



**FINAL DRAFT
CONCEPTUAL STAGE
RELOCATION PLAN**

Project Development & Environment (PD&E) Study

**GOLDEN GLADES
INTERCHANGE**

from SR 826 / Palmetto Expressway
Eastbound to I-95 Northbound

Financial Management No.: 428358-1-22-01

Efficient Transportation Decision Making (ETDM) No.: 11300

March 2014

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Miami-Dade County, Florida

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Prepared for
Florida Department of Transportation - District Six
Miami, Florida



Prepared by:

Stantec Consulting Services, Inc.
901 Ponce de Leon Boulevard, Suite 900
Coral Gables, Florida 33134
Stantec.com

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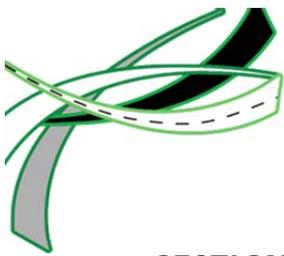
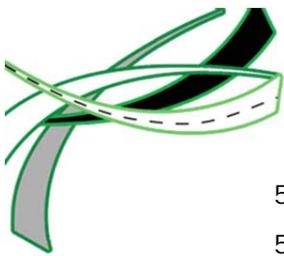


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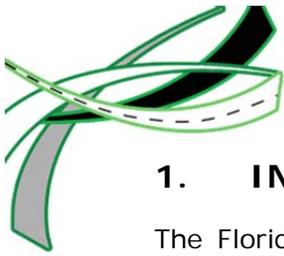
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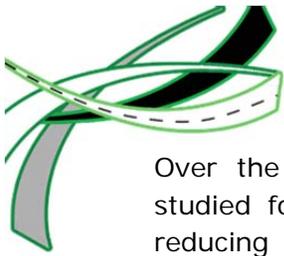
1. INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting a Project Development & Environment (PD&E) Study to provide improvements for the Golden Glades Interchange (GGI). This Conceptual Stage Relocation Plan is being conducted in accordance with Part 2, Chapter 11 "Relocation" of the FDOT PD&E Manual and in 49 CFR, Part 24.4 of the Uniform Relocation Assistance and Acquisition Act of 1970. This document provides a summary of the alternative conceptual alignments proposed for the GGI PD&E Study and the estimated number of residential and business relocations associated with the recommended interim build alternative. In addition, a discussion of the demographics of the eight US Census Bureau census tracts within the project study area is provided in an effort to determine if any minority groups are being unfairly impacted. Finally, information on the supply of comparable replacement property is included to determine whether the needs of those who will be displaced by the project can be met.

1.1 PROJECT DESCRIPTION

The Golden Glades Interchange (GGI), located in northeastern Miami-Dade County in Florida, is of regional importance providing connectivity to six major principal arterials and/or limited access expressway facilities including Interstate 95 (I-95), SR 826/Palmetto Expressway, Florida's Turnpike, SR 9, SR 7/US 441 and NW 167th Street. The project study area encompasses the GGI and portions of the major transportation corridors that converge at this interchange (see **Figure 1-1**). Given the nature of the GGI, the approximate equivalent length of the ramp and mainline components within the interchange area equate to over ten miles of roadway. The GGI also supports the I-95 Express Lanes System and the Golden Glades Multimodal Facility, which provides access to inter-county transit service including the existing GGI to Downtown Miami-Dade express bus service. The GGI has a direct impact on inter-county travel between Miami-Dade, Broward and Palm Beach Counties and is the backbone for the transportation of goods and services, as well as passenger trips in the northeast region of Miami-Dade County. This interchange is bordered by the City of Miami Gardens to the north and west, the City of North Miami Beach to the east and the Golden Glades Census Designated Place (CDP) and City of North Miami to the south. The South Florida Rail Corridor (SFRC) also traverses the interchange area.

Currently, there is no dedicated system-to-system connection from SR 826/Palmetto Expressway eastbound to I-95 northbound. The existing network connection for this system-to-system movement includes the use of surface streets with tight radii, traffic signals, and weaving segments that considerably slow down traffic through this interchange. In addition, southbound Florida's Turnpike connects to I-95 southbound via a two-lane ramp that transitions to a single lane prior to merging with the SR 826/Palmetto Expressway eastbound to southbound movement. The lane drop combined with weaving movements from SR 826/Palmetto Expressway has resulted in peak period backups that extend beyond the Florida's Turnpike Golden Glades Mainline Toll Plaza.



Over the years, this interchange and the surrounding multimodal facilities have been studied for the purpose of improving traffic operations and increasing user benefits by reducing congestion, increasing connectivity and improving travel delay caused by the circuitous routes in existence today. The FDOT District Six has also been evaluating, and in some cases implementing, modifications to existing ramp configurations to improve traffic operations within the GGI. This is evident by the improvements recently completed at the I-95 northbound ramps to Florida's Turnpike and westbound SR 826/Palmetto Expressway (FPID: 415456-4) and other planned operational and safety improvements along various interchange ramps (FPID: 425637-1 & 429134-1).

This GGI Project Development and Environment (PD&E) Study will focus on the development and evaluation of alternatives for a new system-to-system connection from SR 826/Palmetto Expressway eastbound to I-95 northbound and the feasibility of increasing the capacity of the southbound movement of the Turnpike to I-95 southbound to address traffic operations and safety issues and enhance multimodal (transit and freight) use. The study will also accommodate the connectivity of a potential express lanes system for SR 826/Palmetto Expressway and how it will connect to the existing I-95 Express Lanes system. The express lanes along SR 826/Palmetto Expressway are currently being evaluated under a separate adjacent PD&E Study (FPID: 418423-1-22-01). The PD&E concepts developed will be utilized to support the express lanes concepts being developed under the SR 826/Palmetto Expressway mainline PD&E Study, as well as to establish an Ultimate Master Plan for the interchange.

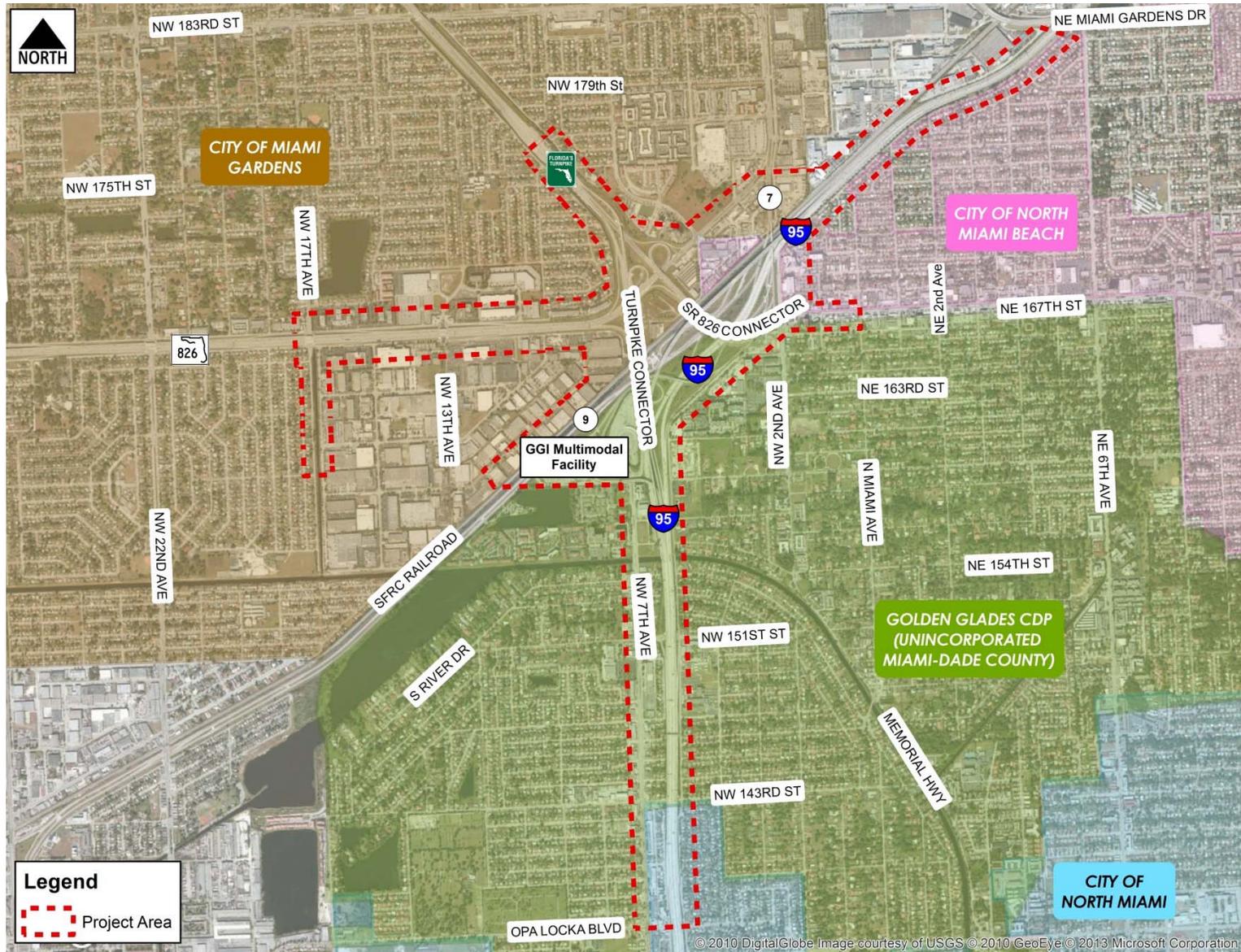
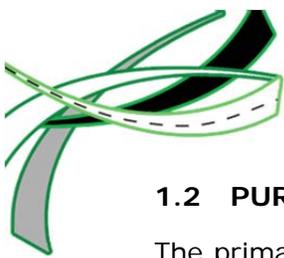


Figure 1-1 Project Location Map



1.2 PURPOSE AND OBJECTIVES

The primary purpose of this project is to provide a system-to-system connection for the SR 826/Palmetto Expressway eastbound to I-95 northbound movement and to improve the Turnpike southbound to I-95 southbound connection in order to address traffic operations and safety issues and enhance multimodal use for both transit and freight. The ultimate phase will evaluate a system-to-system connection between new express lanes on SR 826/Palmetto Expressway and the existing I-95 Express Lanes system. It also considers a direct future connection from southbound Turnpike to the southbound I-95 Express Lanes. The feasibility of express lanes along SR 826/Palmetto Expressway is currently being evaluated under a separate adjacent PD&E Study (FPID: 418423-1-22-01, ETDM #11241). In addition, interim operational improvements will also be identified within the GGI to be developed as integral components of an Ultimate Master Plan to be established for this interchange. The overall objectives of this PD&E Study include the following elements:

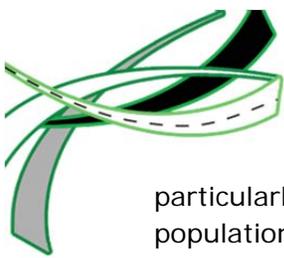
- Improve critical access to the Strategic Intermodal Systems (SIS) Facilities, Freight Activity Centers, Local and Regional Businesses / Hubs of Economic Importance
- Enhance safety, mobility and circulation
- Incorporate express lanes, bus rapid transit and multimodal options
- Address Transportation Systems Management and Operation concerns
- Address operational and physical deficiencies of the interchange
- Establish an Ultimate Master Plan
- Incorporate anticipated improvements into the Local Comprehensive Plan
- Maximize operational benefits with limited funds through a Master Plan
- Develop an implementation program
- Obtain Location Design Concept Acceptance (LDCA) from FHWA for the Interim Improvements

1.3 NEED FOR THE PROJECT

1.3.1 Transportation Demand

The GGI connects major freeways and arterials including I-95, SR 826/Palmetto Expressway, Turnpike, SR 9, SR 7/US 441 and NW 167th Street. It carries over 400,000 vehicles per day and has a direct impact on inter-county travel between Miami-Dade, Broward and Palm Beach Counties. It is the backbone for the transportation of goods and services, as well as passenger trips in the northeastern region of Miami-Dade County. The GGI also supports the I-95 Express Lanes system and the Golden Glades Multimodal Facility, which provides access to inter-county transit service including the existing GGI to Downtown Miami-Dade express bus service.

In the last five decades, Miami-Dade and Broward counties have experienced significant population growth from 935,047 persons and 333,946 persons in 1960 to 2,496,435 persons and 1,748,066 persons in 2010, respectively. This represents an average annual growth rate of 1.98% for Miami Dade County and 3.37% for Broward County. The rapid population growth has resulted in a significant increase in surface transportation demand,

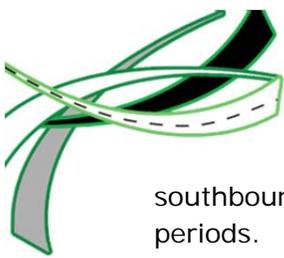


particularly along the major freeways and arterials linking the three counties. The population of Miami-Dade County is projected to increase by approximately 18% from 2010 to 2035 while that of Broward County is projected to increase by 11% within the same period (Source: Bureau of Economic and Business Research). As the population in these counties increase over time, transportation demand will continue to grow thereby increasing the amount of vehicular traffic using the interchange for both local and regional trips.

1.3.2 Capacity

The GGI influence area is located within the City of Miami Gardens Transportation Concurrency Management Areas (TCMA) as well as the Transportation Concurrency Exemption Area / Urban Infill Area (TCEA/UIA) established by the City of North Miami Beach. These transportation concurrency areas influence the Level of Service (LOS) requirements and standards adopted for the roadway links within the GGI influence area. Based on field observations as well as results from the previous planning study prepared by the District Six Planning Department, the existing roadway capacity within the interchange study area is deficient at several locations along SR 826/Palmetto Expressway eastbound, Florida's Turnpike southbound, SR 7/US 441, SR 9 and I-95 at merge, diverge, weave and/or intersection locations within the interchange area. Queues at these deficient locations extend upstream, creating additional mobility issues at nodes that would otherwise operate at acceptable levels of service. The SR 826/Palmetto Expressway eastbound to I-95 northbound and the Turnpike southbound to I-95 southbound movements are the two most critical links that are currently experiencing heavy congestion during the peak hours with insufficient link capacity. Currently, there is no dedicated system-to-system connection from SR 826/Palmetto Expressway eastbound to I-95 northbound. The existing network connection for this system-to-system movement includes the use of surface streets with tight radii, traffic signals, and weaving segments that considerably slow down traffic through this system interchange. In addition, the Turnpike's ramp to I-95 southbound is currently two lanes that transitions to a single lane prior to the merge with SR 826/Palmetto Expressway eastbound to I-95 southbound movement. The lane drop combined with weaving movements from SR 826/Palmetto Expressway has resulted in peak period backups that extend beyond the Florida's Turnpike Golden Glades Mainline Toll Plaza. The congestion has also contributed to a significant number of crashes in the southbound direction in the vicinity of the toll plaza.

Over the years, this interchange and the surrounding multimodal facilities have been studied for the purpose of improving traffic operations and increasing user benefits by reducing congestion, increasing connectivity and improving travel delay caused by the circuitous routes in existence today. FDOT District Six has also been evaluating, and in some cases implementing, modifications to existing ramp configurations to improve traffic operations within the GGI. Recent improvements include the auxiliary lane addition for I-95 northbound connector to Florida's Turnpike and westbound SR 826/Palmetto Expressway (FPID: 415456-4) and other planned operational and safety improvements along various interchange ramps (FPID: 425637-1 & 429134-1). However, these projects have not alleviated the chronic congestion on the SR 826/Palmetto Expressway eastbound to I-95



southbound and the Turnpike southbound to I-95 southbound movements during the peak periods.

The proposed improvements at the GGI will provide additional capacity to accommodate the anticipated transportation demand, improve connectivity for traffic destined to northbound and southbound I-95 from SR 826/Palmetto Expressway and Turnpike respectively and ultimately improve safety, circulation and mobility for both commuter and multimodal (transit and freight) travel within both local and regional transportation networks.

1.3.3 Plan Consistency

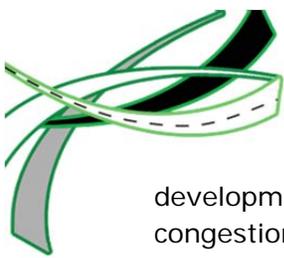
The SR 826/Palmetto Expressway eastbound to I-95 northbound ramp connection is identified in the Miami-Dade County Metropolitan Planning Organization (MPO) 2035 LRTP Cost Feasible Plan (CFP) with funding for the planning, design and construction phases. It is also identified in the Miami-Dade County 2014 Transportation Improvement Program (TIP) (FPID: 428358-1) with funding for the design phase in 2014 and the construction phase in 2017. The proposed improvement along the Turnpike Connector to I-95 southbound is also identified in the Miami-Dade County MPO 2035 LRTP CFP Amendment, the Miami-Dade County 2014 TIP (FPID: 423373-2) with funding for the design phase in 2015 and the construction phase in 2017. The right of way phase is partially funded for 2015 and 2016.

The project is consistent with the Miami-Dade County Comprehensive Development Master plan (CDMP) as amended and the 2009 update of the MPO-approved Congestion Management System, which is federally required as an integral part of the metropolitan planning process in Transportation Management Areas under the Safe, Accountable, Flexible, Efficient, Transportation Equity Act-A Legacy for Users (SAFETEA-LU). Additionally, the project is included in the FDOT 2035 SIS CFP, as well as the 2013 State Transportation Improvement Program (STIP) with funding for the design and construction phases. FDOT will coordinate with Miami-Dade County during the next update of the LRTP to include the Turnpike Connector improvements.

1.3.4 Social Demands and Economic Development

Evacuation and Emergency Response: The GGI serves as a critical transportation hub for the evacuation network established by the Florida Division of Emergency Management for Miami-Dade County. It plays an important role in facilitating traffic movement during emergency evacuation periods between three freeways (I-95, SR 826/Palmetto Expressway, and Florida's Turnpike) and two major principal arterials (SR 9 and SR 7/US-441), all of which are designated evacuation routes for Miami-Dade County residents. In addition, the GGI provides access to the emergency entrance for the Jackson North Medical Center.

Economic Development: The GGI is a regional transportation hub linking residents and businesses of Miami-Dade and Broward Counties, with many residents commuting between these two counties for work. According to the 2000 Census, approximately 6.5% of Miami-Dade residents commute to Broward County, while 15.5% of Broward County residents and 1% of Palm Beach County residents commute to Miami-Dade County. The proposed improvements will enhance mobility within the GGI and promote economic growth and



development within the three counties, as well as the South Florida region by reducing congestion and enhancing the movement of goods and services.

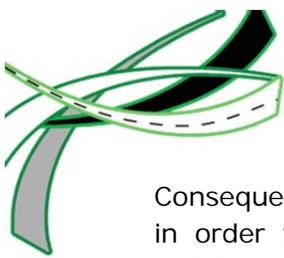
The City of Miami Gardens has identified planned developments including two residential developments (Legacy Pointe-Sola Bella and Lakeside Point Townhomes) adjacent to the interchange area. In addition, a 40 acre world-class water park is proposed to be developed adjacent to the Sun Life Stadium with direct access to the Florida Turnpike. These future potential residential and commercial developments will increase the traffic demand through this interchange and exacerbate the current congestion problem. The proposed improvements within the GGI will improve mobility and support the economic development of the area, as well as stimulate major construction activities that will contribute to economic growth within the South Florida Region.

1.3.5 System Linkage

The GGI is a vital transportation hub within southeast Florida, providing an inter-regional connection for Miami-Dade and Broward Counties. It serves as a confluence point for five major regional transportation corridors SR 826/Palmetto Expressway, I-95, Florida's Turnpike, SR 7/US 441 and SR 9. SR 826/Palmetto Expressway is one of the principal north-south corridors across the heart of Miami-Dade County which feeds traffic to Florida's Turnpike and I-95 via the GGI. The I-95 corridor carries local residents and serves millions of regional travelers along the eastern seaboard from Maine to Miami. The Florida's Turnpike mainline begins at the GGI and extends northwest linking Miami to Orlando. The two major arterials, SR 9 and SR 7/US 441, also funnel tens of thousands of commuters daily from neighboring residential and commercial areas into the GGI to connect to the expressways. These regional transportation corridors constitute major elements of the surface transportation system in Southeast Florida and facilitate the movement of goods and people between airports, seaports, and major employment centers, residential and recreational areas.

The GGI also provides connections to several SIS highways and hubs. Established by the Florida Legislature in 2003, the SIS is a network of high-priority transportation facilities that are the workhorses of Florida's air, water and ground transportation system. SR 826/Palmetto Expressway, I-95 and Florida's Turnpike are designated as SIS highways. The GGI Park-n-Ride facility located within the interchange area is a SIS intermodal facility which provides connections to South Florida Regional Transportation Authority (SFRTA) commuter trains; Miami-Dade Transit (MDT) express and local buses, Broward County Transit (BCT) express and local buses, Greyhound intercity buses and carpool commuters. In addition, the interchange facilitates connections to the Miami International Airport and the Fort Lauderdale-Hollywood International Airport, both designated SIS commercial service airport hubs, via I-95.

The GGI is also the current end terminus of the I-95 Express lanes in Miami-Dade County and will serve as a begin terminus for the proposed I-95 Express lanes in Broward County. The interchange will also facilitate connection between the potential express lanes along SR 826/Palmetto Expressway and the I-95 Express lanes along I-95.



Consequently, the proposed capacity and mobility improvements within the GGI are critical in order to improve access to these major transportation facilities, as well as enhance mobility within the South Florida Region.

1.3.6 Traffic Safety

A review of crash data for the 2006 to 2010 period indicates that 3,238 crashes occurred along the roadway segments within the study area. A total of 1,496 injury and 18 fatal crashes occurred during the five-year analysis period with 19 fatalities; ten of these fatal crashes were located along the existing SR 826/Palmetto Expressway eastbound mainline and ramp to I-95 northbound and southbound. In addition, four freeway segments, three arterial segments and four signalized intersections are identified in the FDOT's list of High Crash Locations (HCL).

The predominant crashes are rear-end and sideswipe collisions which account for 44% and 18% respectively of the total crashes. Crashes of this type are typically attributed to the congested conditions along the interchange ramps and terminals during the peak periods. In addition, merging and weaving maneuvers between ramps due to the relatively short weaving distance between connecting ramps appear to be contributory causes for the frequent angle and sideswipe crashes.

In general, the proposed direct connection flyover ramp from SR 826/Palmetto Expressway eastbound to I-95 northbound as well as the widening of the Turnpike Connector southbound lanes will alleviate traffic congestion and improve mobility for these critical movements. This will potentially mitigate the crash rate and enhance overall public safety within the interchange.

1.3.7 Roadway Deficiencies

The GGI was originally constructed in 1964 consistent with the 1954 American Association of State Highway and Transportation Officials (AASHTO) publication "A Policy on Geometric Design for Rural Highways" (also known as the Blue Book) that was in place when the facility was designed in the early 1960s. In almost five decades of its existence, the only major geometric changes that have occurred are the construction of the flyover ramps to the Golden Glades Park-n-Ride Facility in the 1970s and the construction of the elevated HOV lanes in 1995. As such, several geometric elements such as vertical clearance, sight distance, curve length, superelevation and shoulder widths, do not meet the current FDOT design standards or AASHTO requirements. The proposed project would evaluate these deficiencies and provide recommendations for roadway improvements that satisfy the current design standards and enhance safety within the project area.

