1				0
	11870 Sw 187th St	1957	1				0
	11901 SW 187th St	1958	1				
	12015 SW 187th St	1958	11				
	12140 SW 187th St	1957	1				0
	12240 SW 187th Ter	1958	1				0
	11751 SW 188th Ter	1956	1				
Cutler Meadows Apartments	11051 SW 197th St	1976	90				
Caribbean Gardens Condo Asso	11309 SW 200th St	1973					
	10990 SW 202nd Dr	1965	16				
	11900 SW 202nd St	2002	56				
	19470 Sw 212th St	2004	1			0	
	12033 SW 213th Ter	1958	2			0	
	12024 SW 220th St	1953					
	12036 SW 220th St	1957					
	11775 Sw 223rd St	1957	4		0		
	17360 SW 232nd St	1959	64				
	11501 SW 250th St	2016	12			0	
	11435-11437 Booker T Wash	1958	2		0		
	14401-14403 Booker T Wash	1958	3		0		
	14425-14427 Booker T Wash	1958	3		0		
	10190 W Guava St	1969	2				0
Baynan Tree at the Hammonds	9700-9912 Hammocks Blvd	1989	6			0	
	14500 Jefferson St	1958	6			0	
	14540 Jefferson St	1959	10			1	
Perrine Villas	10000 W Jessamine St	1983	20	0	0		
	11440 Lincoln Blvd	1958	2		0		
Old Dixie Apartments	26810 Old Dixie Hwy	2025	36			0	0
	11445 Robinson St	1958	2		0		
	11520 Robinson St	1958	6			0	
	11600 Robinson St	1958	6			0	
	11620 Robinson St	1958	6			0	