1.3.8 Modal Interrelationships

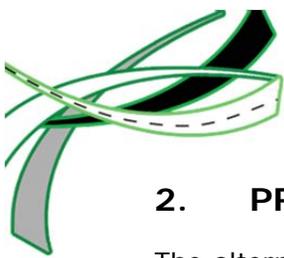
The GGI encompasses the Golden Glades Intermodal Center located in the southwest quadrant, which consists of a Park-n-Ride Lot, an adjacent vacant parcel east of the Park-n-Ride Lot, and the connecting roadways and ramps. The Park-n-Ride Lot currently accommodates the following transportation modes: SFRTA commuter trains, MDT express



and local buses, BCT express and local buses, Greyhound intercity buses, and carpool commuters. The FDOT plans to redevelop the existing Golden Glades Park-n-Ride Lot into a Multimodal Facility with improved access. The proposed improvements will facilitate this goal by removing the SR 826/Palmetto Expressway eastbound to I-95 northbound traffic from SR 7/US 441. This will provide additional capacity for the multimodal traffic along SR 7/US 441, thereby improving access and mobility to the multimodal facility.

The Miami-Fort Lauderdale region is creating a 21-mile express-lane facility on I-95, between I-395 and I-595, with a long-term goal of providing a network of express lanes throughout the region. On-going studies are also considering extending the express lanes further north to the Martin County Line. The GGI will serve as one of the main access points for ingress and egress to the existing I-95 Express lanes in Miami Dade County, the proposed I-95 Express lanes in Broward County and the future potential express lanes along SR 826/Palmetto Expressway currently under evaluation. The express lane network will also serve as the back-bone of a proposed bus rapid transit (BRT) system with express feeder bus services running north-south along SR 7/US 441 and SR 817 (University Drive), and east-west along SR 820 (Hollywood/Pines Boulevard). Therefore, the proposed improvements will benefit multimodal uses and congestion management throughout the South Florida region.

The Miami-Dade Parks and Open Space Master Plan and North-Dade Greenways Master Plan identify the opportunity to develop the Gold Coast Trail. This trail consists of a 20 mile path occupying the easement of the SFRC. It provides an opportunity to create a multimodal access point at the GGI Park-n-Ride facility. The proposed interchange improvements will provide a clear envelope when placing bridge piers in order to accommodate the future planned trail.



2. PROJECT ALTERNATIVES

The alternatives considered as part of the Golden Glades Interchange PD&E Study include a No Build Alternative, Transportation System Management (TSM) Alternative and three Interim Build Alternatives. The Alternatives are described as follows:

2.1 No Build Alternative

The No Build Alternative assumes no proposed improvements and serves as a baseline for comparison against the other alternatives. It will however, include on-going construction projects and all funded or programmed improvements scheduled to be opened to traffic in the analysis years being considered. These improvements must be part of the Department's adopted Five-Year Work Program, Miami-Dade County Metropolitan Planning Organization (MPO) cost feasible Long Range Transportation Plan (LRTP), transportation elements of Local Government Comprehensive Plans (LGCP), or developer-funded transportation improvements specified in approved development orders.

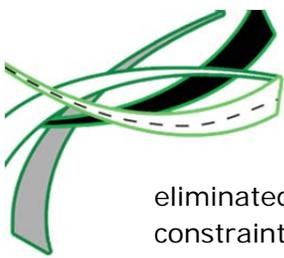
2.2 Transportation System Management (TSM) Alternative

The TSM alternative considers minor improvements to enhance operations and safety without the addition of through lanes. TSM includes low-cost improvements such as adding auxiliary lanes along freeways, adding turn lanes at intersections, adjusting signal phasing and timings, and considering opportunities to enhance alternative travel modes and implement intelligent transportation systems (ITS). Another TSM improvement that will be considered is the widening of the southbound Turnpike Connector between SR 826/Palmetto Expressway and the off-ramp to SR 7/US 441 to provide an additional lane for Turnpike southbound to I-95 southbound movement.

2.3 Interim Build Alternatives

Four preliminary interim build alternatives (1A, 1B, 2A and 2B) were evaluated during the initial phase of the PD&E study and presented at the initial Alternatives Public Workshop held on May 3, 2012. These initial interim build alternatives were based on the concept developed for this interchange under the planning phase of this project which provided a two-lane off-ramp from SR 826 eastbound to I-95 northbound and southbound and maintained the NW 12th Avenue on-ramp. However, with the potential incorporation of express lanes along SR 826/Palmetto Expressway, the ultimate build alternative eliminated the NW 12th Avenue on-ramp. Consideration for alternative access was provided through the incorporation of a Texas U-Turn at NW 17th Avenue interchange due to the right of way constraints.

Based on the traffic forecast analysis perform for this study, the initial interim build alternatives were refined into three interim build alternatives (3A, 3B, and 3C) and presented at the Alternatives Public Workshop Update held on August 23, 2012. The refined alternatives provided a three-lane off-ramp from SR 826 eastbound to I-95 northbound and southbound in order to accommodate the projected traffic volume in 2030 (mid-design year) as well as 2040 (design year). Consequently, the NW 12th Avenue on-ramp was now



eliminated as part of the refined interim build alternatives due to the right of way constraints as well as the adverse operational and safety impacts.

As part of the of the public involvement process, several meetings and discussions were held with the residents and businesses who may be potentially impacted by the closure of the NW 12th Avenue on-ramp. Both the business owners and residents recommended the study team to evaluate additional alternatives to maintain the on-ramp since its closure could inconvenience their operations and travel patterns. As such, an additional improvement alternative (Interim Build Alternative 4) was developed to maintain the NW 12th Avenue on-ramp as well as provide a three-lane off-ramp from SR 826/Palmetto Expressway eastbound to I-95 northbound and southbound. The interim Build Alternatives are described below:

2.3.1 Interim Build Alternative 3A

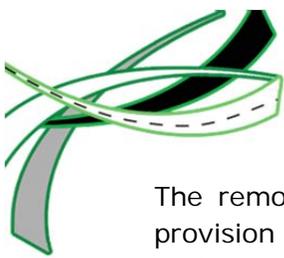
Interim Build Alternative 3A provides a three lane off-ramp for SR 826/Palmetto Expressway eastbound to I-95 northbound and southbound. The new flyover ramp begins from the SR 826/Palmetto Expressway eastbound to I-95 southbound ramp and continues over the Turnpike Connector and underneath the I-95 Express Flyover Ramps. It then goes over I-95 and merges with the existing SR 7/US 441 northbound to I-95 northbound ramp before joining I-95 using the existing on-ramp alignment. The Turnpike Connector southbound lanes will be reconstructed to shift the alignment to the west in order to accommodate a future direct express lane connection from the Turnpike southbound to the 95 Express southbound lanes.

The proposed three-lane off-ramp for SR 826/Palmetto Expressway eastbound to I-95 northbound and southbound movements removes the NW 12th Avenue eastbound on-ramp to SR 826 eastbound and provides a connection from NW 165th Street to NW 17th Avenue across the NW 17th Avenue Canal. It requires widening of NW 17th Avenue from two to four lanes between NW 165th Street and SR 826/Palmetto Expressway. The existing unsignalized single left turn lane from SR 826/eastbound to Florida's Turnpike northbound will also be upgraded to a signalized intersection with double left turn lanes. **Figure 2-1** illustrates the conceptual layout for Interim Build Alternative 3A.

2.3.2 Interim Build Alternative 3B

This build alternative also involves the construction of a three lane off-ramp for SR 826/Palmetto Expressway eastbound to I-95 northbound and southbound movements and the provision of a direct connection flyover from SR 826/Palmetto Expressway eastbound to I-95 northbound similar to Interim Build Alternative 3A. The main differences are the improvements to the Turnpike Connector southbound and I-95 southbound movements.

Under this alternative, the southbound Turnpike connector lanes will be reconstructed to shift the alignment to the west in order to accommodate a future direct express lane connection from Florida's Turnpike southbound to the 95 Express southbound express lanes. The Turnpike Connector southbound off-ramp to SR 7/US 441 is relocated approximately 1,150-ft south along SR 7/US 441 to Biscayne River Drive. The Turnpike connector then merges with the I-95 southbound mainline lanes further south just after the Biscayne Canal bridge. The I-95 southbound mainline lanes will also be reconstructed and realigned.



The removal of the NW 12th Avenue eastbound on-ramp to SR 826 eastbound and the provision of new a connection from NW 165th Street to NW 17th Avenue across the NW 17th Avenue canal as well as the widening of NW 17th Avenue from two to four lanes between NW 165th Street and SR 829/Palmetto Expressway and provision of a new signalized intersection with double left turn lanes for SR 826/Palmetto Expressway eastbound to Turnpike northbound is similar to that of Interim Build Alternative 3A. **Figure 2-2** illustrates the conceptual layout for Interim Build Alternative 3B.

2.3.3 Interim Build Alternative 3C

The proposed improvements along SR 826/Palmetto Expressway and the Turnpike Connector under Interim Build Alternative 3C are similar to Interim Build Alternative 3B. The main difference is the provision of a third-level single-lane flyover ramp from Turnpike southbound to the I-95 express southbound lanes. The single-lane flyover merges with the existing single-lane I-95 express flyover south of the Biscayne Canal bridge to provide two express lanes south of the merge location. The improvements along the Turnpike Connector and I-95 southbound express lanes together with the direct connection flyover ramps from Florida's Turnpike to I-95 southbound express lanes represent the ultimate configuration necessary to accommodate the design year travel demand. **Figure 2-3** illustrates the conceptual layout for Interim Build Alternative 3C.

2.3.4 Interim Build Alternative 4

Interim Build Alternative 4 provides a three lane off-ramp for SR 826/Palmetto Expressway eastbound to I-95 northbound and southbound and also maintains the NW 12th Avenue on-ramp. In order to eliminate the current weaving issue along the SR 826 mainline, the NW 12th Avenue on-ramp will not connect directly to SR 826 mainline. Instead, it will be relocated and connected to the three lane off-ramp to I-95 northbound and southbound as a barrier separated auxiliary lane. An auxiliary lane will also be added to the Turnpike Connector southbound lanes to increase the weaving distance, and the off-ramp to SR 7/US 441 will be relocated approximately 1,150-ft south along SR 7/US 441 to the Biscayne River Drive intersection. An additional northbound left turn lane is also provided at the NW 2nd Avenue and NW 167th Street intersection to improve operations.

The provision of the NW 12th Avenue on-ramp will require the removal of the eastbound frontage road east of NW 10th Avenue. The warehouse property on the southwest quadrant of the interchange within the Sunshine Industrial Park will be acquired due to the removal of the only access road for this property. No improvements along NW 17th Avenue; however, Texas U-Turns (matching the existing bridge vertical clearances) will be provided underneath the SR 826/Palmetto Expressway mainline bridges over NW 17th Avenue and NW 12th Avenue to enhance access and mobility for the adjacent residents and the Sunshine Industrial Park. The provision of a direct connection flyover from SR 826/Palmetto Expressway eastbound to I-95 northbound and a new signalized intersection with double left turn lanes for SR 826/Palmetto Expressway eastbound to Turnpike northbound is similar to that of Interim Build Alternative 3A. **Figure 2-4** illustrates the conceptual layout for Interim Build Alternative 4.

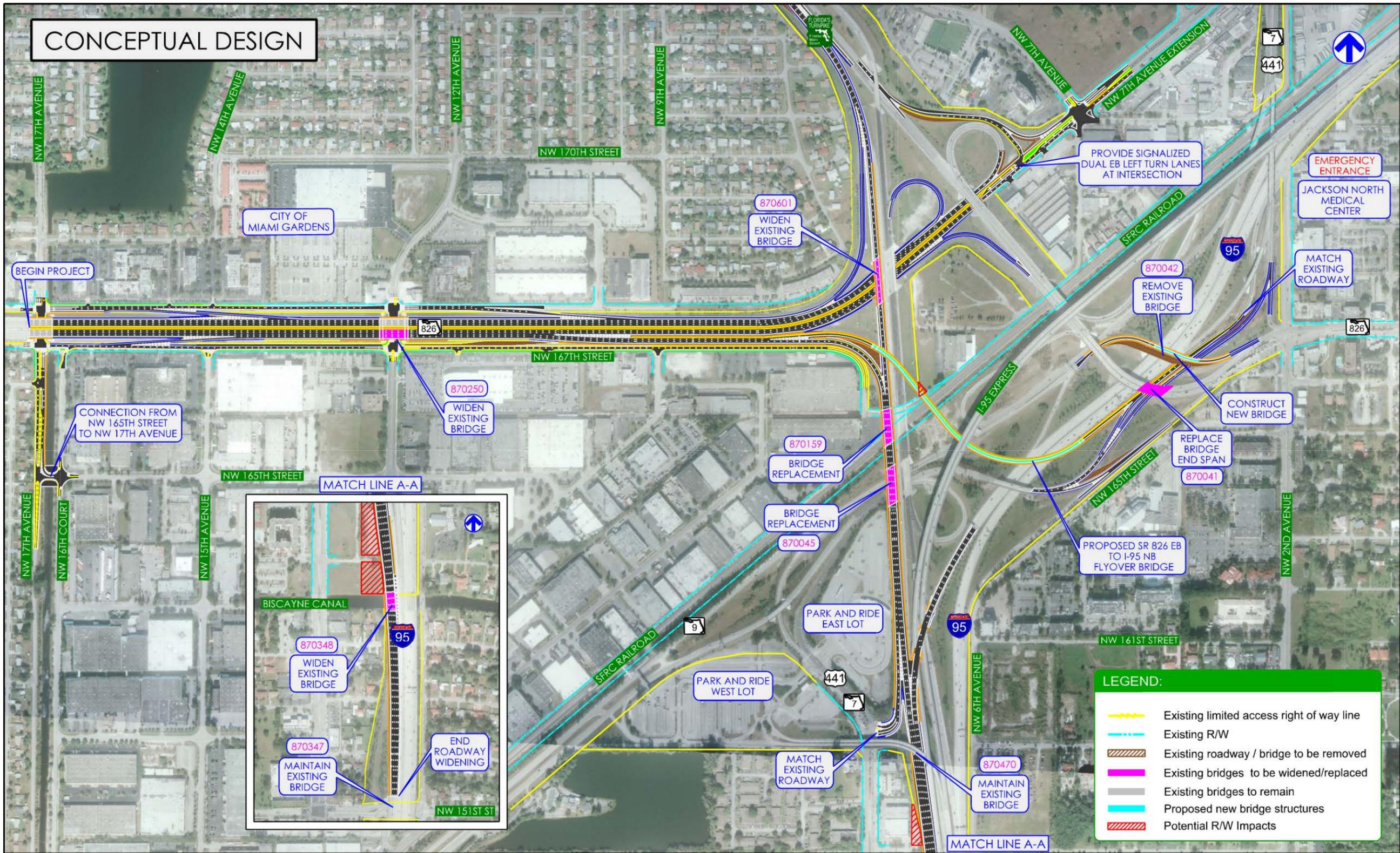
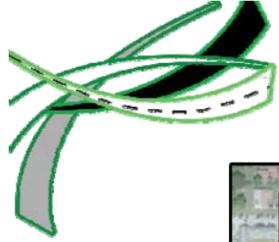


Figure 2-1 Conceptual Layout - Interim Build Alternative 3A

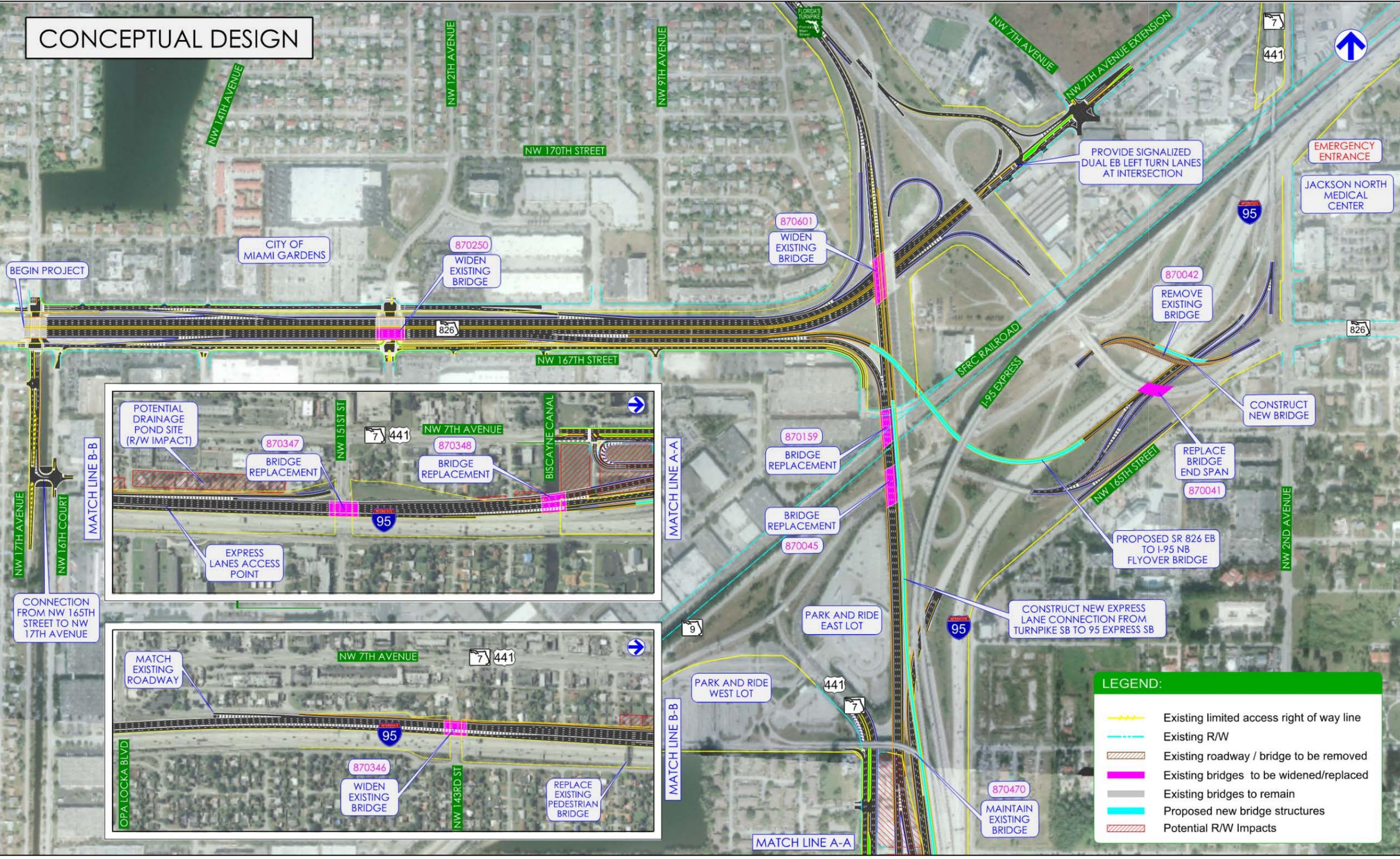
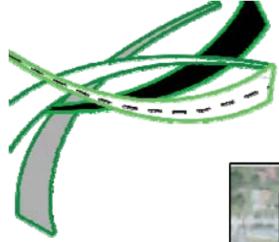
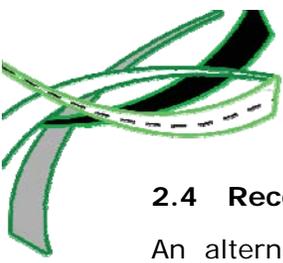


Figure 2-3 Conceptual Layout - Interim Build Alternative 3C



2.4 Recommended Interim Build Alternative

An alternatives analysis was performed as part of this study and documented in the Preliminary Engineering Report (PER). Based on the evaluation and analysis of several key evaluation parameters including horizontal and vertical alignment, right of way impacts, construction cost, potential utility impacts, bridge analysis, traffic operations and safety, maintenance of traffic, environmental impacts and transit considerations, in addition to extensive public meetings with residents and businesses as well as discussions with both FDOT and FTE management, Interim Build Alternative 4 was selected as the recommended alternative for the GGI interim project.

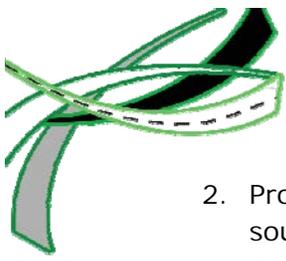
The proposed widening of the SR 826/Palmetto Expressway mainline together with the construction of a three lane off-ramp for SR 826/Palmetto Expressway eastbound to I-95 northbound and southbound and the relocation of the NW 12th Avenue on-ramp will result in the existing 18-inch gas main being further buried behind proposed retaining walls and in several cases fall beneath the mainline expressway travel lanes. These conditions will restricts access to the gas main under emergency situations. As such, relocation of the existing 18-inch gas main along the south side of SR 826/palmetto Expressway to a more accessible location will be required. As part of this PD&E Study, several potential routes were identified and evaluated for the relocation of the existing 18-inch gas main (Refer to the **Florida Gas Transmission Utility Relocation Assessment Memorandum**).

Three alternate routes: Routes 1, 4 and 5 were recommended for further evaluation during the final design phase of this project. No business relocations are anticipated as a result of the relocation of the gas main. However, Alternate Route 1 will require a 35-ft easement along the existing landscape buffer/easement adjacent to eastbound NW 167th Street/frontage road for the installation of the new gas line. Several commercial properties have parking facilities or drainage swales in this space. The FDOT will coordinate with Florida Gas Transmission (FGT) to address the final disposition of the 18-inch gas main as well as prepare the necessary engineering and environmental documentation for approval, construction and operation of the new 18-inch gas line.

2.5 Ultimate Build Alternative

The Ultimate Build Alternative represents the master plan to improve operations, safety and mobility within the Golden Glades Interchange and provide an improved connection between the new express lanes on SR 826/Palmetto Expressway and the I-95 express lanes system. The feasibility of express lanes along SR 826/Palmetto Expressway are currently being evaluated under a separate adjacent PD&E Study (FPID: 418423-1, ETDM #11241). The following improvements and included in the Ultimate Build Alternative (See **Figure 2-5**) in addition to the improvements already identified in the recommended interim build alternative:

1. Express lanes connections between SR 826/Palmetto Expressway and I-95 to and from the north only with modifications to SR 826/Palmetto Expressway mainline between GGI and NW 17th Avenue to accommodate the proposed geometry



2. Provide direct express lane connections between Florida's Turnpike and 95 Express southbound express lanes and reconstruction of I-95 southbound to accommodate new ramp
3. Provide a new ramp for the SR 9/SR 7/US 441 northbound to I-95 northbound movement that merges with the SR 826/Palmetto Expressway eastbound to I-95 northbound flyover ramp before joining I-95 as a two lane on-ramp
4. Provide an auxiliary lane along I-95 northbound between Golden Glades Interchange and Miami Gardens Drive to increase capacity along mainline
5. Widen the existing I-95 express flyover ramps from one to two lanes in each direction north of the merge/diverge locations with the new SR 826/Palmetto Expressway express lanes flyover ramps
6. Widening of SR 826 connector to NW 167th Street to accommodate two lanes from SR 826/ Palmetto Expressway eastbound to NW 167th Street eastbound
7. Combination and realignment of the I-95 northbound to SR 7/US 441 northbound and NW 167th Street eastbound exit ramps

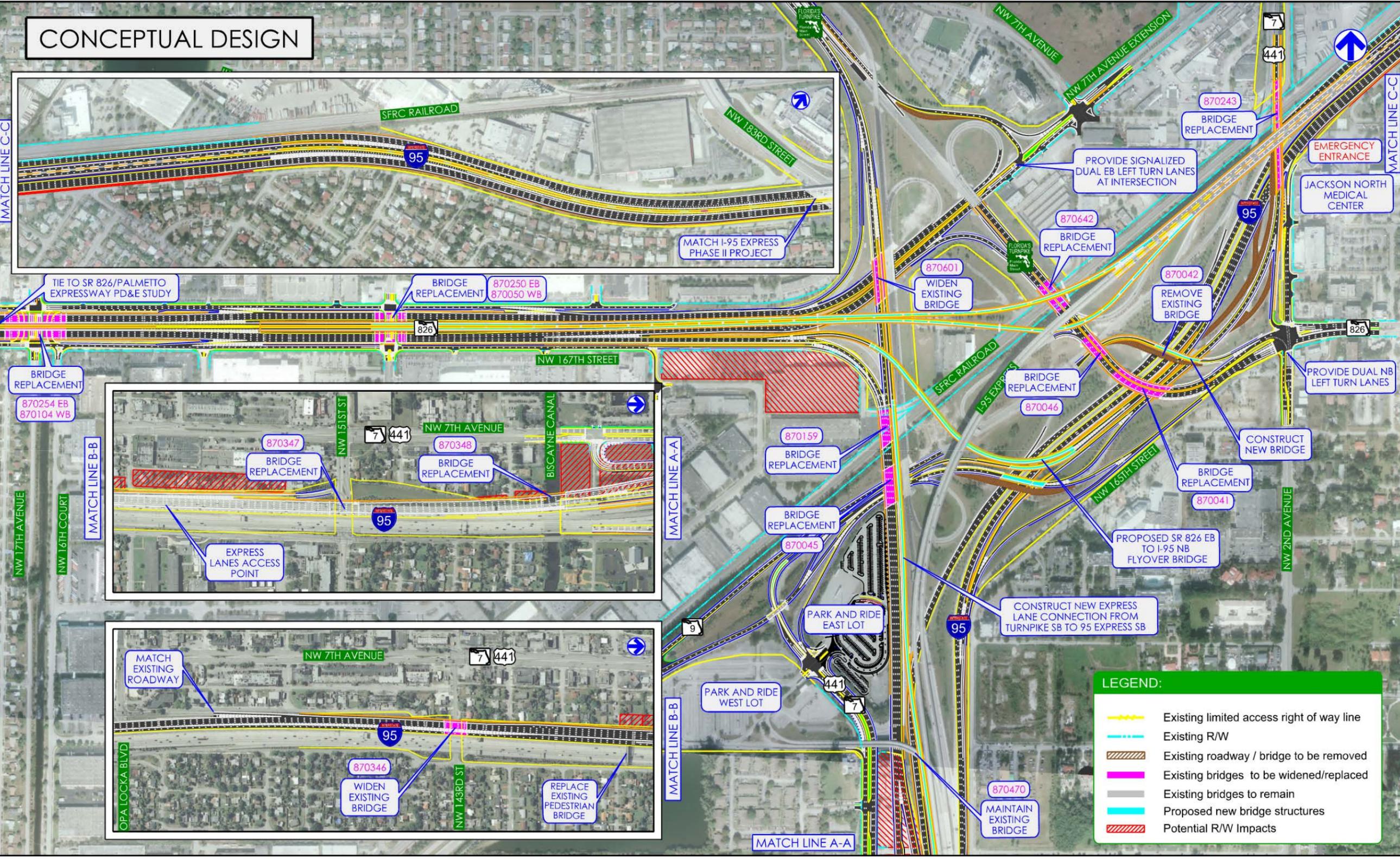
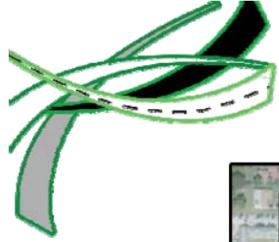
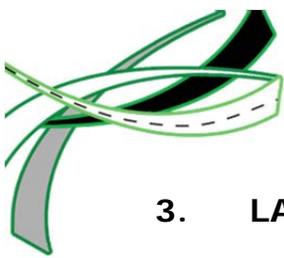


Figure 2-5 Conceptual Plan- Ultimate Build Alternative



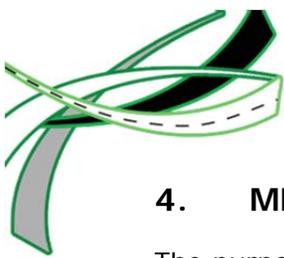
3. LAND USE DESIGNATION

The project study area traverses a region of diverse land use designations such as low and medium-high density residential communities, business, industrial, office, institution and transportation land uses (see **Figure 3-1**). Along the SR 826/ Palmetto Expressway, corridor, the primary land uses are business and office to the north and industrial and office to the south. As SR 826/Palmetto Expressway converges with I-95 heading north, the land uses to the northwest are industrial and office and to the southeast are low density residential with pockets of medium density residential, transportation, business and office, and institution, utilities, and communication facilities.



Figure 3-1 Land Use Designation

A single, comprehensive future land use map for the study area is not available from Miami Dade County due to the presence of cities and municipalities which govern their own land use designations. Individual future land use maps were obtained from the City of Miami Gardens, North Miami Beach, North Miami and Miami Dade County. These future land use maps were evaluated and they indicate that the existing commercial, industrial, office and single-family residential will retain their same land use designations.



4. METHODOLOGY AND DATA SOURCES

The purpose of the Conceptual State Relocation Plan is to identify community characteristics and analyze the impact of the project on the community, and to identify residences and businesses impacted by the project and any special relocation needs. Community characteristics are determined by analyzing and comparing the demographics of the State, County, and the study area. The methodology utilized in preparing this study includes analysis of the proposed improvements under the recommended interim build alternative and a brief summary of relocation activity as it relates to the individual parcels located within the project study area.

The neighborhood study area for the Conceptual State Relocation Plan is located in northern Miami-Dade County that includes the City of Miami Gardens to the north and west, the City of North Miami Beach to the east, the Golden Glades Census Designated Place (CDP) and the City of North Miami to the south. There are eight census tracts 2.04, 3.01, 3.02, 3.07, 4.13, 4.14, 95.01 and 95.04 within the project study area for the GGI interim project (See **Figure 4-1**).

Information from these eight census tracts were obtained from the 2010 US Census and the 2007-2011 American Community Survey 5-year estimates and used for developing the Conceptual Stage Relocation Plan. The American Community Survey provides detailed social, economic, demographic, and housing data for areas as small as census tracts. Where detailed estimates for the census tracts are not available, the data for the Zip Code 33169 which covers the entire project study area for the interim project or the entire Miami Dade County was used.

Information was collected from Project Development & Environment (PD&E) study reports, project maps and field visits. Aerial photographs and maps showing estimated right-of-way limits for the project were used to identify properties that would be acquired or directly impacted by the proposed project. Information on impacted parcels was then obtained from the Miami-Dade County Property Appraiser's database and an analysis of the projects impact on each was conducted.

Research into available resources was conducted using standard real estate listing databases for the commercial and industrial properties affected by the proposed improvements. No residential relocations are anticipated as part of the GGI interim project. Data was also gathered on and near the project site from properties posted for sale, through review of local on-line postings and printed publications. Those resources indicate that there is currently a surplus of available commercial and industrial properties for sale or lease within the immediate and surrounding project areas. All of this data was collected as of March 20, 2013.

The information will continue to be monitored and subsequently updated during the completion of the Needs Assessment Survey. More specific business needs will be identified at the time the property is acquired and relocation advisory services and benefits will be based upon the provisions in State and Federal laws.

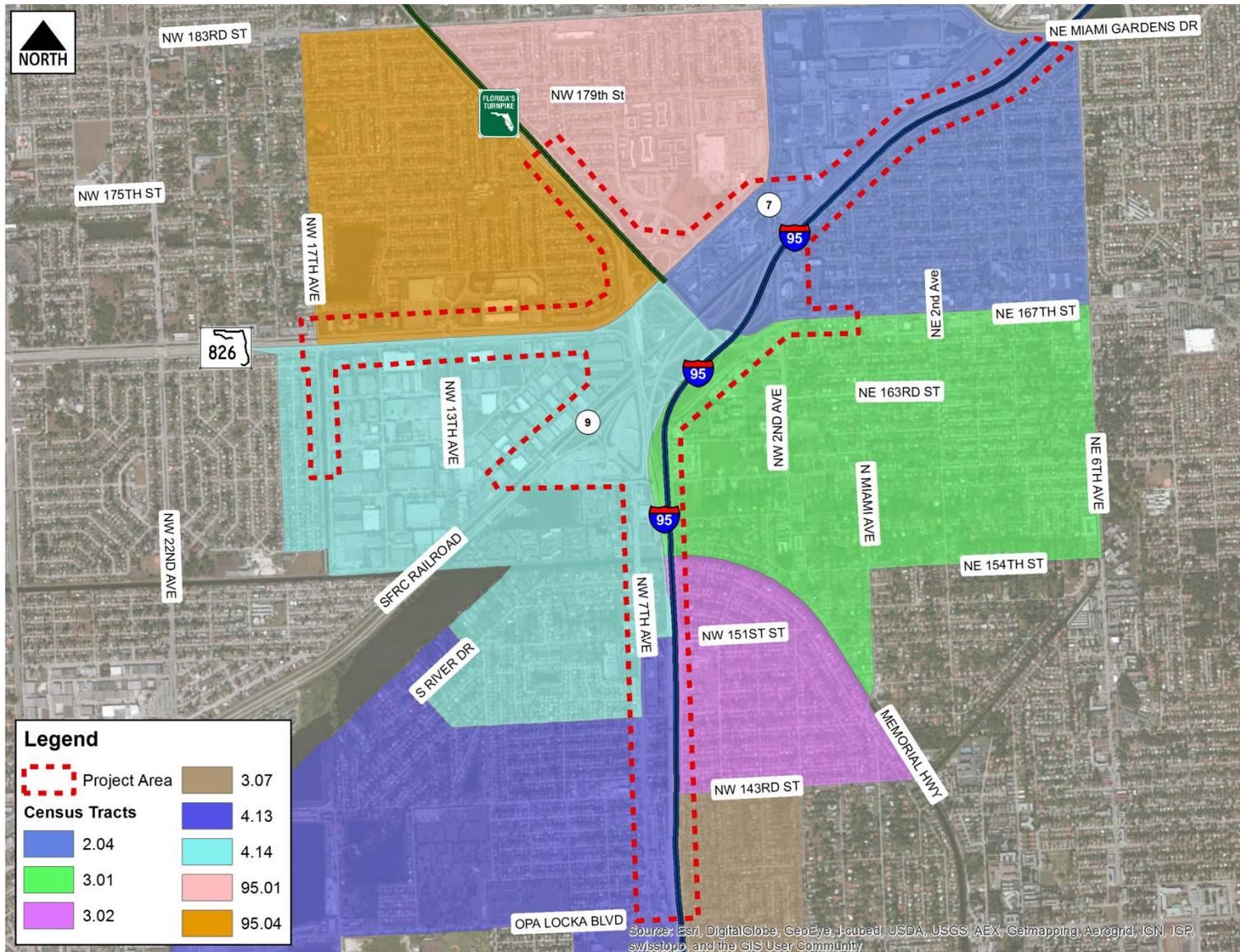
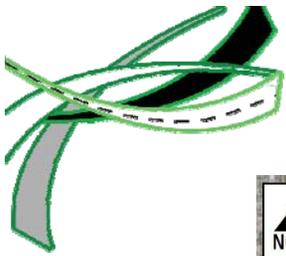
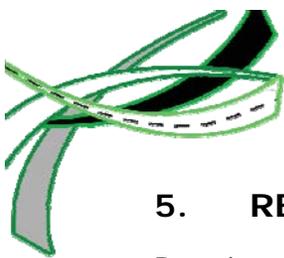


Figure 4-1 2010 Census Tracts



5. RELOCATION IMPACTS

Based on the preliminary design, additional right of way will be required to implement the proposed improvements under the recommended build alternative. A total of 24 parcels will be impacted to address the interim improvements. The right of way acquisition will include full acquisition of 8 commercial parcels and 9 vacant parcels west of I-95 between the Park and Ride and the Biscayne Canal to accommodate the proposed widening of the I-95 southbound lanes and the relocation of the SR 7/Us 441 off ramp. Full acquisition of 2 commercial parcels and 2 vacant parcels within the Sunshine Industrial Park located south of SR 826 will be required to accommodate the NW 12th Avenue eastbound on-ramp. Approximately 58-ft right of way along the park and ride east lot will also be acquired to accommodate the reconstruction of the Turnpike Connector southbound lanes. A corner clip of the industrial property within the GGI will also be required to accommodate the proposed SR 826 eastbound to I-95 northbound flyover. Additionally, approximately 15-ft right of way to the west of NW 2nd Avenue, south of NW 167th Street will be required to accommodate the additional northbound left turn lane. The locations of the right of way impacts are shown in **Figure 5-1**.

The full right of way acquisitions will result in six (6) business relocations located on ten (10) commercial parcels based on the preliminary right of way estimates prepared by FDOT District 6. No residential relocations are anticipated as a result of the interim project. The need for each relocation is tied to a structure impact, proximity issue, excessive property damage, loss of use or a combination of these reasons. These relocations are not expected to change the characteristics of the surrounding communities or cause undue hardship for those being displaced. **Table 5-1** includes a list of the six properties and ten parcels that would require relocations.

Table 5-1 Summary of Relocations					
Parcel #	Folio Number	R/W Impact (Sq-ft)	Owner	Property Address	Land Use
3	30-2113-001-0460	23,933	Simon Sitbon	15901 NW 7 th Avenue	Warehouse or Storage
4	30-2113-001-0480	14,175	American Petroleum of N. Miami	15821 NW 7 th Avenue	Service Station-Automotive
5	30-2113-001-0490	15,375			
6	30-2113-001-0860	32,100	Marmur Inc	15781 NW 7 th Avenue	Light MFG & Food Processing
7	30-2113-001-0880	16,050			
8	30-2113-001-0890	17,131			
9	30-2113-001-0850	10,675	Mario Zacco	651 NW 157 th Street	Light MFG & Food Processing
14	30-2113-001-0920	36,684	Angelo Napolitano	655 N. Biscayne River Drive	Warehouse or Storage
20	34-2114-007-0380	259,182	Gerald D. Ross & W. Frances M	16601 NW 8 Avenue	Warehouse or Storage
21	34-2114-000-0220	39,600			

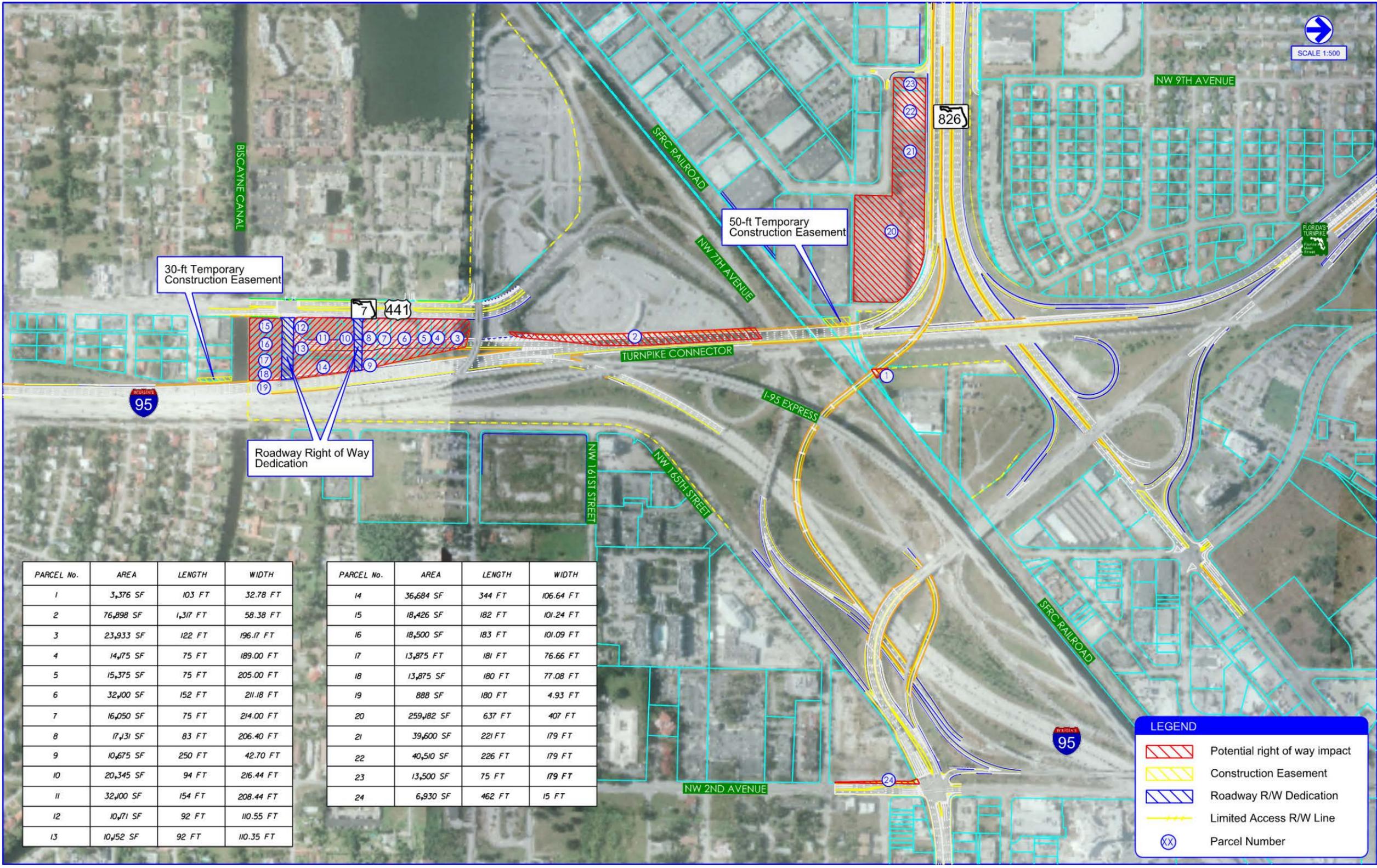
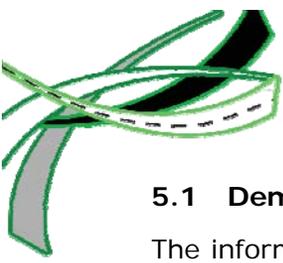


Figure 5-1 Right of Way impacts for Recommended Alternative



5.1 Demographics

The information in the following sections was taken from the US Census Bureau’s American Fact Finder web site for the eight census tracts within the project study area. Data includes racial background of the communities within the project study area, ages and income of the individuals and families within the project area. **Appendix A** includes the detailed data sources from the US Census Bureau.

5.1.1 Percentage of Minority Households to be Displaced

Table 5-2 shows the racial distribution of the population within the study area. Based on the information from the US Census Bureau, the population within the study area is predominantly Black or Hispanic. The proposed interim improvements involve relocations to commercial properties and do not impact any residential properties. Hence, no adverse effect to any particular race is anticipated.

Table 5-2 Summary of Population Distribution by Race									
Census Tract	Tract Population	# of Households	Non-Hispanic White	American Indian and Alaska Native	Asian, Hawaiian, Pacific Islander	Black	Hispanic	Other 2 or more Races	Tract Minority Population
2.04	4,701	1,382	269	0	184	2,849	1,344	55	4,432
3.01	6,383	2,438	688	0	117	4,316	1,215	47	5,695
3.02	2,617	681	344	0	167	1,200	680	226	2,273
3.07	4,829	1,329	480	0	121	2,821	1,370	37	4,349
4.13	4,623	1,436	327	0	0	3,323	874	123	4,320
4.14	5,039	1,993	361	0	97	4,149	355	77	4,678
95.01	4,800	1,921	81	0	67	4,095	531	33	4,726
95.04	4,698	1,398	52	0	0	4,187	447	12	4,646



5.1.2 Estimated Income Range of the Study Area Residents

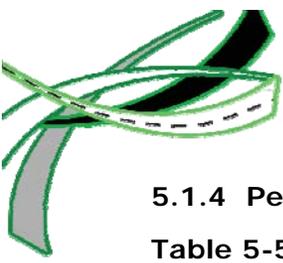
The estimated household incomes for the eight census tracts are provided in **Table 5-3**. The median household income in the study area ranges from \$33,542 to \$63,162 and is generally higher than the Miami-Dade County median household income of \$43,957 with the exception of Census Tract 4.13 and 4.14.

Table 5-3 Summary of Household Income			
Census Tract	2010 Estimated County-Wide Median Household Income	Census Tract Median Household Income	Census Tract Median Income Percent (%)
2.04	\$43,957	\$52,222	118.80%
3.01	\$43,957	\$46,410	105.58%
3.02	\$43,957	\$63,162	143.69%
3.07	\$43,957	\$50,609	115.13%
4.13	\$43,957	\$33,542	76.31%
4.14	\$43,957	\$35,453	80.65%
95.01	\$43,957	\$45,071	102.53%
95.04	\$43,957	\$51,778	117.79%

5.1.3 Estimated Age or Tenure of the Structures to be Displaced

Table 5-4 shows the information related to the age of the dwellings and occupancy of the residences within the study area. The median age of the dwellings within the study area ranges from 36 to 53 years with an average of approximately 45 years. The project is not anticipated to impact homes of any particular age since no residential relocations are involved for the interim project.

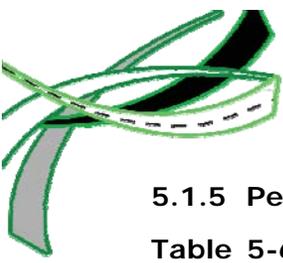
Table 5-4 Summary of Household Tenure and Structure Age					
Census Tract	Total Housing Units	Median House Structure Age	Owner Occupied Units	Vacant Units	Renter Occupied Units
2.04	1,382	47	787	124	471
3.01	2,438	47	1306	515	617
3.02	681	53	598	61	22
3.07	1,329	51	1025	128	176
4.13	1,436	48	635	166	635
4.14	1,993	36	601	394	998
95.01	1,921	37	841	312	768
95.04	1,398	50	1114	110	174



5.1.4 Percentage of Elderly Households to be Displaced

Table 5-5 shows the distribution of the population by age for the eight census tracts within the study area. Approximately 47.5% of the area population is male while the remaining 52.5% is female. Based on a review of the study area demographics, 9.0% of the population is 65 years or older made up of 4.3% male and 4.7% female. The GGI interim project will not have impact on any particular age group since there are no residential relocations. There will be no impacts associated with 55+ communities, nursing homes or other elderly care facilities.

Table 5-5 Summary of Population Distribution by Age						
Age Groups	Population	% of Population	Male	Male Percent (%) of Population	Female	Female Percent (%) of Population
Under 5	2,326	6.2%	1,301	7.3%	1,025	5.2%
5-14	5,226	13.9%	2,549	14.2%	2,677	13.5%
15-17	1,668	4.4%	849	4.7%	819	4.1%
18-24	4,600	12.2%	2,406	13.4%	2,194	11.1%
25-29	3,149	8.4%	1,632	9.1%	1,517	7.7%
30-34	2,952	7.8%	1,457	8.1%	1,495	7.6%
35-39	2,286	6.1%	1,027	5.7%	1,259	6.4%
40-44	1,989	5.3%	593	3.3%	1,396	7.1%
45-49	2,628	7.0%	960	5.4%	1,668	8.4%
50-54	3,016	8.0%	1,446	8.1%	1,570	7.9%
55-59	2,549	6.8%	1,039	5.8%	1,510	7.6%
60-64	1,911	5.1%	1,000	5.6%	911	4.6%
65 and over	3,390	9.0%	1,633	9.1%	1,757	8.9%



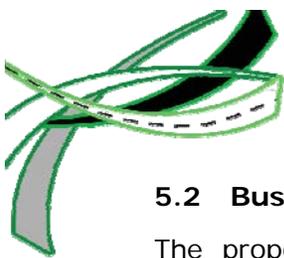
5.1.5 Percentage of Households with Five plus Persons

Table 5-6 summarizes the household size for the eight census tracts within the project study area. The average household size ranges from 2.98 to 4.21. The percentage of households with 5 or more persons ranges from 15.5% to 33.0% with an average of 25%. No impacts to households with 5 or more persons are anticipated since there are no residential relocations associated with the GGI interim project.

Table 5-6 Summary of Household Size						
Census Tract	Average Household Size	1-person Household	2-person Household	3-person Household	4-person Household	5-person or more Household
2.04	3.74	11.8%	18.6%	18.3%	18.3%	33.0%
3.01	3.18	18.4%	22.7%	18.3%	15.5%	25.2%
3.02	4.21	11.9%	19.1%	20.7%	18.4%	29.9%
3.07	4.01	9.9%	15.5%	33.3%	16.2%	25.3%
4.13	3.64	21.3%	29.8%	11.3%	11.1%	26.5%
4.14	3.14	32.3%	23.3%	16.8%	12.0%	15.5%
95.01	2.98	23.3%	23.8%	20.9%	14.3%	17.7%
95.04	3.64	14.5%	23.0%	19.0%	17.3%	26.2%

5.1.6 Estimate of Handicapped or Disabled Occupants

No estimates of handicapped or disabled persons are available from the 2010 US Census Bureau for the eight census tracts or zip code. Information from the US Census Bureau indicates that approximately 10.5% of Miami-Dade County population has some form of disability. The proposed project will not impact any handicapped or disabled persons since there are no residential displacements associated with the GGI interim project.



5.2 Business Relocation

The proposed improvements under the recommended interim build alternative do not involve any residential relocations. However, six (6) business relocations located on ten (10) commercial parcels will be required. The businesses to be relocated consist of a variety of different types of businesses including warehouses or storage, automotive service station and light manufacturing and food processing. **Table 5-7** shows the types of businesses and number of employees.

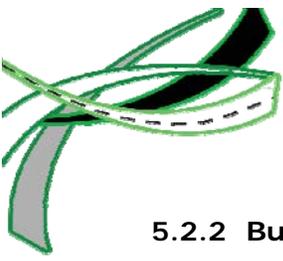
Table 5-7 Summary of Business Relocations					
No.	Owner	Property Address	Business Name	Business Type	No. of Employees
1	Simon Sitbon	15901 NW 7 th Avenue, Miami FL 33169	French Reserve	Flooring	5
2	American Petroleum of N. Miami	15821 NW 7 th Avenue, Miami FL 33169	Chevron Gas Station	Gas Service Station	5
3	Marmur Inc	15781 NW 7 th Avenue, Miami FL 33169	Murray's Speed & Customs	Auto Parts Retail	12
4	Mario Zacco	651 NW 157 th Street, Miami FL 33169	Michelson's Trophies	Trophy Manufacturing	5
5	Angelo Napolitano	655 N. Biscayne River Drive, Miami FL 33169	N/A	Warehouse/ Office	10
6	Gerald D. Ross & W. Frances M	16601 NW 8 Avenue, Miami FL 33169	N/A	Warehouse	12

There are no major community services impacts anticipated by the proposed action. The total right-of-way costs estimated for roadway improvements under the interim project is estimated at \$45,752,600. **Appendix B** details the right of way cost estimates provided by the FDOT District 6 Right of Way Department.

Additional right of way may also be required to accommodate the gas pipeline relocation depending on the final route selected during the next phase of the project (Refer to the **Florida Gas Transmission Utility Relocation Assessment Memorandum**). The right of way impacts is primarily associated with the purchase of easements or obtaining right of way occupancy permits. However, no business relocation is anticipated as a result of the gas pipeline relocation.

5.2.1 Availability of Business Resources

The search for available commercial property indicated that there was an adequate supply of commercial properties of varying compatibility to the businesses being displaced by the proposed project. This includes warehouses, office space, manufacturing and commercial land for sale or rent within the 33169 zip code area. **Appendix C** shows the listings of available properties. Although it is highly unlikely that the current available replacement sites will be available when the acquisition and relocation phases are initiated, we anticipate that other sites will be available.



5.2.2 Business Relocation Likelihood

The right of way acquisition will include full acquisition of the five commercial properties located west of I-95 between the Park and Ride and the Biscayne Canal to accommodate the proposed widening of the I-95 southbound lanes and the relocation of the SR 7/US 441 off-ramp. One commercial property within the Sunshine Industrial Park located south of SR 826 will be required to accommodate the NW 12th Avenue eastbound on-ramp. The full acquisition of these properties will impact the operation of any business within the affected areas resulting in high likelihood of relocation.

5.2.3 Impacts on Remaining Businesses

The business displacements mentioned above will have minimal impacts on the remaining businesses since there are several business within the area that provide similar types of service. Of the potential business relocations, the biggest impact will be the Chevron Gas Station located at 15821 Northwest 7th Avenue Miami, FL 33169. However, the impact is considered minimal since there are two gas stations located approximately 1000-ft south along SR 7/US 441. All the remaining businesses will also benefit from the reduced congestion and enhanced mobility and safety.

5.2.4 On-Premises Sign Relocations

Two (2) business signs, as shown in **Figures 5-2 and 5-3**, have been identified within the area of acquisition (Permits: BQ539 and AI369). The signs are located on the south side of SR 826/Palmetto Expressway (MP 23.838) within the Sunshine State Industrial Park. The owner for the signs is listed as CBS Outdoor, Inc. It is anticipated that the sign may have to be relocated approximately 300-ft west as part of this project.

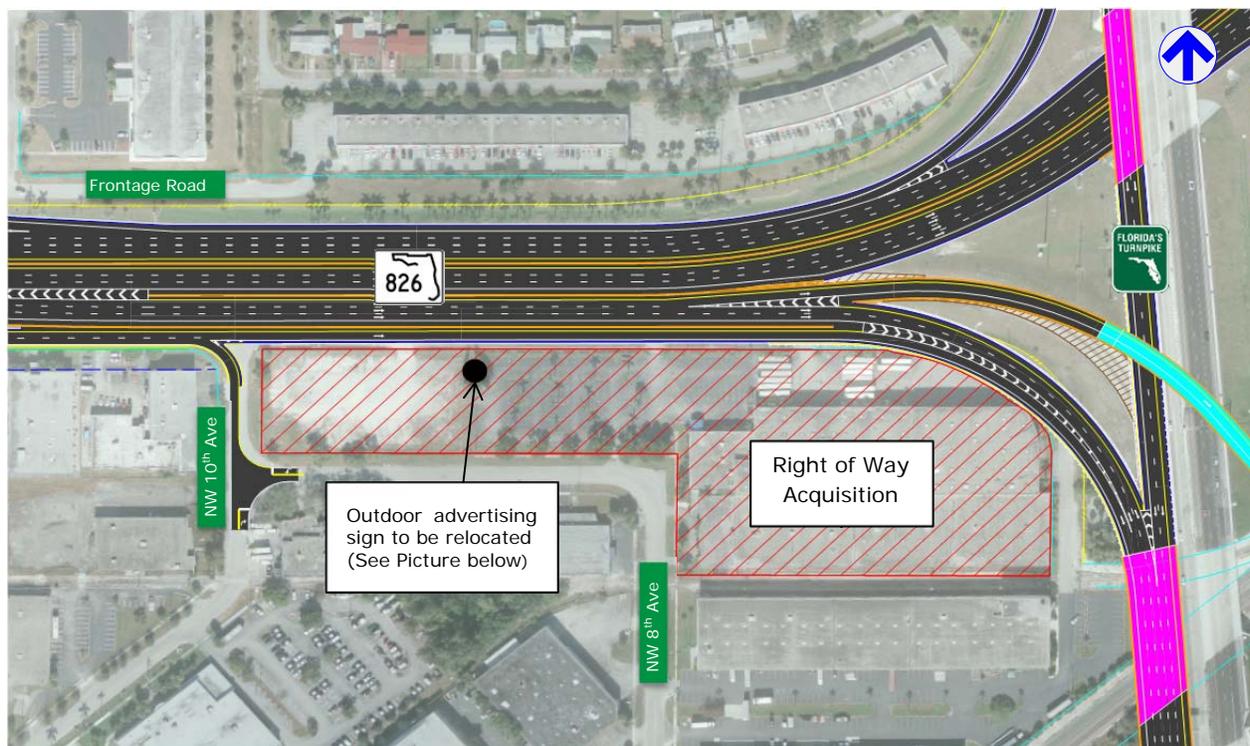
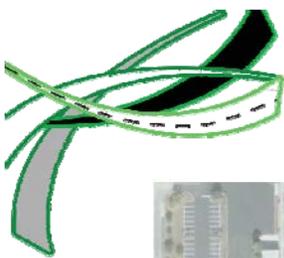
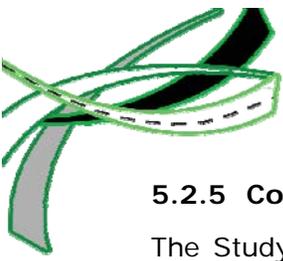


Figure 5-2 Location of Outdoor Advertising Signs within R/W Acquisition Area



Figure 5-3 Outdoor Advertising Signs to be Relocated



5.2.5 Consultation with Local Governments

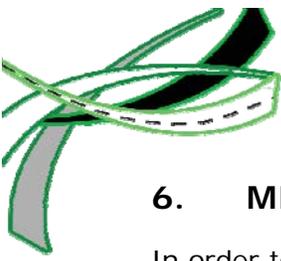
The Study team and FDOT District 6 have held several public meetings and consultations with the City of Miami Gardens and the business owners regarding potential relocation impacts. All the elected officials have also been briefed and kept aware of the project status through correspondence, presentations and public meetings. Coordination with all interested stakeholder are still on-going.

5.3 Potential Hazardous Waste Concerns

The business relocations involves manufacturing and food processing as well as an automotive supply store and a gas station. Hence there is a potential for hazardous waste including but not limited to petroleum tanks and food-processing induced chemicals. The Anodyne Inc. superfund site with volatile organic compound groundwater contamination is located close to the business relocations. The contamination plume, as estimated in 2010 by the TerranearPMC groundwater remediation study, extends into the western portion of the study corridor including the parcels of the business relocations. In addition, the project corridor passes through the Dade-Opa-Locka Area Brownfield. Brownfields are areas of perceived contamination and generally have a history of industrial and/or commercial use.

5.4 Publicly Owned Lands

There are no publicly owned lands impacted by the recommended interim build alternative. However, approximately 58-ft right of way along the Golden Glades park and ride east lot will also be required to accommodate the reconstruction of the Turnpike Connector southbound lanes. The right of way for the Golden Glades park and ride facility is owned by the FDOT.



6. MITIGATION MEASURES

In order to minimize the unavoidable effects of Right of Way acquisition and displacement of people, the Florida Department of Transportation will carry out a Right of Way and relocation program in accordance with Florida Statute 339.09 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17).

The Florida Department of Transportation provides advance notification of impending Right of Way acquisition. Before acquiring Right of Way, all properties are appraised on the basis of comparable sales and land use values in the area.

Owners of property to be acquired will be offered and paid fair market value for their property rights.

No person lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date, and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is made available. "Made available" means that the affected person has either by himself obtained and has the right of possession of replacement housing, or that the Florida Department of Transportation has offered the relocatee decent, safe and sanitary housing which is within his financial means and available for immediate occupancy.

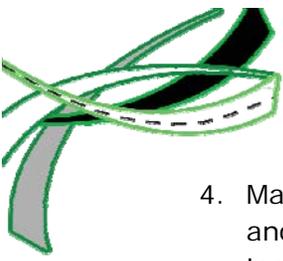
At least one relocation specialist is assigned to each highway project to carry out the relocation assistance and payments program. A relocation specialist will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and give help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

All tenants and owner-occupant displacees will receive an explanation regarding all options available to them, such as (1) varying methods of claiming reimbursement for moving expenses; (2) rental replacement housing, either private or publicly subsidized; (3) purchase of replacement housing; and (4) moving owner-occupied housing to another location.

6.1 Available Financial Assistance

Financial assistance is available to the eligible relocatee to:

1. Reimburse the relocatee for the actual reasonable costs of moving from homes, businesses, and farm operations acquired for a highway project.
2. Make up the difference, if any, between the amount paid for the acquired dwelling and the cost of a comparable decent, safe and sanitary dwelling available on the private market.
3. Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling.



4. Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments, increased interest payments, and closing costs are limited to \$22,500 combined total.

A displaced tenant may be eligible to receive a payment, not to exceed \$5,250, to rent a replacement dwelling or room, or to use as down payment, including closing costs, on the purchase of a replacement dwelling.

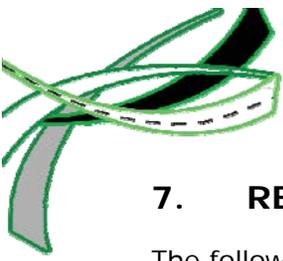
The brochures that describe in detail the Florida Department of Transportation's relocation assistance program and Right of Way acquisition program are "Your Relocation: Residential", "Your Relocation: Business, Farms and Nonprofit Organizations", "Your Relocation: Signs" and "The Real Estate Acquisition Process". All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

6.2 Availability of Government Resources

Relocation resources are available to all residential and business relocates without discrimination through governmental agencies and nonprofit programs. The following is a list of some of the local and state services that are available to all business relocates.

- | | |
|---|--|
| 1. Miami-Dade Chamber of Commerce
1951 NW 7th Avenue
3rd Floor, Suite 13-139
Miami, FL 33136
Phone: 305.751.8648
Fax: 305.758.3839 | 2. Small Business Administration
Miami District Office
100 S. Biscayne Blvd 7th Floor
Miami, FL 33131
Phone: 305.536.5521
Fax: 305.536.5058 |
| 3. Greater North Miami Chamber of Commerce
13100 W. Dixie Hwy.
North Miami, FL 33161
Phone: 305.891.7811
Fax: 305.893.8522 | 4. Florida Small Business Development Center
Florida Atlantic University
111 E. Las Olas Blvd., AT 525
Ft. Lauderdale, FL 33301-2206
Phone: 954.762.5235 |
| 5. The Beacon Council
80 Southwest Eighth Street, Ste 2400
Miami, Florida 33130
Tel: 305.579.1300
Fax: 305.375.0271 | 6. SCORE Miami Dade
111 NW 1st Street #1941
Miami, FL 33130
Phone: 786.425.9119 |

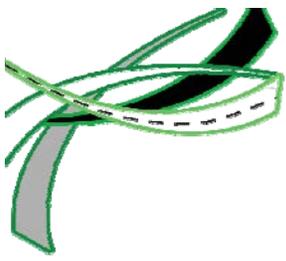
Appendix D provides additional resources for business and sign relocation assistance prepared by the Florida Department of Transportation.



7. REFERENCES

The following resources were used in the development of this report.

1. 2010 US Census Bureau Online (March 20, 2013)
<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
2. LoopNet online <http://www.loopnet.com> (March 20, 2013)
3. BizBuySell online <http://www.bizbuysell.com/> (March 20, 2013)
4. Florida Department of Transportation, Project Development and Environment Manual
5. Florida Department of Transportation, Right of Way Manual



APPENDIX A

(2010 US Census Bureau Data)



B03002

HISPANIC OR LATINO ORIGIN BY RACE
 Universe: Total population
 2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	4,701	+/-488	6,383	+/-968	2,617
Not Hispanic or Latino:	3,357	+/-355	5,168	+/-984	1,937
White alone	269	+/-121	688	+/-295	344
Black or African American alone	2,849	+/-315	4,316	+/-984	1,200
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	184	+/-195	95	+/-99	167
Native Hawaiian and Other Pacific Islander alone	0	+/-104	22	+/-40	0
Some other race alone	0	+/-104	0	+/-104	0
Two or more races:	55	+/-80	47	+/-55	226
Two races including Some other race	0	+/-104	0	+/-104	226
Two races excluding Some other race, and three or more races	55	+/-80	47	+/-55	0
Hispanic or Latino:	1,344	+/-360	1,215	+/-386	680
White alone	1,239	+/-359	1,033	+/-374	644
Black or African American alone	17	+/-23	168	+/-244	31
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	19	+/-30	0	+/-104	0
Native Hawaiian and Other Pacific Islander alone	0	+/-104	0	+/-104	0
Some other race alone	69	+/-86	14	+/-22	5
Two or more races:	0	+/-104	0	+/-104	0
Two races including Some other race	0	+/-104	0	+/-104	0
Two races excluding Some other race, and three or more races	0	+/-104	0	+/-104	0

	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida		Census Tract 4.13, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-293	4,829	+/-520	4,623	+/-829
Not Hispanic or Latino:	+/-292	3,459	+/-494	3,749	+/-710
White alone	+/-144	480	+/-196	327	+/-423
Black or African American alone	+/-378	2,821	+/-557	3,323	+/-588
American Indian and Alaska Native alone	+/-104	0	+/-104	0	+/-104
Asian alone	+/-203	121	+/-123	0	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104	0	+/-104	0	+/-104
Some other race alone	+/-104	0	+/-104	0	+/-104
Two or more races:	+/-196	37	+/-68	99	+/-149
Two races including Some other race	+/-196	0	+/-104	0	+/-104
Two races excluding Some other race, and three or more races	+/-104	37	+/-68	99	+/-149
Hispanic or Latino:	+/-193	1,370	+/-304	874	+/-454
White alone	+/-194	1,009	+/-327	366	+/-249
Black or African American alone	+/-33	91	+/-170	57	+/-92
American Indian and Alaska Native alone	+/-104	0	+/-104	0	+/-104
Asian alone	+/-104	0	+/-104	0	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104	0	+/-104	0	+/-104
Some other race alone	+/-10	270	+/-262	427	+/-442
Two or more races:	+/-104	0	+/-104	24	+/-40
Two races including Some other race	+/-104	0	+/-104	0	+/-104
Two races excluding Some other race, and three or more races	+/-104	0	+/-104	24	+/-40

	Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	5,039	+/-646	4,800	+/-499	4,698
Not Hispanic or Latino:	4,684	+/-610	4,269	+/-508	4,251
White alone	361	+/-331	81	+/-58	52
Black or African American alone	4,149	+/-653	4,095	+/-512	4,187
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	97	+/-171	67	+/-90	0
Native Hawaiian and Other Pacific Islander alone	0	+/-104	0	+/-104	0
Some other race alone	0	+/-104	0	+/-104	0
Two or more races:	77	+/-74	26	+/-40	12
Two races including Some other race	31	+/-46	0	+/-104	0
Two races excluding Some other race, and three or more races	46	+/-57	26	+/-40	12
Hispanic or Latino:	355	+/-176	531	+/-119	447
White alone	172	+/-117	428	+/-103	140
Black or African American alone	56	+/-85	80	+/-63	307
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	0	+/-104	0	+/-104	0
Native Hawaiian and Other Pacific Islander alone	0	+/-104	0	+/-104	0
Some other race alone	127	+/-178	16	+/-25	0
Two or more races:	0	+/-104	7	+/-13	0
Two races including Some other race	0	+/-104	7	+/-13	0
Two races excluding Some other race, and three or more races	0	+/-104	0	+/-104	0

	Census Tract 95.04, Miami- Dade County, Florida
	Margin of Error
Total:	+/-396
Not Hispanic or Latino:	+/-405
White alone	+/-61
Black or African American alone	+/-416
American Indian and Alaska Native alone	+/-104
Asian alone	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104
Some other race alone	+/-104
Two or more races:	+/-18
Two races including Some other race	+/-104
Two races excluding Some other race, and three or more races	+/-18
Hispanic or Latino:	+/-224
White alone	+/-206
Black or African American alone	+/-240
American Indian and Alaska Native alone	+/-104
Asian alone	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104
Some other race alone	+/-104
Two or more races:	+/-104
Two races including Some other race	+/-104
Two races excluding Some other race, and three or more races	+/-104

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B19013

MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2011 INFLATION-ADJUSTED DOLLARS)
 Universe: Households
 2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	43,957	+/-421	52,222	+/-14,229	46,410

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	+/-10,604	63,162	+/-18,584	50,609	+/-17,695

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	33,542	+/-11,983	35,453	+/-10,690	45,071

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	+/-7,060	51,778	+/-13,006

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The methodology for calculating median income and median earnings changed between 2008 and 2009. Medians over \$75,000 were most likely affected. The underlying income and earning distribution now uses \$2,500 increments up to \$250,000 for households, non-family households, families, and individuals and employs a linear interpolation method for median calculations. Before 2009 the highest income category was \$200,000 for households, families and non-family households (\$100,000 for individuals) and portions of the income and earnings distribution contained intervals wider than \$2,500. Those cases used a Pareto Interpolation Method.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



DP04

SELECTED HOUSING CHARACTERISTICS

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
Occupied housing units	825,337	+/-3,628	83.6%	+/-0.4	1,258
Vacant housing units	161,386	+/-3,567	16.4%	+/-0.4	124
Homeowner vacancy rate	4.2	+/-0.3	(X)	(X)	7.2
Rental vacancy rate	9.1	+/-0.4	(X)	(X)	3.3
UNITS IN STRUCTURE					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
1-unit, detached	405,747	+/-2,652	41.1%	+/-0.3	1,116
1-unit, attached	104,492	+/-2,233	10.6%	+/-0.2	71
2 units	21,038	+/-1,096	2.1%	+/-0.1	149
3 or 4 units	34,003	+/-1,720	3.4%	+/-0.2	16
5 to 9 units	50,306	+/-1,705	5.1%	+/-0.2	0
10 to 19 units	59,858	+/-1,795	6.1%	+/-0.2	0
20 or more units	297,066	+/-2,996	30.1%	+/-0.3	25
Mobile home	13,655	+/-732	1.4%	+/-0.1	5
Boat, RV, van, etc.	558	+/-177	0.1%	+/-0.1	0
YEAR STRUCTURE BUILT					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
Built 2005 or later	42,632	+/-1,386	4.3%	+/-0.1	15
Built 2000 to 2004	87,413	+/-2,331	8.9%	+/-0.2	40
Built 1990 to 1999	118,840	+/-2,278	12.0%	+/-0.2	29
Built 1980 to 1989	151,692	+/-2,291	15.4%	+/-0.2	35
Built 1970 to 1979	198,177	+/-2,989	20.1%	+/-0.3	103
Built 1960 to 1969	133,520	+/-2,724	13.5%	+/-0.3	398
Built 1950 to 1959	152,458	+/-2,148	15.5%	+/-0.2	752
Built 1940 to 1949	65,488	+/-1,808	6.6%	+/-0.2	10
Built 1939 or earlier	36,503	+/-1,410	3.7%	+/-0.1	0
ROOMS					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
1 room	37,738	+/-1,621	3.8%	+/-0.2	16
2 rooms	33,102	+/-1,339	3.4%	+/-0.1	0
3 rooms	172,263	+/-3,151	17.5%	+/-0.3	63
4 rooms	224,995	+/-3,671	22.8%	+/-0.4	312
5 rooms	212,290	+/-2,817	21.5%	+/-0.3	533
6 rooms	146,109	+/-2,810	14.8%	+/-0.3	336
7 rooms	86,332	+/-1,988	8.7%	+/-0.2	81
8 rooms	41,837	+/-1,522	4.2%	+/-0.2	35
9 rooms or more	32,057	+/-1,224	3.2%	+/-0.1	6
Median rooms	4.6	+/-0.1	(X)	(X)	5.1
BEDROOMS					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
No bedroom	41,439	+/-1,732	4.2%	+/-0.2	16
1 bedroom	190,330	+/-2,936	19.3%	+/-0.3	56
2 bedrooms	307,990	+/-4,124	31.2%	+/-0.4	405
3 bedrooms	302,800	+/-4,014	30.7%	+/-0.4	737
4 bedrooms	119,107	+/-2,457	12.1%	+/-0.2	168
5 or more bedrooms	25,057	+/-1,126	2.5%	+/-0.1	0
HOUSING TENURE					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Owner-occupied	475,336	+/-4,428	57.6%	+/-0.4	787
Renter-occupied	350,001	+/-3,638	42.4%	+/-0.4	471
Average household size of owner-occupied unit	3.08	+/-0.02	(X)	(X)	4.13
Average household size of renter-occupied unit	2.73	+/-0.02	(X)	(X)	3.08
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Moved in 2005 or later	351,196	+/-3,753	42.6%	+/-0.5	412
Moved in 2000 to 2004	185,024	+/-2,975	22.4%	+/-0.3	377
Moved in 1990 to 1999	158,425	+/-3,034	19.2%	+/-0.4	297
Moved in 1980 to 1989	71,040	+/-1,792	8.6%	+/-0.2	105
Moved in 1970 to 1979	40,417	+/-1,368	4.9%	+/-0.2	41
Moved in 1969 or earlier	19,235	+/-809	2.3%	+/-0.1	26
VEHICLES AVAILABLE					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
No vehicles available	91,303	+/-2,149	11.1%	+/-0.3	48
1 vehicle available	325,964	+/-4,171	39.5%	+/-0.5	597
2 vehicles available	289,863	+/-3,407	35.1%	+/-0.4	395
3 or more vehicles available	118,207	+/-2,167	14.3%	+/-0.3	218
HOUSE HEATING FUEL					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Utility gas	16,934	+/-910	2.1%	+/-0.1	13
Bottled, tank, or LP gas	4,174	+/-398	0.5%	+/-0.1	0
Electricity	764,566	+/-3,499	92.6%	+/-0.2	1,225
Fuel oil, kerosene, etc.	839	+/-223	0.1%	+/-0.1	0
Coal or coke	11	+/-18	0.0%	+/-0.1	0
Wood	339	+/-103	0.0%	+/-0.1	0
Solar energy	186	+/-87	0.0%	+/-0.1	0
Other fuel	280	+/-115	0.0%	+/-0.1	0
No fuel used	38,008	+/-1,359	4.6%	+/-0.2	20
SELECTED CHARACTERISTICS					

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Lacking complete plumbing facilities	4,452	+/-563	0.5%	+/-0.1	0
Lacking complete kitchen facilities	6,954	+/-671	0.8%	+/-0.1	0
No telephone service available	39,060	+/-1,398	4.7%	+/-0.2	34
OCCUPANTS PER ROOM					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
1.00 or less	782,069	+/-4,012	94.8%	+/-0.2	1,155
1.01 to 1.50	30,842	+/-1,315	3.7%	+/-0.2	90
1.51 or more	12,426	+/-935	1.5%	+/-0.1	13
VALUE					
Owner-occupied units	475,336	+/-4,428	475,336	(X)	787
Less than \$50,000	13,415	+/-863	2.8%	+/-0.2	5
\$50,000 to \$99,999	36,624	+/-1,325	7.7%	+/-0.3	35
\$100,000 to \$149,999	51,243	+/-1,444	10.8%	+/-0.3	188
\$150,000 to \$199,999	73,679	+/-2,173	15.5%	+/-0.4	172
\$200,000 to \$299,999	122,023	+/-2,376	25.7%	+/-0.4	176
\$300,000 to \$499,999	114,318	+/-2,181	24.0%	+/-0.4	190
\$500,000 to \$999,999	47,257	+/-1,433	9.9%	+/-0.3	0
\$1,000,000 or more	16,777	+/-801	3.5%	+/-0.2	21
Median (dollars)	246,800	+/-1,773	(X)	(X)	198,300
MORTGAGE STATUS					
Owner-occupied units	475,336	+/-4,428	475,336	(X)	787
Housing units with a mortgage	337,513	+/-3,532	71.0%	+/-0.4	654
Housing units without a mortgage	137,823	+/-2,471	29.0%	+/-0.4	133
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	337,513	+/-3,532	337,513	(X)	654
Less than \$300	224	+/-106	0.1%	+/-0.1	0
\$300 to \$499	2,211	+/-309	0.7%	+/-0.1	0
\$500 to \$699	6,343	+/-547	1.9%	+/-0.2	0
\$700 to \$999	22,866	+/-1,236	6.8%	+/-0.4	24
\$1,000 to \$1,499	71,560	+/-2,031	21.2%	+/-0.5	272
\$1,500 to \$1,999	77,207	+/-2,063	22.9%	+/-0.5	180
\$2,000 or more	157,102	+/-2,486	46.5%	+/-0.6	178
Median (dollars)	1,919	+/-14	(X)	(X)	1,569
Housing units without a mortgage	137,823	+/-2,471	137,823	(X)	133
Less than \$100	611	+/-180	0.4%	+/-0.1	0
\$100 to \$199	4,489	+/-455	3.3%	+/-0.3	6
\$200 to \$299	12,234	+/-610	8.9%	+/-0.5	29
\$300 to \$399	17,081	+/-805	12.4%	+/-0.5	20
\$400 or more	103,408	+/-2,154	75.0%	+/-0.6	78
Median (dollars)	602	+/-8	(X)	(X)	477
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	334,417	+/-3,615	334,417	(X)	654
Less than 20.0 percent	61,475	+/-1,871	18.4%	+/-0.5	141
20.0 to 24.9 percent	38,068	+/-1,496	11.4%	+/-0.4	118
25.0 to 29.9 percent	36,050	+/-1,523	10.8%	+/-0.4	55
30.0 to 34.9 percent	30,422	+/-1,212	9.1%	+/-0.4	32
35.0 percent or more	168,402	+/-2,966	50.4%	+/-0.7	308
Not computed	3,096	+/-467	(X)	(X)	0

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	135,467	+/-2,489	135,467	(X)	133
Less than 10.0 percent	37,173	+/-1,434	27.4%	+/-0.9	40
10.0 to 14.9 percent	23,624	+/-1,108	17.4%	+/-0.7	39
15.0 to 19.9 percent	17,176	+/-864	12.7%	+/-0.7	25
20.0 to 24.9 percent	11,865	+/-715	8.8%	+/-0.5	18
25.0 to 29.9 percent	9,213	+/-593	6.8%	+/-0.4	5
30.0 to 34.9 percent	5,916	+/-578	4.4%	+/-0.4	0
35.0 percent or more	30,500	+/-1,307	22.5%	+/-0.9	6
Not computed	2,356	+/-358	(X)	(X)	0
GROSS RENT					
Occupied units paying rent	337,647	+/-3,410	337,647	(X)	408
Less than \$200	10,365	+/-722	3.1%	+/-0.2	0
\$200 to \$299	10,959	+/-730	3.2%	+/-0.2	0
\$300 to \$499	13,615	+/-878	4.0%	+/-0.3	19
\$500 to \$749	39,272	+/-1,597	11.6%	+/-0.5	41
\$750 to \$999	79,202	+/-2,028	23.5%	+/-0.5	94
\$1,000 to \$1,499	121,577	+/-2,256	36.0%	+/-0.6	227
\$1,500 or more	62,657	+/-1,848	18.6%	+/-0.5	27
Median (dollars)	1,053	+/-6	(X)	(X)	1,075
No rent paid	12,354	+/-903	(X)	(X)	63
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	329,445	+/-3,464	329,445	(X)	408
Less than 15.0 percent	19,122	+/-1,163	5.8%	+/-0.3	0
15.0 to 19.9 percent	25,556	+/-1,254	7.8%	+/-0.4	13
20.0 to 24.9 percent	33,416	+/-1,398	10.1%	+/-0.4	39
25.0 to 29.9 percent	36,277	+/-1,615	11.0%	+/-0.5	92
30.0 to 34.9 percent	32,023	+/-1,391	9.7%	+/-0.4	8
35.0 percent or more	183,051	+/-2,692	55.6%	+/-0.7	256
Not computed	20,556	+/-1,091	(X)	(X)	63

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
Occupied housing units	+/-99	91.0%	+/-5.6	1,923	+/-186
Vacant housing units	+/-77	9.0%	+/-5.6	515	+/-177
Homeowner vacancy rate	+/-6.7	(X)	(X)	5.6	+/-5.1
Rental vacancy rate	+/-5.0	(X)	(X)	22.3	+/-13.4
UNITS IN STRUCTURE					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
1-unit, detached	+/-116	80.8%	+/-7.8	1,415	+/-165
1-unit, attached	+/-60	5.1%	+/-4.4	46	+/-54
2 units	+/-91	10.8%	+/-6.5	79	+/-75
3 or 4 units	+/-26	1.2%	+/-1.9	49	+/-40
5 to 9 units	+/-104	0.0%	+/-3.2	85	+/-62
10 to 19 units	+/-104	0.0%	+/-3.2	0	+/-104
20 or more units	+/-39	1.8%	+/-2.8	708	+/-154
Mobile home	+/-8	0.4%	+/-0.6	17	+/-27
Boat, RV, van, etc.	+/-104	0.0%	+/-3.2	39	+/-61
YEAR STRUCTURE BUILT					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
Built 2005 or later	+/-22	1.1%	+/-1.6	34	+/-54
Built 2000 to 2004	+/-39	2.9%	+/-2.8	30	+/-49
Built 1990 to 1999	+/-29	2.1%	+/-2.2	0	+/-104
Built 1980 to 1989	+/-43	2.5%	+/-3.1	211	+/-113
Built 1970 to 1979	+/-62	7.5%	+/-4.5	423	+/-146
Built 1960 to 1969	+/-139	28.8%	+/-9.9	416	+/-130
Built 1950 to 1959	+/-146	54.4%	+/-10.2	1,143	+/-179
Built 1940 to 1949	+/-15	0.7%	+/-1.1	110	+/-80
Built 1939 or earlier	+/-104	0.0%	+/-3.2	71	+/-80
ROOMS					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
1 room	+/-24	1.2%	+/-1.7	62	+/-69
2 rooms	+/-104	0.0%	+/-3.2	108	+/-72
3 rooms	+/-48	4.6%	+/-3.5	319	+/-120
4 rooms	+/-98	22.6%	+/-7.1	752	+/-205
5 rooms	+/-134	38.6%	+/-9.5	618	+/-193
6 rooms	+/-102	24.3%	+/-7.3	370	+/-174
7 rooms	+/-53	5.9%	+/-3.8	117	+/-86
8 rooms	+/-36	2.5%	+/-2.6	41	+/-37
9 rooms or more	+/-10	0.4%	+/-0.7	51	+/-54
Median rooms	+/-0.2	(X)	(X)	4.5	+/-0.3
BEDROOMS					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
No bedroom	+/-24	1.2%	+/-1.7	73	+/-71
1 bedroom	+/-53	4.1%	+/-3.8	465	+/-135
2 bedrooms	+/-120	29.3%	+/-8.7	774	+/-189
3 bedrooms	+/-138	53.3%	+/-9.5	938	+/-208
4 bedrooms	+/-83	12.2%	+/-6.0	107	+/-78
5 or more bedrooms	+/-104	0.0%	+/-3.2	81	+/-84
HOUSING TENURE					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Owner-occupied	+/-135	62.6%	+/-9.5	1,306	+/-202
Renter-occupied	+/-126	37.4%	+/-9.5	617	+/-177

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Average household size of owner-occupied unit	+/-0.47	(X)	(X)	3.62	+/-0.56
Average household size of renter-occupied unit	+/-0.46	(X)	(X)	2.24	+/-0.46
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Moved in 2005 or later	+/-110	32.8%	+/-8.5	738	+/-189
Moved in 2000 to 2004	+/-117	30.0%	+/-8.8	499	+/-166
Moved in 1990 to 1999	+/-112	23.6%	+/-9.0	541	+/-141
Moved in 1980 to 1989	+/-64	8.3%	+/-4.9	88	+/-68
Moved in 1970 to 1979	+/-33	3.3%	+/-2.5	14	+/-24
Moved in 1969 or earlier	+/-25	2.1%	+/-2.0	43	+/-33
VEHICLES AVAILABLE					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
No vehicles available	+/-33	3.8%	+/-2.6	164	+/-97
1 vehicle available	+/-131	47.5%	+/-9.2	776	+/-200
2 vehicles available	+/-105	31.4%	+/-8.2	657	+/-166
3 or more vehicles available	+/-79	17.3%	+/-6.3	326	+/-149
HOUSE HEATING FUEL					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Utility gas	+/-24	1.0%	+/-1.9	0	+/-104
Bottled, tank, or LP gas	+/-104	0.0%	+/-3.5	0	+/-104
Electricity	+/-100	97.4%	+/-2.6	1,857	+/-186
Fuel oil, kerosene, etc.	+/-104	0.0%	+/-3.5	0	+/-104
Coal or coke	+/-104	0.0%	+/-3.5	0	+/-104
Wood	+/-104	0.0%	+/-3.5	0	+/-104
Solar energy	+/-104	0.0%	+/-3.5	0	+/-104
Other fuel	+/-104	0.0%	+/-3.5	0	+/-104
No fuel used	+/-25	1.6%	+/-2.0	66	+/-46
SELECTED CHARACTERISTICS					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Lacking complete plumbing facilities	+/-104	0.0%	+/-3.5	60	+/-60
Lacking complete kitchen facilities	+/-104	0.0%	+/-3.5	29	+/-48
No telephone service available	+/-33	2.7%	+/-2.6	150	+/-114
OCCUPANTS PER ROOM					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
1.00 or less	+/-122	91.8%	+/-4.8	1,744	+/-205
1.01 to 1.50	+/-58	7.2%	+/-4.7	101	+/-71
1.51 or more	+/-23	1.0%	+/-1.9	78	+/-72
VALUE					
Owner-occupied units	+/-135	787	(X)	1,306	+/-202
Less than \$50,000	+/-8	0.6%	+/-1.1	21	+/-23
\$50,000 to \$99,999	+/-41	4.4%	+/-4.8	279	+/-129
\$100,000 to \$149,999	+/-85	23.9%	+/-10.5	169	+/-93
\$150,000 to \$199,999	+/-89	21.9%	+/-10.1	289	+/-163
\$200,000 to \$299,999	+/-76	22.4%	+/-8.8	236	+/-105
\$300,000 to \$499,999	+/-90	24.1%	+/-11.2	228	+/-102
\$500,000 to \$999,999	+/-104	0.0%	+/-5.6	0	+/-104
\$1,000,000 or more	+/-28	2.7%	+/-3.6	84	+/-83
Median (dollars)	+/-46,023	(X)	(X)	176,400	+/-26,461
MORTGAGE STATUS					
Owner-occupied units	+/-135	787	(X)	1,306	+/-202

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Housing units with a mortgage	+/-134	83.1%	+/-7.2	1,059	+/-230
Housing units without a mortgage	+/-57	16.9%	+/-7.2	247	+/-117
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-134	654	(X)	1,059	+/-230
Less than \$300	+/-104	0.0%	+/-6.6	0	+/-104
\$300 to \$499	+/-104	0.0%	+/-6.6	0	+/-104
\$500 to \$699	+/-104	0.0%	+/-6.6	27	+/-32
\$700 to \$999	+/-30	3.7%	+/-4.4	50	+/-54
\$1,000 to \$1,499	+/-105	41.6%	+/-13.6	400	+/-156
\$1,500 to \$1,999	+/-85	27.5%	+/-11.2	346	+/-143
\$2,000 or more	+/-78	27.2%	+/-11.4	236	+/-131
Median (dollars)	+/-185	(X)	(X)	1,577	+/-205
Housing units without a mortgage					
Housing units without a mortgage	+/-57	133	(X)	247	+/-117
Less than \$100	+/-104	0.0%	+/-28.0	0	+/-104
\$100 to \$199	+/-10	4.5%	+/-7.1	0	+/-104
\$200 to \$299	+/-28	21.8%	+/-18.6	0	+/-104
\$300 to \$399	+/-21	15.0%	+/-15.5	62	+/-44
\$400 or more	+/-47	58.6%	+/-23.1	185	+/-102
Median (dollars)	+/-168	(X)	(X)	576	+/-312
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-134	654	(X)	1,029	+/-225
Less than 20.0 percent	+/-65	21.6%	+/-9.5	116	+/-69
20.0 to 24.9 percent	+/-73	18.0%	+/-10.2	155	+/-115
25.0 to 29.9 percent	+/-56	8.4%	+/-8.4	82	+/-79
30.0 to 34.9 percent	+/-33	4.9%	+/-4.9	126	+/-95
35.0 percent or more	+/-111	47.1%	+/-13.4	550	+/-191
Not computed					
Not computed	+/-104	(X)	(X)	30	+/-48
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-57	133	(X)	247	+/-117
Less than 10.0 percent	+/-34	30.1%	+/-21.4	89	+/-64
10.0 to 14.9 percent	+/-32	29.3%	+/-19.0	30	+/-36
15.0 to 19.9 percent	+/-26	18.8%	+/-17.8	10	+/-17
20.0 to 24.9 percent	+/-20	13.5%	+/-14.8	10	+/-16
25.0 to 29.9 percent	+/-8	3.8%	+/-6.3	25	+/-28
30.0 to 34.9 percent	+/-104	0.0%	+/-28.0	0	+/-104
35.0 percent or more	+/-10	4.5%	+/-7.5	83	+/-73
Not computed					
Not computed	+/-104	(X)	(X)	0	+/-104
GROSS RENT					
Occupied units paying rent	+/-113	408	(X)	617	+/-177
Less than \$200	+/-104	0.0%	+/-10.4	0	+/-104
\$200 to \$299	+/-104	0.0%	+/-10.4	0	+/-104
\$300 to \$499	+/-31	4.7%	+/-7.5	15	+/-24
\$500 to \$749	+/-42	10.0%	+/-11.1	186	+/-103
\$750 to \$999	+/-83	23.0%	+/-19.8	234	+/-129
\$1,000 to \$1,499	+/-114	55.6%	+/-21.8	168	+/-95
\$1,500 or more	+/-32	6.6%	+/-7.7	14	+/-23
Median (dollars)	+/-104	(X)	(X)	859	+/-81
No rent paid					
No rent paid	+/-55	(X)	(X)	0	+/-104

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	+/-113	408	(X)	617	+/-177
Less than 15.0 percent	+/-104	0.0%	+/-10.4	70	+/-77
15.0 to 19.9 percent	+/-24	3.2%	+/-6.1	80	+/-64
20.0 to 24.9 percent	+/-41	9.6%	+/-10.0	40	+/-47
25.0 to 29.9 percent	+/-57	22.5%	+/-13.0	14	+/-21
30.0 to 34.9 percent	+/-13	2.0%	+/-3.5	135	+/-76
35.0 percent or more	+/-106	62.7%	+/-17.6	278	+/-126
Not computed	+/-55	(X)	(X)	0	+/-104

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	2,438	(X)	681	+/-33	681
Occupied housing units	78.9%	+/-7.2	620	+/-55	91.0%
Vacant housing units	21.1%	+/-7.2	61	+/-53	9.0%
Homeowner vacancy rate	(X)	(X)	1.9	+/-3.2	(X)
Rental vacancy rate	(X)	(X)	0.0	+/-74.4	(X)
UNITS IN STRUCTURE					
Total housing units	2,438	(X)	681	+/-33	681
1-unit, detached	58.0%	+/-6.4	673	+/-34	98.8%
1-unit, attached	1.9%	+/-2.2	0	+/-104	0.0%
2 units	3.2%	+/-3.1	0	+/-104	0.0%
3 or 4 units	2.0%	+/-1.7	0	+/-104	0.0%
5 to 9 units	3.5%	+/-2.6	0	+/-104	0.0%
10 to 19 units	0.0%	+/-1.8	0	+/-104	0.0%
20 or more units	29.0%	+/-6.1	8	+/-13	1.2%
Mobile home	0.7%	+/-1.1	0	+/-104	0.0%
Boat, RV, van, etc.	1.6%	+/-2.5	0	+/-104	0.0%
YEAR STRUCTURE BUILT					
Total housing units	2,438	(X)	681	+/-33	681
Built 2005 or later	1.4%	+/-2.2	8	+/-13	1.2%
Built 2000 to 2004	1.2%	+/-2.0	0	+/-104	0.0%
Built 1990 to 1999	0.0%	+/-1.8	14	+/-22	2.1%
Built 1980 to 1989	8.7%	+/-4.7	0	+/-104	0.0%
Built 1970 to 1979	17.4%	+/-5.9	23	+/-27	3.4%
Built 1960 to 1969	17.1%	+/-5.3	126	+/-80	18.5%
Built 1950 to 1959	46.9%	+/-7.2	419	+/-81	61.5%
Built 1940 to 1949	4.5%	+/-3.3	45	+/-33	6.6%
Built 1939 or earlier	2.9%	+/-3.3	46	+/-39	6.8%
ROOMS					
Total housing units	2,438	(X)	681	+/-33	681
1 room	2.5%	+/-2.8	0	+/-104	0.0%
2 rooms	4.4%	+/-3.0	8	+/-13	1.2%
3 rooms	13.1%	+/-4.9	0	+/-104	0.0%
4 rooms	30.8%	+/-8.5	88	+/-61	12.9%
5 rooms	25.3%	+/-7.8	141	+/-68	20.7%
6 rooms	15.2%	+/-7.1	184	+/-54	27.0%
7 rooms	4.8%	+/-3.5	207	+/-66	30.4%
8 rooms	1.7%	+/-1.5	42	+/-40	6.2%
9 rooms or more	2.1%	+/-2.2	11	+/-16	1.6%
Median rooms	(X)	(X)	6.1	+/-0.4	(X)
BEDROOMS					
Total housing units	2,438	(X)	681	+/-33	681
No bedroom	3.0%	+/-2.9	0	+/-104	0.0%
1 bedroom	19.1%	+/-5.5	8	+/-13	1.2%
2 bedrooms	31.7%	+/-7.9	156	+/-54	22.9%
3 bedrooms	38.5%	+/-8.2	280	+/-75	41.1%
4 bedrooms	4.4%	+/-3.2	231	+/-73	33.9%
5 or more bedrooms	3.3%	+/-3.4	6	+/-11	0.9%
HOUSING TENURE					
Occupied housing units	1,923	(X)	620	+/-55	620
Owner-occupied	67.9%	+/-8.5	598	+/-56	96.5%
Renter-occupied	32.1%	+/-8.5	22	+/-24	3.5%

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Average household size of owner-occupied unit	(X)	(X)	4.19	+/-0.55	(X)
Average household size of renter-occupied unit	(X)	(X)	4.86	+/-2.26	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,923	(X)	620	+/-55	620
Moved in 2005 or later	38.4%	+/-8.7	55	+/-35	8.9%
Moved in 2000 to 2004	25.9%	+/-8.4	214	+/-79	34.5%
Moved in 1990 to 1999	28.1%	+/-7.2	213	+/-81	34.4%
Moved in 1980 to 1989	4.6%	+/-3.4	71	+/-42	11.5%
Moved in 1970 to 1979	0.7%	+/-1.2	57	+/-46	9.2%
Moved in 1969 or earlier	2.2%	+/-1.7	10	+/-16	1.6%
VEHICLES AVAILABLE					
Occupied housing units	1,923	(X)	620	+/-55	620
No vehicles available	8.5%	+/-5.0	0	+/-104	0.0%
1 vehicle available	40.4%	+/-9.1	115	+/-54	18.5%
2 vehicles available	34.2%	+/-8.2	268	+/-68	43.2%
3 or more vehicles available	17.0%	+/-7.8	237	+/-63	38.2%
HOUSE HEATING FUEL					
Occupied housing units	1,923	(X)	620	+/-55	620
Utility gas	0.0%	+/-2.3	0	+/-104	0.0%
Bottled, tank, or LP gas	0.0%	+/-2.3	0	+/-104	0.0%
Electricity	96.6%	+/-2.4	581	+/-61	93.7%
Fuel oil, kerosene, etc.	0.0%	+/-2.3	0	+/-104	0.0%
Coal or coke	0.0%	+/-2.3	0	+/-104	0.0%
Wood	0.0%	+/-2.3	0	+/-104	0.0%
Solar energy	0.0%	+/-2.3	0	+/-104	0.0%
Other fuel	0.0%	+/-2.3	0	+/-104	0.0%
No fuel used	3.4%	+/-2.4	39	+/-33	6.3%
SELECTED CHARACTERISTICS					
Occupied housing units	1,923	(X)	620	+/-55	620
Lacking complete plumbing facilities	3.1%	+/-3.1	24	+/-35	3.9%
Lacking complete kitchen facilities	1.5%	+/-2.5	0	+/-104	0.0%
No telephone service available	7.8%	+/-5.8	0	+/-104	0.0%
OCCUPANTS PER ROOM					
Occupied housing units	1,923	(X)	620	+/-55	620
1.00 or less	90.7%	+/-5.5	578	+/-75	93.2%
1.01 to 1.50	5.3%	+/-3.7	42	+/-41	6.8%
1.51 or more	4.1%	+/-3.7	0	+/-104	0.0%
VALUE					
Owner-occupied units	1,306	(X)	598	+/-56	598
Less than \$50,000	1.6%	+/-1.8	16	+/-20	2.7%
\$50,000 to \$99,999	21.4%	+/-9.8	28	+/-26	4.7%
\$100,000 to \$149,999	12.9%	+/-7.1	121	+/-66	20.2%
\$150,000 to \$199,999	22.1%	+/-11.3	101	+/-51	16.9%
\$200,000 to \$299,999	18.1%	+/-7.6	101	+/-49	16.9%
\$300,000 to \$499,999	17.5%	+/-7.4	231	+/-79	38.6%
\$500,000 to \$999,999	0.0%	+/-3.4	0	+/-104	0.0%
\$1,000,000 or more	6.4%	+/-6.2	0	+/-104	0.0%
Median (dollars)	(X)	(X)	228,000	+/-68,620	(X)
MORTGAGE STATUS					
Owner-occupied units	1,306	(X)	598	+/-56	598

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Housing units with a mortgage	81.1%	+/-9.5	505	+/-67	84.4%
Housing units without a mortgage	18.9%	+/-9.5	93	+/-44	15.6%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	1,059	(X)	505	+/-67	505
Less than \$300	0.0%	+/-4.2	0	+/-104	0.0%
\$300 to \$499	0.0%	+/-4.2	19	+/-23	3.8%
\$500 to \$699	2.5%	+/-3.0	11	+/-18	2.2%
\$700 to \$999	4.7%	+/-4.9	10	+/-17	2.0%
\$1,000 to \$1,499	37.8%	+/-12.9	108	+/-61	21.4%
\$1,500 to \$1,999	32.7%	+/-11.1	250	+/-72	49.5%
\$2,000 or more	22.3%	+/-11.4	107	+/-61	21.2%
Median (dollars)	(X)	(X)	1,777	+/-110	(X)
Housing units without a mortgage					
Housing units without a mortgage	247	(X)	93	+/-44	93
Less than \$100	0.0%	+/-16.6	0	+/-104	0.0%
\$100 to \$199	0.0%	+/-16.6	0	+/-104	0.0%
\$200 to \$299	0.0%	+/-16.6	10	+/-16	10.8%
\$300 to \$399	25.1%	+/-15.4	25	+/-27	26.9%
\$400 or more	74.9%	+/-15.4	58	+/-41	62.4%
Median (dollars)	(X)	(X)	528	+/-228	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,029	(X)	505	+/-67	505
Less than 20.0 percent	11.3%	+/-6.1	85	+/-45	16.8%
20.0 to 24.9 percent	15.1%	+/-10.4	96	+/-60	19.0%
25.0 to 29.9 percent	8.0%	+/-7.4	23	+/-27	4.6%
30.0 to 34.9 percent	12.2%	+/-9.4	11	+/-14	2.2%
35.0 percent or more	53.4%	+/-14.6	290	+/-74	57.4%
Not computed					
Not computed	(X)	(X)	0	+/-104	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	247	(X)	93	+/-44	93
Less than 10.0 percent	36.0%	+/-20.0	54	+/-32	58.1%
10.0 to 14.9 percent	12.1%	+/-14.2	0	+/-104	0.0%
15.0 to 19.9 percent	4.0%	+/-7.2	4	+/-7	4.3%
20.0 to 24.9 percent	4.0%	+/-6.7	0	+/-104	0.0%
25.0 to 29.9 percent	10.1%	+/-11.9	18	+/-21	19.4%
30.0 to 34.9 percent	0.0%	+/-16.6	7	+/-13	7.5%
35.0 percent or more	33.6%	+/-22.3	10	+/-14	10.8%
Not computed					
Not computed	(X)	(X)	0	+/-104	(X)
GROSS RENT					
Occupied units paying rent	617	(X)	21	+/-25	21
Less than \$200	0.0%	+/-7.0	0	+/-104	0.0%
\$200 to \$299	0.0%	+/-7.0	0	+/-104	0.0%
\$300 to \$499	2.4%	+/-4.1	0	+/-104	0.0%
\$500 to \$749	30.1%	+/-15.2	0	+/-104	0.0%
\$750 to \$999	37.9%	+/-16.6	0	+/-104	0.0%
\$1,000 to \$1,499	27.2%	+/-13.5	13	+/-20	61.9%
\$1,500 or more	2.3%	+/-3.7	8	+/-15	38.1%
Median (dollars)	(X)	(X)	1,452	+/-276	(X)
No rent paid					
No rent paid	(X)	(X)	1	+/-5	(X)

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	617	(X)	21	+/-25	21
Less than 15.0 percent	11.3%	+/-11.9	8	+/-15	38.1%
15.0 to 19.9 percent	13.0%	+/-9.6	0	+/-104	0.0%
20.0 to 24.9 percent	6.5%	+/-7.4	13	+/-20	61.9%
25.0 to 29.9 percent	2.3%	+/-3.5	0	+/-104	0.0%
30.0 to 34.9 percent	21.9%	+/-12.2	0	+/-104	0.0%
35.0 percent or more	45.1%	+/-14.7	0	+/-104	0.0%
Not computed	(X)	(X)	1	+/-5	(X)

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	1,329	+/-49	1,329	(X)
Occupied housing units	+/-7.6	1,201	+/-93	90.4%	+/-6.0
Vacant housing units	+/-7.6	128	+/-80	9.6%	+/-6.0
Homeowner vacancy rate	(X)	2.8	+/-4.2	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-22.3	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	1,329	+/-49	1,329	(X)
1-unit, detached	+/-2.0	1,243	+/-86	93.5%	+/-5.6
1-unit, attached	+/-6.4	42	+/-59	3.2%	+/-4.4
2 units	+/-6.4	31	+/-46	2.3%	+/-3.5
3 or 4 units	+/-6.4	13	+/-23	1.0%	+/-1.7
5 to 9 units	+/-6.4	0	+/-104	0.0%	+/-3.3
10 to 19 units	+/-6.4	0	+/-104	0.0%	+/-3.3
20 or more units	+/-2.0	0	+/-104	0.0%	+/-3.3
Mobile home	+/-6.4	0	+/-104	0.0%	+/-3.3
Boat, RV, van, etc.	+/-6.4	0	+/-104	0.0%	+/-3.3
YEAR STRUCTURE BUILT					
Total housing units	(X)	1,329	+/-49	1,329	(X)
Built 2005 or later	+/-2.0	41	+/-57	3.1%	+/-4.3
Built 2000 to 2004	+/-6.4	19	+/-30	1.4%	+/-2.2
Built 1990 to 1999	+/-3.2	9	+/-20	0.7%	+/-1.5
Built 1980 to 1989	+/-6.4	18	+/-30	1.4%	+/-2.3
Built 1970 to 1979	+/-4.0	65	+/-69	4.9%	+/-5.2
Built 1960 to 1969	+/-11.5	62	+/-44	4.7%	+/-3.4
Built 1950 to 1959	+/-12.1	1,074	+/-113	80.8%	+/-7.9
Built 1940 to 1949	+/-5.0	23	+/-36	1.7%	+/-2.7
Built 1939 or earlier	+/-5.8	18	+/-27	1.4%	+/-2.0
ROOMS					
Total housing units	(X)	1,329	+/-49	1,329	(X)
1 room	+/-6.4	47	+/-53	3.5%	+/-4.0
2 rooms	+/-2.0	0	+/-104	0.0%	+/-3.3
3 rooms	+/-6.4	45	+/-42	3.4%	+/-3.1
4 rooms	+/-9.0	345	+/-143	26.0%	+/-10.9
5 rooms	+/-9.9	337	+/-136	25.4%	+/-10.2
6 rooms	+/-7.8	452	+/-158	34.0%	+/-11.6
7 rooms	+/-9.8	103	+/-56	7.8%	+/-4.2
8 rooms	+/-5.9	0	+/-104	0.0%	+/-3.3
9 rooms or more	+/-2.4	0	+/-104	0.0%	+/-3.3
Median rooms	(X)	5.2	+/-0.4	(X)	(X)
BEDROOMS					
Total housing units	(X)	1,329	+/-49	1,329	(X)
No bedroom	+/-6.4	62	+/-56	4.7%	+/-4.2
1 bedroom	+/-2.0	0	+/-104	0.0%	+/-3.3
2 bedrooms	+/-7.8	402	+/-117	30.2%	+/-9.0
3 bedrooms	+/-11.2	702	+/-152	52.8%	+/-11.1
4 bedrooms	+/-10.5	163	+/-91	12.3%	+/-6.9
5 or more bedrooms	+/-1.6	0	+/-104	0.0%	+/-3.3
HOUSING TENURE					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Owner-occupied	+/-3.9	1,025	+/-137	85.3%	+/-8.5

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
Renter-occupied	+/-3.9	176	+/-101	14.7%	+/-8.5
Average household size of owner-occupied unit	(X)	4.09	+/-0.44	(X)	(X)
Average household size of renter-occupied unit	(X)	3.56	+/-1.28	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Moved in 2005 or later	+/-5.7	335	+/-96	27.9%	+/-8.1
Moved in 2000 to 2004	+/-12.2	149	+/-85	12.4%	+/-6.9
Moved in 1990 to 1999	+/-12.9	440	+/-147	36.6%	+/-11.4
Moved in 1980 to 1989	+/-6.6	243	+/-103	20.2%	+/-8.7
Moved in 1970 to 1979	+/-7.3	5	+/-14	0.4%	+/-1.2
Moved in 1969 or earlier	+/-2.6	29	+/-30	2.4%	+/-2.5
VEHICLES AVAILABLE					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
No vehicles available	+/-7.0	17	+/-25	1.4%	+/-2.1
1 vehicle available	+/-8.3	335	+/-123	27.9%	+/-9.4
2 vehicles available	+/-10.5	490	+/-138	40.8%	+/-11.3
3 or more vehicles available	+/-10.2	359	+/-130	29.9%	+/-10.9
HOUSE HEATING FUEL					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Utility gas	+/-7.0	0	+/-104	0.0%	+/-3.7
Bottled, tank, or LP gas	+/-7.0	0	+/-104	0.0%	+/-3.7
Electricity	+/-5.3	1,119	+/-99	93.2%	+/-4.3
Fuel oil, kerosene, etc.	+/-7.0	0	+/-104	0.0%	+/-3.7
Coal or coke	+/-7.0	0	+/-104	0.0%	+/-3.7
Wood	+/-7.0	0	+/-104	0.0%	+/-3.7
Solar energy	+/-7.0	0	+/-104	0.0%	+/-3.7
Other fuel	+/-7.0	0	+/-104	0.0%	+/-3.7
No fuel used	+/-5.3	82	+/-53	6.8%	+/-4.3
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Lacking complete plumbing facilities	+/-5.7	0	+/-104	0.0%	+/-3.7
Lacking complete kitchen facilities	+/-7.0	0	+/-104	0.0%	+/-3.7
No telephone service available	+/-7.0	0	+/-104	0.0%	+/-3.7
OCCUPANTS PER ROOM					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
1.00 or less	+/-6.9	1,021	+/-113	85.0%	+/-7.4
1.01 to 1.50	+/-6.9	105	+/-63	8.7%	+/-5.2
1.51 or more	+/-7.0	75	+/-70	6.2%	+/-5.8
VALUE					
Owner-occupied units	(X)	1,025	+/-137	1,025	(X)
Less than \$50,000	+/-3.3	0	+/-104	0.0%	+/-4.3
\$50,000 to \$99,999	+/-4.5	102	+/-73	10.0%	+/-7.0
\$100,000 to \$149,999	+/-10.8	337	+/-138	32.9%	+/-12.4
\$150,000 to \$199,999	+/-8.7	263	+/-114	25.7%	+/-11.1
\$200,000 to \$299,999	+/-8.2	190	+/-81	18.5%	+/-7.7
\$300,000 to \$499,999	+/-12.5	133	+/-82	13.0%	+/-7.6
\$500,000 to \$999,999	+/-7.2	0	+/-104	0.0%	+/-4.3
\$1,000,000 or more	+/-7.2	0	+/-104	0.0%	+/-4.3
Median (dollars)	(X)	159,500	+/-14,325	(X)	(X)

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
		Percent Margin of Error	Estimate	Margin of Error	Percent
MORTGAGE STATUS					
Owner-occupied units	(X)	1,025	+/-137	1,025	(X)
Housing units with a mortgage	+/-7.3	883	+/-147	86.1%	+/-7.1
Housing units without a mortgage	+/-7.3	142	+/-72	13.9%	+/-7.1
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	883	+/-147	883	(X)
Less than \$300	+/-8.5	0	+/-104	0.0%	+/-5.0
\$300 to \$499	+/-4.4	10	+/-17	1.1%	+/-1.9
\$500 to \$699	+/-3.5	5	+/-15	0.6%	+/-1.7
\$700 to \$999	+/-3.4	36	+/-38	4.1%	+/-4.2
\$1,000 to \$1,499	+/-12.2	341	+/-125	38.6%	+/-11.1
\$1,500 to \$1,999	+/-13.7	281	+/-94	31.8%	+/-11.2
\$2,000 or more	+/-11.2	210	+/-81	23.8%	+/-8.1
Median (dollars)	(X)	1,563	+/-110	(X)	(X)
Housing units without a mortgage	(X)	142	+/-72	142	(X)
Less than \$100	+/-36.0	0	+/-104	0.0%	+/-26.6
\$100 to \$199	+/-36.0	15	+/-24	10.6%	+/-17.0
\$200 to \$299	+/-17.5	0	+/-104	0.0%	+/-26.6
\$300 to \$399	+/-27.9	25	+/-28	17.6%	+/-21.1
\$400 or more	+/-31.1	102	+/-70	71.8%	+/-26.8
Median (dollars)	(X)	444	+/-45	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	883	+/-147	883	(X)
Less than 20.0 percent	+/-8.6	130	+/-87	14.7%	+/-9.5
20.0 to 24.9 percent	+/-11.5	95	+/-65	10.8%	+/-7.2
25.0 to 29.9 percent	+/-5.5	45	+/-69	5.1%	+/-7.9
30.0 to 34.9 percent	+/-2.7	141	+/-85	16.0%	+/-9.1
35.0 percent or more	+/-12.3	472	+/-143	53.5%	+/-13.2
Not computed	(X)	0	+/-104	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	142	+/-72	142	(X)
Less than 10.0 percent	+/-23.2	66	+/-65	46.5%	+/-34.7
10.0 to 14.9 percent	+/-36.0	36	+/-39	25.4%	+/-26.3
15.0 to 19.9 percent	+/-8.2	15	+/-26	10.6%	+/-17.8
20.0 to 24.9 percent	+/-36.0	12	+/-20	8.5%	+/-14.7
25.0 to 29.9 percent	+/-20.0	0	+/-104	0.0%	+/-26.6
30.0 to 34.9 percent	+/-13.0	13	+/-20	9.2%	+/-15.5
35.0 percent or more	+/-14.1	0	+/-104	0.0%	+/-26.6
Not computed	(X)	0	+/-104	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	140	+/-93	140	(X)
Less than \$200	+/-76.1	0	+/-104	0.0%	+/-26.9
\$200 to \$299	+/-76.1	0	+/-104	0.0%	+/-26.9
\$300 to \$499	+/-76.1	0	+/-104	0.0%	+/-26.9
\$500 to \$749	+/-76.1	19	+/-33	13.6%	+/-22.6
\$750 to \$999	+/-76.1	31	+/-46	22.1%	+/-29.9
\$1,000 to \$1,499	+/-57.9	29	+/-35	20.7%	+/-23.3
\$1,500 or more	+/-57.9	61	+/-61	43.6%	+/-32.6
Median (dollars)	(X)	1,422	+/-511	(X)	(X)

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
No rent paid	(X)	36	+/-53	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	140	+/-93	140	(X)
Less than 15.0 percent	+/-57.9	0	+/-104	0.0%	+/-26.9
15.0 to 19.9 percent	+/-76.1	16	+/-27	11.4%	+/-17.3
20.0 to 24.9 percent	+/-57.9	19	+/-33	13.6%	+/-22.6
25.0 to 29.9 percent	+/-76.1	16	+/-30	11.4%	+/-20.6
30.0 to 34.9 percent	+/-76.1	32	+/-49	22.9%	+/-29.8
35.0 percent or more	+/-76.1	57	+/-53	40.7%	+/-30.9
Not computed	(X)	36	+/-53	(X)	(X)

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	1,436	+/-101	1,436	(X)	1,993
Occupied housing units	1,270	+/-155	88.4%	+/-8.7	1,599
Vacant housing units	166	+/-124	11.6%	+/-8.7	394
Homeowner vacancy rate	10.2	+/-10.7	(X)	(X)	4.6
Rental vacancy rate	8.4	+/-11.9	(X)	(X)	18.6
UNITS IN STRUCTURE					
Total housing units	1,436	+/-101	1,436	(X)	1,993
1-unit, detached	848	+/-124	59.1%	+/-8.4	641
1-unit, attached	105	+/-82	7.3%	+/-5.7	144
2 units	72	+/-77	5.0%	+/-5.3	46
3 or 4 units	0	+/-104	0.0%	+/-3.1	71
5 to 9 units	0	+/-104	0.0%	+/-3.1	103
10 to 19 units	32	+/-55	2.2%	+/-3.8	115
20 or more units	379	+/-119	26.4%	+/-8.0	873
Mobile home	0	+/-104	0.0%	+/-3.1	0
Boat, RV, van, etc.	0	+/-104	0.0%	+/-3.1	0
YEAR STRUCTURE BUILT					
Total housing units	1,436	+/-101	1,436	(X)	1,993
Built 2005 or later	49	+/-48	3.4%	+/-3.4	0
Built 2000 to 2004	0	+/-104	0.0%	+/-3.1	57
Built 1990 to 1999	0	+/-104	0.0%	+/-3.1	503
Built 1980 to 1989	75	+/-63	5.2%	+/-4.4	302
Built 1970 to 1979	241	+/-124	16.8%	+/-8.7	228
Built 1960 to 1969	209	+/-137	14.6%	+/-9.3	314
Built 1950 to 1959	734	+/-141	51.1%	+/-9.1	528
Built 1940 to 1949	64	+/-75	4.5%	+/-5.2	13
Built 1939 or earlier	64	+/-73	4.5%	+/-5.1	48
ROOMS					
Total housing units	1,436	+/-101	1,436	(X)	1,993
1 room	0	+/-104	0.0%	+/-3.1	139
2 rooms	0	+/-104	0.0%	+/-3.1	11
3 rooms	180	+/-112	12.5%	+/-7.7	564
4 rooms	274	+/-129	19.1%	+/-8.9	356
5 rooms	489	+/-162	34.1%	+/-11.4	380
6 rooms	202	+/-101	14.1%	+/-6.8	163
7 rooms	261	+/-108	18.2%	+/-7.5	328
8 rooms	12	+/-20	0.8%	+/-1.4	31
9 rooms or more	18	+/-27	1.3%	+/-1.9	21
Median rooms	5.0	+/-0.3	(X)	(X)	4.3
BEDROOMS					
Total housing units	1,436	+/-101	1,436	(X)	1,993
No bedroom	26	+/-38	1.8%	+/-2.6	151
1 bedroom	316	+/-139	22.0%	+/-9.4	553
2 bedrooms	297	+/-115	20.7%	+/-7.8	479
3 bedrooms	603	+/-156	42.0%	+/-10.8	448
4 bedrooms	194	+/-100	13.5%	+/-7.0	310
5 or more bedrooms	0	+/-104	0.0%	+/-3.1	52
HOUSING TENURE					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Owner-occupied	635	+/-109	50.0%	+/-8.2	601

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Renter-occupied	635	+/-148	50.0%	+/-8.2	998
Average household size of owner-occupied unit	4.19	+/-0.61	(X)	(X)	4.14
Average household size of renter-occupied unit	3.09	+/-0.87	(X)	(X)	2.53
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Moved in 2005 or later	485	+/-156	38.2%	+/-10.5	770
Moved in 2000 to 2004	265	+/-108	20.9%	+/-8.1	214
Moved in 1990 to 1999	240	+/-96	18.9%	+/-7.6	436
Moved in 1980 to 1989	267	+/-103	21.0%	+/-7.9	48
Moved in 1970 to 1979	13	+/-21	1.0%	+/-1.6	0
Moved in 1969 or earlier	0	+/-104	0.0%	+/-3.5	131
VEHICLES AVAILABLE					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
No vehicles available	211	+/-96	16.6%	+/-7.6	305
1 vehicle available	489	+/-165	38.5%	+/-11.2	775
2 vehicles available	365	+/-141	28.7%	+/-10.6	254
3 or more vehicles available	205	+/-90	16.1%	+/-7.2	265
HOUSE HEATING FUEL					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Utility gas	27	+/-42	2.1%	+/-3.3	38
Bottled, tank, or LP gas	0	+/-104	0.0%	+/-3.5	0
Electricity	1,171	+/-176	92.2%	+/-7.6	1,441
Fuel oil, kerosene, etc.	0	+/-104	0.0%	+/-3.5	0
Coal or coke	0	+/-104	0.0%	+/-3.5	0
Wood	0	+/-104	0.0%	+/-3.5	0
Solar energy	0	+/-104	0.0%	+/-3.5	0
Other fuel	0	+/-104	0.0%	+/-3.5	0
No fuel used	72	+/-87	5.7%	+/-6.8	120
SELECTED CHARACTERISTICS					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Lacking complete plumbing facilities	8	+/-16	0.6%	+/-1.3	0
Lacking complete kitchen facilities	8	+/-16	0.6%	+/-1.3	74
No telephone service available	173	+/-101	13.6%	+/-7.8	95
OCCUPANTS PER ROOM					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
1.00 or less	1,146	+/-158	90.2%	+/-6.3	1,479
1.01 to 1.50	124	+/-83	9.8%	+/-6.3	94
1.51 or more	0	+/-104	0.0%	+/-3.5	26
VALUE					
Owner-occupied units	635	+/-109	635	(X)	601
Less than \$50,000	0	+/-104	0.0%	+/-6.8	14
\$50,000 to \$99,999	98	+/-72	15.4%	+/-10.4	40
\$100,000 to \$149,999	97	+/-70	15.3%	+/-11.4	44
\$150,000 to \$199,999	92	+/-51	14.5%	+/-8.4	192
\$200,000 to \$299,999	204	+/-85	32.1%	+/-11.6	162
\$300,000 to \$499,999	144	+/-71	22.7%	+/-10.8	149
\$500,000 to \$999,999	0	+/-104	0.0%	+/-6.8	0
\$1,000,000 or more	0	+/-104	0.0%	+/-6.8	0
Median (dollars)	212,800	+/-33,839	(X)	(X)	207,200

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
MORTGAGE STATUS					
Owner-occupied units	635	+/-109	635	(X)	601
Housing units with a mortgage	573	+/-113	90.2%	+/-8.3	520
Housing units without a mortgage	62	+/-53	9.8%	+/-8.3	81
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	573	+/-113	573	(X)	520
Less than \$300	0	+/-104	0.0%	+/-7.5	0
\$300 to \$499	0	+/-104	0.0%	+/-7.5	0
\$500 to \$699	0	+/-104	0.0%	+/-7.5	14
\$700 to \$999	42	+/-54	7.3%	+/-9.2	69
\$1,000 to \$1,499	144	+/-71	25.1%	+/-12.1	130
\$1,500 to \$1,999	214	+/-86	37.3%	+/-14.3	73
\$2,000 or more	173	+/-83	30.2%	+/-12.3	234
Median (dollars)	1,751	+/-163	(X)	(X)	1,797
Housing units without a mortgage	62	+/-53	62	(X)	81
Less than \$100	0	+/-104	0.0%	+/-44.3	0
\$100 to \$199	13	+/-22	21.0%	+/-34.5	0
\$200 to \$299	0	+/-104	0.0%	+/-44.3	0
\$300 to \$399	6	+/-13	9.7%	+/-22.6	11
\$400 or more	43	+/-49	69.4%	+/-40.7	70
Median (dollars)	792	+/-410	(X)	(X)	627
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	573	+/-113	573	(X)	504
Less than 20.0 percent	101	+/-59	17.6%	+/-10.8	81
20.0 to 24.9 percent	35	+/-38	6.1%	+/-6.5	39
25.0 to 29.9 percent	51	+/-51	8.9%	+/-9.0	57
30.0 to 34.9 percent	81	+/-53	14.1%	+/-9.0	10
35.0 percent or more	305	+/-119	53.2%	+/-14.6	317
Not computed	0	+/-104	(X)	(X)	16
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	62	+/-53	62	(X)	50
Less than 10.0 percent	19	+/-26	30.6%	+/-40.7	11
10.0 to 14.9 percent	0	+/-104	0.0%	+/-44.3	0
15.0 to 19.9 percent	0	+/-104	0.0%	+/-44.3	0
20.0 to 24.9 percent	0	+/-104	0.0%	+/-44.3	13
25.0 to 29.9 percent	30	+/-41	48.4%	+/-47.0	26
30.0 to 34.9 percent	0	+/-104	0.0%	+/-44.3	0
35.0 percent or more	13	+/-21	21.0%	+/-32.5	0
Not computed	0	+/-104	(X)	(X)	31
GROSS RENT					
Occupied units paying rent	555	+/-146	555	(X)	977
Less than \$200	64	+/-70	11.5%	+/-13.1	9
\$200 to \$299	219	+/-119	39.5%	+/-19.3	92
\$300 to \$499	32	+/-38	5.8%	+/-6.9	143
\$500 to \$749	14	+/-23	2.5%	+/-4.3	134
\$750 to \$999	67	+/-69	12.1%	+/-12.6	269
\$1,000 to \$1,499	100	+/-96	18.0%	+/-15.5	309
\$1,500 or more	59	+/-65	10.6%	+/-11.0	21
Median (dollars)	297	+/-399	(X)	(X)	881

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
No rent paid	80	+/-75	(X)	(X)	21
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	471	+/-155	471	(X)	945
Less than 15.0 percent	79	+/-63	16.8%	+/-14.1	41
15.0 to 19.9 percent	74	+/-76	15.7%	+/-15.4	88
20.0 to 24.9 percent	32	+/-58	6.8%	+/-12.0	251
25.0 to 29.9 percent	17	+/-29	3.6%	+/-6.1	35
30.0 to 34.9 percent	127	+/-115	27.0%	+/-21.7	206
35.0 percent or more	142	+/-101	30.1%	+/-19.9	324
Not computed	164	+/-100	(X)	(X)	53

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
Occupied housing units	+/-129	80.2%	+/-6.5	1,609	+/-118
Vacant housing units	+/-130	19.8%	+/-6.5	312	+/-104
Homeowner vacancy rate	+/-7.1	(X)	(X)	1.7	+/-2.6
Rental vacancy rate	+/-8.9	(X)	(X)	11.2	+/-7.6
UNITS IN STRUCTURE					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
1-unit, detached	+/-144	32.2%	+/-7.3	638	+/-93
1-unit, attached	+/-115	7.2%	+/-5.8	69	+/-47
2 units	+/-49	2.3%	+/-2.4	0	+/-104
3 or 4 units	+/-67	3.6%	+/-3.4	28	+/-33
5 to 9 units	+/-70	5.2%	+/-3.5	138	+/-64
10 to 19 units	+/-66	5.8%	+/-3.3	115	+/-63
20 or more units	+/-160	43.8%	+/-7.8	933	+/-100
Mobile home	+/-104	0.0%	+/-2.2	0	+/-104
Boat, RV, van, etc.	+/-104	0.0%	+/-2.2	0	+/-104
YEAR STRUCTURE BUILT					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
Built 2005 or later	+/-104	0.0%	+/-2.2	163	+/-70
Built 2000 to 2004	+/-66	2.9%	+/-3.3	75	+/-50
Built 1990 to 1999	+/-167	25.2%	+/-8.3	71	+/-51
Built 1980 to 1989	+/-132	15.2%	+/-6.6	112	+/-71
Built 1970 to 1979	+/-114	11.4%	+/-5.7	661	+/-108
Built 1960 to 1969	+/-157	15.8%	+/-7.9	237	+/-96
Built 1950 to 1959	+/-146	26.5%	+/-7.3	571	+/-105
Built 1940 to 1949	+/-22	0.7%	+/-1.1	31	+/-33
Built 1939 or earlier	+/-42	2.4%	+/-2.1	0	+/-104
ROOMS					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
1 room	+/-91	7.0%	+/-4.6	64	+/-42
2 rooms	+/-18	0.6%	+/-0.9	57	+/-46
3 rooms	+/-186	28.3%	+/-9.5	561	+/-118
4 rooms	+/-155	17.9%	+/-7.7	479	+/-123
5 rooms	+/-138	19.1%	+/-6.9	521	+/-104
6 rooms	+/-103	8.2%	+/-5.1	132	+/-60
7 rooms	+/-120	16.5%	+/-6.1	64	+/-44
8 rooms	+/-50	1.6%	+/-2.5	17	+/-19
9 rooms or more	+/-28	1.1%	+/-1.4	26	+/-26
Median rooms	+/-0.5	(X)	(X)	4.1	+/-0.2
BEDROOMS					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
No bedroom	+/-92	7.6%	+/-4.6	90	+/-42
1 bedroom	+/-150	27.7%	+/-7.6	611	+/-105
2 bedrooms	+/-193	24.0%	+/-9.6	489	+/-112
3 bedrooms	+/-159	22.5%	+/-7.9	684	+/-111
4 bedrooms	+/-125	15.6%	+/-6.3	32	+/-33
5 or more bedrooms	+/-58	2.6%	+/-2.9	15	+/-24
HOUSING TENURE					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Owner-occupied	+/-149	37.6%	+/-9.4	841	+/-117
Renter-occupied	+/-185	62.4%	+/-9.4	768	+/-111

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Average household size of owner-occupied unit	+/-0.71	(X)	(X)	3.38	+/-0.41
Average household size of renter-occupied unit	+/-0.43	(X)	(X)	2.54	+/-0.33
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Moved in 2005 or later	+/-166	48.2%	+/-9.2	816	+/-148
Moved in 2000 to 2004	+/-106	13.4%	+/-6.4	384	+/-104
Moved in 1990 to 1999	+/-132	27.3%	+/-8.1	204	+/-88
Moved in 1980 to 1989	+/-39	3.0%	+/-2.5	141	+/-60
Moved in 1970 to 1979	+/-104	0.0%	+/-2.8	44	+/-36
Moved in 1969 or earlier	+/-81	8.2%	+/-5.1	20	+/-22
VEHICLES AVAILABLE					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
No vehicles available	+/-148	19.1%	+/-9.1	150	+/-68
1 vehicle available	+/-170	48.5%	+/-9.2	782	+/-126
2 vehicles available	+/-121	15.9%	+/-7.4	487	+/-121
3 or more vehicles available	+/-121	16.6%	+/-7.9	190	+/-74
HOUSE HEATING FUEL					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Utility gas	+/-46	2.4%	+/-2.9	29	+/-26
Bottled, tank, or LP gas	+/-104	0.0%	+/-2.8	0	+/-104
Electricity	+/-181	90.1%	+/-7.6	1,580	+/-121
Fuel oil, kerosene, etc.	+/-104	0.0%	+/-2.8	0	+/-104
Coal or coke	+/-104	0.0%	+/-2.8	0	+/-104
Wood	+/-104	0.0%	+/-2.8	0	+/-104
Solar energy	+/-104	0.0%	+/-2.8	0	+/-104
Other fuel	+/-104	0.0%	+/-2.8	0	+/-104
No fuel used	+/-105	7.5%	+/-6.6	0	+/-104
SELECTED CHARACTERISTICS					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Lacking complete plumbing facilities	+/-104	0.0%	+/-2.8	25	+/-29
Lacking complete kitchen facilities	+/-106	4.6%	+/-6.6	12	+/-18
No telephone service available	+/-81	5.9%	+/-4.9	141	+/-75
OCCUPANTS PER ROOM					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
1.00 or less	+/-155	92.5%	+/-6.8	1,469	+/-129
1.01 to 1.50	+/-102	5.9%	+/-6.4	94	+/-61
1.51 or more	+/-35	1.6%	+/-2.2	46	+/-40
VALUE					
Owner-occupied units	+/-149	601	(X)	841	+/-117
Less than \$50,000	+/-23	2.3%	+/-4.1	62	+/-45
\$50,000 to \$99,999	+/-52	6.7%	+/-8.5	64	+/-45
\$100,000 to \$149,999	+/-44	7.3%	+/-7.8	245	+/-81
\$150,000 to \$199,999	+/-117	31.9%	+/-16.7	159	+/-68
\$200,000 to \$299,999	+/-93	27.0%	+/-14.0	306	+/-91
\$300,000 to \$499,999	+/-115	24.8%	+/-17.5	5	+/-10
\$500,000 to \$999,999	+/-104	0.0%	+/-7.2	0	+/-104
\$1,000,000 or more	+/-104	0.0%	+/-7.2	0	+/-104
Median (dollars)	+/-53,289	(X)	(X)	171,300	+/-29,764
MORTGAGE STATUS					
Owner-occupied units	+/-149	601	(X)	841	+/-117

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Housing units with a mortgage	+/-137	86.5%	+/-8.9	706	+/-114
Housing units without a mortgage	+/-59	13.5%	+/-8.9	135	+/-52
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-137	520	(X)	706	+/-114
Less than \$300	+/-104	0.0%	+/-8.3	0	+/-104
\$300 to \$499	+/-104	0.0%	+/-8.3	16	+/-26
\$500 to \$699	+/-23	2.7%	+/-4.7	60	+/-36
\$700 to \$999	+/-66	13.3%	+/-13.0	49	+/-32
\$1,000 to \$1,499	+/-90	25.0%	+/-16.0	226	+/-89
\$1,500 to \$1,999	+/-59	14.0%	+/-11.2	204	+/-82
\$2,000 or more	+/-132	45.0%	+/-20.1	151	+/-73
Median (dollars)	+/-632	(X)	(X)	1,505	+/-162
Housing units without a mortgage					
Housing units without a mortgage	+/-59	81	(X)	135	+/-52
Less than \$100	+/-104	0.0%	+/-38.8	0	+/-104
\$100 to \$199	+/-104	0.0%	+/-38.8	18	+/-20
\$200 to \$299	+/-104	0.0%	+/-38.8	26	+/-30
\$300 to \$399	+/-18	13.6%	+/-22.3	0	+/-104
\$400 or more	+/-56	86.4%	+/-22.3	91	+/-43
Median (dollars)	+/-578	(X)	(X)	511	+/-158
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-141	504	(X)	706	+/-114
Less than 20.0 percent	+/-61	16.1%	+/-13.3	127	+/-75
20.0 to 24.9 percent	+/-44	7.7%	+/-9.1	50	+/-38
25.0 to 29.9 percent	+/-59	11.3%	+/-11.2	103	+/-66
30.0 to 34.9 percent	+/-17	2.0%	+/-3.4	91	+/-61
35.0 percent or more	+/-157	62.9%	+/-20.5	335	+/-110
Not computed					
Not computed	+/-26	(X)	(X)	0	+/-104
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-34	50	(X)	127	+/-51
Less than 10.0 percent	+/-18	22.0%	+/-32.9	61	+/-45
10.0 to 14.9 percent	+/-104	0.0%	+/-49.4	28	+/-27
15.0 to 19.9 percent	+/-104	0.0%	+/-49.4	0	+/-104
20.0 to 24.9 percent	+/-21	26.0%	+/-42.8	10	+/-16
25.0 to 29.9 percent	+/-30	52.0%	+/-48.2	5	+/-10
30.0 to 34.9 percent	+/-104	0.0%	+/-49.4	0	+/-104
35.0 percent or more	+/-104	0.0%	+/-49.4	23	+/-26
Not computed					
Not computed	+/-50	(X)	(X)	8	+/-12
GROSS RENT					
Occupied units paying rent	+/-182	977	(X)	768	+/-111
Less than \$200	+/-16	0.9%	+/-1.6	0	+/-104
\$200 to \$299	+/-66	9.4%	+/-6.7	0	+/-104
\$300 to \$499	+/-129	14.6%	+/-12.2	12	+/-19
\$500 to \$749	+/-94	13.7%	+/-9.9	179	+/-75
\$750 to \$999	+/-99	27.5%	+/-9.5	266	+/-80
\$1,000 to \$1,499	+/-148	31.6%	+/-13.8	278	+/-86
\$1,500 or more	+/-34	2.1%	+/-3.5	33	+/-41
Median (dollars)	+/-168	(X)	(X)	961	+/-39
No rent paid					
No rent paid	+/-28	(X)	(X)	0	+/-104

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	+/-178	945	(X)	734	+/-112
Less than 15.0 percent	+/-37	4.3%	+/-4.0	94	+/-59
15.0 to 19.9 percent	+/-56	9.3%	+/-6.2	54	+/-53
20.0 to 24.9 percent	+/-149	26.6%	+/-13.4	61	+/-45
25.0 to 29.9 percent	+/-46	3.7%	+/-4.7	123	+/-55
30.0 to 34.9 percent	+/-94	21.8%	+/-10.5	42	+/-43
35.0 percent or more	+/-133	34.3%	+/-12.4	360	+/-95
Not computed	+/-46	(X)	(X)	34	+/-36

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	1,921	(X)	1,398	+/-40	1,398
Occupied housing units	83.8%	+/-5.4	1,288	+/-95	92.1%
Vacant housing units	16.2%	+/-5.4	110	+/-94	7.9%
Homeowner vacancy rate	(X)	(X)	0.0	+/-3.7	(X)
Rental vacancy rate	(X)	(X)	18.3	+/-26.9	(X)
UNITS IN STRUCTURE					
Total housing units	1,921	(X)	1,398	+/-40	1,398
1-unit, detached	33.2%	+/-4.6	1,343	+/-79	96.1%
1-unit, attached	3.6%	+/-2.5	33	+/-52	2.4%
2 units	0.0%	+/-2.3	0	+/-104	0.0%
3 or 4 units	1.5%	+/-1.7	0	+/-104	0.0%
5 to 9 units	7.2%	+/-3.4	0	+/-104	0.0%
10 to 19 units	6.0%	+/-3.3	0	+/-104	0.0%
20 or more units	48.6%	+/-5.1	0	+/-104	0.0%
Mobile home	0.0%	+/-2.3	22	+/-35	1.6%
Boat, RV, van, etc.	0.0%	+/-2.3	0	+/-104	0.0%
YEAR STRUCTURE BUILT					
Total housing units	1,921	(X)	1,398	+/-40	1,398
Built 2005 or later	8.5%	+/-3.7	0	+/-104	0.0%
Built 2000 to 2004	3.9%	+/-2.6	55	+/-63	3.9%
Built 1990 to 1999	3.7%	+/-2.6	0	+/-104	0.0%
Built 1980 to 1989	5.8%	+/-3.7	0	+/-104	0.0%
Built 1970 to 1979	34.4%	+/-5.7	10	+/-27	0.7%
Built 1960 to 1969	12.3%	+/-5.0	541	+/-157	38.7%
Built 1950 to 1959	29.7%	+/-5.2	698	+/-180	49.9%
Built 1940 to 1949	1.6%	+/-1.7	94	+/-82	6.7%
Built 1939 or earlier	0.0%	+/-2.3	0	+/-104	0.0%
ROOMS					
Total housing units	1,921	(X)	1,398	+/-40	1,398
1 room	3.3%	+/-2.2	0	+/-104	0.0%
2 rooms	3.0%	+/-2.4	0	+/-104	0.0%
3 rooms	29.2%	+/-6.2	0	+/-104	0.0%
4 rooms	24.9%	+/-6.4	226	+/-106	16.2%
5 rooms	27.1%	+/-5.2	507	+/-147	36.3%
6 rooms	6.9%	+/-3.1	391	+/-131	28.0%
7 rooms	3.3%	+/-2.3	119	+/-83	8.5%
8 rooms	0.9%	+/-1.0	52	+/-49	3.7%
9 rooms or more	1.4%	+/-1.4	103	+/-75	7.4%
Median rooms	(X)	(X)	5.4	+/-0.3	(X)
BEDROOMS					
Total housing units	1,921	(X)	1,398	+/-40	1,398
No bedroom	4.7%	+/-2.2	0	+/-104	0.0%
1 bedroom	31.8%	+/-5.5	0	+/-104	0.0%
2 bedrooms	25.5%	+/-5.9	150	+/-82	10.7%
3 bedrooms	35.6%	+/-5.4	1,025	+/-131	73.3%
4 bedrooms	1.7%	+/-1.7	185	+/-94	13.2%
5 or more bedrooms	0.8%	+/-1.3	38	+/-58	2.7%
HOUSING TENURE					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Owner-occupied	52.3%	+/-6.0	1,114	+/-123	86.5%
Renter-occupied	47.7%	+/-6.0	174	+/-103	13.5%

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Average household size of owner-occupied unit	(X)	(X)	3.70	+/-0.33	(X)
Average household size of renter-occupied unit	(X)	(X)	3.24	+/-0.94	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Moved in 2005 or later	50.7%	+/-7.8	153	+/-98	11.9%
Moved in 2000 to 2004	23.9%	+/-6.3	267	+/-123	20.7%
Moved in 1990 to 1999	12.7%	+/-5.3	362	+/-122	28.1%
Moved in 1980 to 1989	8.8%	+/-3.8	231	+/-103	17.9%
Moved in 1970 to 1979	2.7%	+/-2.2	255	+/-96	19.8%
Moved in 1969 or earlier	1.2%	+/-1.4	20	+/-22	1.6%
VEHICLES AVAILABLE					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
No vehicles available	9.3%	+/-4.2	63	+/-67	4.9%
1 vehicle available	48.6%	+/-7.2	251	+/-98	19.5%
2 vehicles available	30.3%	+/-6.7	749	+/-142	58.2%
3 or more vehicles available	11.8%	+/-4.7	225	+/-106	17.5%
HOUSE HEATING FUEL					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Utility gas	1.8%	+/-1.6	139	+/-80	10.8%
Bottled, tank, or LP gas	0.0%	+/-2.8	40	+/-48	3.1%
Electricity	98.2%	+/-1.6	1,078	+/-124	83.7%
Fuel oil, kerosene, etc.	0.0%	+/-2.8	0	+/-104	0.0%
Coal or coke	0.0%	+/-2.8	0	+/-104	0.0%
Wood	0.0%	+/-2.8	0	+/-104	0.0%
Solar energy	0.0%	+/-2.8	0	+/-104	0.0%
Other fuel	0.0%	+/-2.8	0	+/-104	0.0%
No fuel used	0.0%	+/-2.8	31	+/-37	2.4%
SELECTED CHARACTERISTICS					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Lacking complete plumbing facilities	1.6%	+/-1.8	44	+/-47	3.4%
Lacking complete kitchen facilities	0.7%	+/-1.1	44	+/-47	3.4%
No telephone service available	8.8%	+/-4.6	49	+/-71	3.8%
OCCUPANTS PER ROOM					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
1.00 or less	91.3%	+/-4.4	1,148	+/-130	89.1%
1.01 to 1.50	5.8%	+/-3.7	140	+/-75	10.9%
1.51 or more	2.9%	+/-2.5	0	+/-104	0.0%
VALUE					
Owner-occupied units	841	(X)	1,114	+/-123	1,114
Less than \$50,000	7.4%	+/-5.2	17	+/-32	1.5%
\$50,000 to \$99,999	7.6%	+/-5.2	93	+/-76	8.3%
\$100,000 to \$149,999	29.1%	+/-8.5	89	+/-69	8.0%
\$150,000 to \$199,999	18.9%	+/-7.4	268	+/-95	24.1%
\$200,000 to \$299,999	36.4%	+/-10.3	524	+/-155	47.0%
\$300,000 to \$499,999	0.6%	+/-1.2	123	+/-107	11.0%
\$500,000 to \$999,999	0.0%	+/-5.2	0	+/-104	0.0%
\$1,000,000 or more	0.0%	+/-5.2	0	+/-104	0.0%
Median (dollars)	(X)	(X)	216,000	+/-24,291	(X)
MORTGAGE STATUS					
Owner-occupied units	841	(X)	1,114	+/-123	1,114

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Housing units with a mortgage	83.9%	+/-5.9	869	+/-127	78.0%
Housing units without a mortgage	16.1%	+/-5.9	245	+/-104	22.0%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	706	(X)	869	+/-127	869
Less than \$300	0.0%	+/-6.2	0	+/-104	0.0%
\$300 to \$499	2.3%	+/-3.6	0	+/-104	0.0%
\$500 to \$699	8.5%	+/-4.8	0	+/-104	0.0%
\$700 to \$999	6.9%	+/-4.6	36	+/-54	4.1%
\$1,000 to \$1,499	32.0%	+/-11.3	187	+/-94	21.5%
\$1,500 to \$1,999	28.9%	+/-10.6	340	+/-137	39.1%
\$2,000 or more	21.4%	+/-9.9	306	+/-140	35.2%
Median (dollars)	(X)	(X)	1,808	+/-172	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	706	(X)	869	+/-127	869
Less than 20.0 percent	18.0%	+/-10.2	166	+/-115	19.1%
20.0 to 24.9 percent	7.1%	+/-5.2	88	+/-60	10.1%
25.0 to 29.9 percent	14.6%	+/-8.9	72	+/-79	8.3%
30.0 to 34.9 percent	12.9%	+/-8.4	50	+/-49	5.8%
35.0 percent or more	47.5%	+/-13.5	493	+/-124	56.7%
Not computed	(X)	(X)	0	+/-104	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI) - Housing units without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	127	(X)	245	+/-104	245
Less than 10.0 percent	48.0%	+/-28.6	35	+/-41	14.3%
10.0 to 14.9 percent	22.0%	+/-20.2	79	+/-65	32.2%
15.0 to 19.9 percent	0.0%	+/-29.0	35	+/-32	14.3%
20.0 to 24.9 percent	7.9%	+/-12.3	38	+/-58	15.5%
25.0 to 29.9 percent	3.9%	+/-7.5	8	+/-14	3.3%
30.0 to 34.9 percent	0.0%	+/-29.0	0	+/-104	0.0%
35.0 percent or more	18.1%	+/-19.7	50	+/-55	20.4%
Not computed	(X)	(X)	0	+/-104	(X)
GROSS RENT					
Occupied units paying rent	768	(X)	174	+/-103	174
Less than \$200	0.0%	+/-5.7	0	+/-104	0.0%
\$200 to \$299	0.0%	+/-5.7	0	+/-104	0.0%
\$300 to \$499	1.6%	+/-2.6	17	+/-29	9.8%
\$500 to \$749	23.3%	+/-9.2	0	+/-104	0.0%
\$750 to \$999	34.6%	+/-9.6	16	+/-29	9.2%
\$1,000 to \$1,499	36.2%	+/-10.0	49	+/-71	28.2%
\$1,500 or more	4.3%	+/-5.3	92	+/-68	52.9%
Median (dollars)	(X)	(X)	1,527	+/-237	(X)
No rent paid	(X)	(X)	0	+/-104	(X)

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	734	(X)	174	+/-103	174
Less than 15.0 percent	12.8%	+/-7.7	0	+/-104	0.0%
15.0 to 19.9 percent	7.4%	+/-7.1	0	+/-104	0.0%
20.0 to 24.9 percent	8.3%	+/-5.9	0	+/-104	0.0%
25.0 to 29.9 percent	16.8%	+/-7.4	17	+/-29	9.8%
30.0 to 34.9 percent	5.7%	+/-5.6	0	+/-104	0.0%
35.0 percent or more	49.0%	+/-12.1	157	+/-102	90.2%
Not computed	(X)	(X)	0	+/-104	(X)

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
HOUSING OCCUPANCY	
Total housing units	(X)
Occupied housing units	+/-6.7
Vacant housing units	+/-6.7
Homeowner vacancy rate	(X)
Rental vacancy rate	(X)
UNITS IN STRUCTURE	
Total housing units	(X)
1-unit, detached	+/-4.4
1-unit, attached	+/-3.7
2 units	+/-3.2
3 or 4 units	+/-3.2
5 to 9 units	+/-3.2
10 to 19 units	+/-3.2
20 or more units	+/-3.2
Mobile home	+/-2.5
Boat, RV, van, etc.	+/-3.2
YEAR STRUCTURE BUILT	
Total housing units	(X)
Built 2005 or later	+/-3.2
Built 2000 to 2004	+/-4.5
Built 1990 to 1999	+/-3.2
Built 1980 to 1989	+/-3.2
Built 1970 to 1979	+/-2.0
Built 1960 to 1969	+/-11.3
Built 1950 to 1959	+/-12.7
Built 1940 to 1949	+/-5.8
Built 1939 or earlier	+/-3.2
ROOMS	
Total housing units	(X)
1 room	+/-3.2
2 rooms	+/-3.2
3 rooms	+/-3.2
4 rooms	+/-7.7
5 rooms	+/-10.5
6 rooms	+/-9.1
7 rooms	+/-5.9
8 rooms	+/-3.5
9 rooms or more	+/-5.3
Median rooms	(X)
BEDROOMS	
Total housing units	(X)
No bedroom	+/-3.2
1 bedroom	+/-3.2
2 bedrooms	+/-5.9
3 bedrooms	+/-9.0
4 bedrooms	+/-6.6
5 or more bedrooms	+/-4.1
HOUSING TENURE	
Occupied housing units	(X)
Owner-occupied	+/-7.8

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
Renter-occupied	+/-7.8
Average household size of owner-occupied unit	(X)
Average household size of renter-occupied unit	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT	
Occupied housing units	(X)
Moved in 2005 or later	+/-7.3
Moved in 2000 to 2004	+/-9.3
Moved in 1990 to 1999	+/-9.6
Moved in 1980 to 1989	+/-8.2
Moved in 1970 to 1979	+/-7.4
Moved in 1969 or earlier	+/-1.7
VEHICLES AVAILABLE	
Occupied housing units	(X)
No vehicles available	+/-5.1
1 vehicle available	+/-7.4
2 vehicles available	+/-10.2
3 or more vehicles available	+/-8.3
HOUSE HEATING FUEL	
Occupied housing units	(X)
Utility gas	+/-6.2
Bottled, tank, or LP gas	+/-3.7
Electricity	+/-7.1
Fuel oil, kerosene, etc.	+/-3.4
Coal or coke	+/-3.4
Wood	+/-3.4
Solar energy	+/-3.4
Other fuel	+/-3.4
No fuel used	+/-2.9
SELECTED CHARACTERISTICS	
Occupied housing units	(X)
Lacking complete plumbing facilities	+/-3.8
Lacking complete kitchen facilities	+/-3.8
No telephone service available	+/-5.5
OCCUPANTS PER ROOM	
Occupied housing units	(X)
1.00 or less	+/-6.0
1.01 to 1.50	+/-6.0
1.51 or more	+/-3.4
VALUE	
Owner-occupied units	(X)
Less than \$50,000	+/-2.9
\$50,000 to \$99,999	+/-6.7
\$100,000 to \$149,999	+/-6.0
\$150,000 to \$199,999	+/-8.7
\$200,000 to \$299,999	+/-12.7
\$300,000 to \$499,999	+/-9.4
\$500,000 to \$999,999	+/-4.0
\$1,000,000 or more	+/-4.0
Median (dollars)	(X)

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
MORTGAGE STATUS	
Owner-occupied units	(X)
Housing units with a mortgage	+/-8.7
Housing units without a mortgage	+/-8.7
SELECTED MONTHLY OWNER COSTS (SMOC)	
Housing units with a mortgage	(X)
Less than \$300	+/-5.0
\$300 to \$499	+/-5.0
\$500 to \$699	+/-5.0
\$700 to \$999	+/-6.1
\$1,000 to \$1,499	+/-10.5
\$1,500 to \$1,999	+/-14.1
\$2,000 or more	+/-15.9
Median (dollars)	(X)
Housing units without a mortgage	(X)
Less than \$100	+/-16.7
\$100 to \$199	+/-16.7
\$200 to \$299	+/-11.8
\$300 to \$399	+/-10.3
\$400 or more	+/-15.5
Median (dollars)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)	
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	(X)
Less than 20.0 percent	+/-12.4
20.0 to 24.9 percent	+/-6.5
25.0 to 29.9 percent	+/-8.8
30.0 to 34.9 percent	+/-5.6
35.0 percent or more	+/-14.8
Not computed	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	(X)
Less than 10.0 percent	+/-16.1
10.0 to 14.9 percent	+/-23.0
15.0 to 19.9 percent	+/-13.2
20.0 to 24.9 percent	+/-22.9
25.0 to 29.9 percent	+/-5.4
30.0 to 34.9 percent	+/-16.7
35.0 percent or more	+/-21.2
Not computed	(X)
GROSS RENT	
Occupied units paying rent	(X)
Less than \$200	+/-22.5
\$200 to \$299	+/-22.5
\$300 to \$499	+/-17.6
\$500 to \$749	+/-22.5
\$750 to \$999	+/-15.1
\$1,000 to \$1,499	+/-35.8
\$1,500 or more	+/-33.4
Median (dollars)	(X)

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
No rent paid	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)
Less than 15.0 percent	+/-22.5
15.0 to 19.9 percent	+/-22.5
20.0 to 24.9 percent	+/-22.5
25.0 to 29.9 percent	+/-17.6
30.0 to 34.9 percent	+/-22.5
35.0 percent or more	+/-17.6
Not computed	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, and 2011 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	825,337	+/-3,628	1,258	+/-99	1,923
Owner occupied:	475,336	+/-4,428	787	+/-135	1,306
1-person household	101,830	+/-2,303	95	+/-61	220
2-person household	144,140	+/-2,475	171	+/-81	391
3-person household	88,960	+/-1,976	104	+/-67	293
4-person household	80,734	+/-2,440	159	+/-77	68
5-person household	37,348	+/-1,455	190	+/-96	156
6-person household	13,927	+/-872	34	+/-35	109
7-or-more person household	8,397	+/-602	34	+/-34	69
Renter occupied:	350,001	+/-3,638	471	+/-126	617
1-person household	109,777	+/-2,334	62	+/-57	274
2-person household	97,239	+/-2,646	119	+/-73	176
3-person household	62,937	+/-1,898	199	+/-94	95
4-person household	47,339	+/-1,716	72	+/-62	29
5-person household	19,340	+/-1,196	19	+/-29	43
6-person household	8,233	+/-693	0	+/-104	0
7-or-more person household	5,136	+/-611	0	+/-104	0

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-186	620	+/-55	1,201	+/-93
Owner occupied:	+/-202	598	+/-56	1,025	+/-137
1-person household	+/-116	122	+/-57	87	+/-73
2-person household	+/-130	62	+/-43	123	+/-88
3-person household	+/-147	90	+/-60	364	+/-124
4-person household	+/-57	156	+/-70	195	+/-100
5-person household	+/-101	73	+/-46	128	+/-90
6-person household	+/-87	51	+/-50	115	+/-84
7-or-more person household	+/-58	44	+/-36	13	+/-34
Renter occupied:	+/-177	22	+/-24	176	+/-101
1-person household	+/-124	0	+/-104	32	+/-41
2-person household	+/-94	0	+/-104	63	+/-69
3-person household	+/-63	14	+/-20	36	+/-53
4-person household	+/-39	0	+/-104	0	+/-104
5-person household	+/-50	0	+/-104	16	+/-27
6-person household	+/-104	0	+/-104	13	+/-25
7-or-more person household	+/-104	8	+/-15	16	+/-30

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,270	+/-155	1,599	+/-129	1,609
Owner occupied:	635	+/-109	601	+/-149	841
1-person household	62	+/-51	90	+/-66	166
2-person household	156	+/-80	119	+/-71	269
3-person household	130	+/-76	166	+/-106	110
4-person household	102	+/-81	45	+/-38	150
5-person household	95	+/-56	75	+/-71	95
6-person household	21	+/-37	13	+/-23	31
7-or-more person household	69	+/-61	93	+/-101	20
Renter occupied:	635	+/-148	998	+/-185	768
1-person household	209	+/-118	341	+/-140	235
2-person household	222	+/-99	329	+/-155	268
3-person household	13	+/-21	129	+/-81	162
4-person household	39	+/-48	99	+/-74	49
5-person household	50	+/-45	73	+/-80	12
6-person household	102	+/-99	27	+/-43	21
7-or-more person household	0	+/-104	0	+/-104	21

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Total:	+/-118	1,288	+/-95
Owner occupied:	+/-117	1,114	+/-123
1-person household	+/-68	137	+/-79
2-person household	+/-79	486	+/-134
3-person household	+/-54	62	+/-60
4-person household	+/-69	136	+/-85
5-person household	+/-60	139	+/-87
6-person household	+/-40	86	+/-72
7-or-more person household	+/-26	68	+/-49
Renter occupied:	+/-111	174	+/-103
1-person household	+/-88	16	+/-29
2-person household	+/-96	60	+/-60
3-person household	+/-74	60	+/-71
4-person household	+/-36	17	+/-29
5-person household	+/-18	0	+/-104
6-person household	+/-28	21	+/-35
7-or-more person household	+/-26	0	+/-104

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

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2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
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B25010

AVERAGE HOUSEHOLD SIZE OF OCCUPIED HOUSING UNITS BY TENURE

Universe: Occupied housing units

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2.93	+/-0.02	3.74	+/-0.33	3.18
Owner occupied	3.08	+/-0.03	4.13	+/-0.47	3.62
Renter occupied	2.73	+/-0.02	3.08	+/-0.46	2.24

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-0.40	4.21	+/-0.53	4.01	+/-0.37
Owner occupied	+/-0.56	4.19	+/-0.55	4.09	+/-0.44
Renter occupied	+/-0.46	4.86	+/-2.26	3.56	+/-1.28

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	3.64	+/-0.53	3.14	+/-0.40	2.98
Owner occupied	4.19	+/-0.62	4.14	+/-0.71	3.38
Renter occupied	3.09	+/-0.87	2.53	+/-0.43	2.54

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Total:	+/-0.26	3.64	+/-0.31
Owner occupied	+/-0.41	3.70	+/-0.33
Renter occupied	+/-0.33	3.24	+/-0.94

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

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B01001

SEX BY AGE

Universe: Total population

2007-2011 American Community Survey 5-Year Estimates

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,474,676	*****	4,701	+/-488	6,383
Male:	1,198,400	+/-211	2,294	+/-353	3,017
Under 5 years	77,130	+/-148	62	+/-49	121
5 to 9 years	74,644	+/-1,583	175	+/-105	151
10 to 14 years	76,143	+/-1,578	177	+/-115	189
15 to 17 years	50,771	+/-73	124	+/-67	231
18 and 19 years	35,579	+/-6	99	+/-76	94
20 years	19,751	+/-1,167	37	+/-40	6
21 years	19,024	+/-1,014	26	+/-33	35
22 to 24 years	50,442	+/-1,330	79	+/-65	228
25 to 29 years	85,022	+/-106	274	+/-107	187
30 to 34 years	82,335	+/-116	179	+/-80	128
35 to 39 years	90,452	+/-2,012	144	+/-76	194
40 to 44 years	95,409	+/-2,002	133	+/-85	92
45 to 49 years	94,882	+/-71	140	+/-82	335
50 to 54 years	79,045	+/-71	123	+/-65	408
55 to 59 years	67,118	+/-1,325	140	+/-66	195
60 and 61 years	24,049	+/-1,120	85	+/-84	67
62 to 64 years	32,688	+/-1,264	150	+/-90	67
65 and 66 years	18,907	+/-879	40	+/-42	32
67 to 69 years	25,820	+/-986	48	+/-47	33
70 to 74 years	36,394	+/-1,030	22	+/-24	106
75 to 79 years	28,031	+/-1,000	29	+/-43	77
80 to 84 years	20,243	+/-862	2	+/-9	3
85 years and over	14,521	+/-955	6	+/-10	38
Female:	1,276,276	+/-211	2,407	+/-343	3,366
Under 5 years	73,989	+/-94	14	+/-24	162
5 to 9 years	70,943	+/-1,741	163	+/-90	81
10 to 14 years	73,310	+/-1,753	190	+/-159	237
15 to 17 years	48,357	+/-39	63	+/-53	151
18 and 19 years	34,174	+/-50	52	+/-50	101
20 years	18,357	+/-1,124	0	+/-104	0
21 years	17,457	+/-1,081	19	+/-34	59
22 to 24 years	51,247	+/-1,258	127	+/-83	197

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
25 to 29 years	86,158	+/-123	143	+/-102	195
30 to 34 years	84,773	+/-63	416	+/-185	140
35 to 39 years	90,105	+/-1,825	156	+/-83	262
40 to 44 years	97,281	+/-1,828	129	+/-64	242
45 to 49 years	98,428	+/-97	225	+/-105	388
50 to 54 years	86,718	+/-4	152	+/-87	332
55 to 59 years	77,234	+/-1,564	166	+/-80	180
60 and 61 years	27,495	+/-1,275	93	+/-62	15
62 to 64 years	37,735	+/-1,158	97	+/-57	176
65 and 66 years	21,353	+/-954	24	+/-25	23
67 to 69 years	32,668	+/-1,345	57	+/-54	111
70 to 74 years	48,167	+/-1,159	80	+/-80	83
75 to 79 years	38,227	+/-1,328	33	+/-37	60
80 to 84 years	30,501	+/-1,194	4	+/-7	92
85 years and over	31,599	+/-1,167	4	+/-8	79

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-968	2,617	+/-293	4,829	+/-520
Male:	+/-469	1,189	+/-185	2,398	+/-336
Under 5 years	+/-94	52	+/-41	14	+/-26
5 to 9 years	+/-118	119	+/-73	154	+/-107
10 to 14 years	+/-100	44	+/-34	168	+/-84
15 to 17 years	+/-124	71	+/-48	129	+/-103
18 and 19 years	+/-84	76	+/-48	205	+/-122
20 years	+/-5	0	+/-104	29	+/-46
21 years	+/-38	48	+/-37	33	+/-47
22 to 24 years	+/-139	108	+/-80	193	+/-121
25 to 29 years	+/-131	59	+/-53	303	+/-135
30 to 34 years	+/-112	85	+/-66	170	+/-105
35 to 39 years	+/-116	95	+/-98	61	+/-61
40 to 44 years	+/-74	32	+/-38	97	+/-58
45 to 49 years	+/-165	127	+/-68	120	+/-72
50 to 54 years	+/-170	105	+/-58	313	+/-125
55 to 59 years	+/-129	34	+/-40	146	+/-101
60 and 61 years	+/-42	11	+/-11	0	+/-104
62 to 64 years	+/-70	58	+/-42	62	+/-63
65 and 66 years	+/-38	21	+/-23	15	+/-26
67 to 69 years	+/-27	16	+/-20	19	+/-31
70 to 74 years	+/-96	0	+/-104	46	+/-37
75 to 79 years	+/-71	19	+/-27	107	+/-96
80 to 84 years	+/-6	0	+/-104	5	+/-15
85 years and over	+/-44	9	+/-15	9	+/-18
Female:	+/-628	1,428	+/-203	2,431	+/-385
Under 5 years	+/-127	48	+/-39	108	+/-68
5 to 9 years	+/-86	75	+/-48	179	+/-96
10 to 14 years	+/-138	152	+/-62	149	+/-102
15 to 17 years	+/-95	55	+/-51	114	+/-96
18 and 19 years	+/-87	39	+/-42	33	+/-50
20 years	+/-104	0	+/-104	40	+/-61
21 years	+/-55	91	+/-43	87	+/-68
22 to 24 years	+/-122	66	+/-58	60	+/-87
25 to 29 years	+/-126	36	+/-38	292	+/-171
30 to 34 years	+/-91	114	+/-66	82	+/-66
35 to 39 years	+/-132	105	+/-57	111	+/-79
40 to 44 years	+/-141	93	+/-49	182	+/-91
45 to 49 years	+/-192	166	+/-80	180	+/-97
50 to 54 years	+/-152	169	+/-72	246	+/-105
55 to 59 years	+/-115	56	+/-45	233	+/-115
60 and 61 years	+/-20	14	+/-18	0	+/-104
62 to 64 years	+/-96	13	+/-20	71	+/-54
65 and 66 years	+/-32	21	+/-22	11	+/-23
67 to 69 years	+/-114	9	+/-18	12	+/-20
70 to 74 years	+/-56	44	+/-50	178	+/-65
75 to 79 years	+/-57	30	+/-42	42	+/-52
80 to 84 years	+/-75	22	+/-33	21	+/-22
85 years and over	+/-65	10	+/-16	0	+/-104

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	4,623	+/-829	5,039	+/-646	4,800
Male:	2,064	+/-443	2,507	+/-414	2,143
Under 5 years	295	+/-165	340	+/-188	148
5 to 9 years	95	+/-96	131	+/-103	149
10 to 14 years	162	+/-102	256	+/-130	229
15 to 17 years	98	+/-78	99	+/-72	59
18 and 19 years	24	+/-29	83	+/-65	17
20 years	113	+/-105	144	+/-135	55
21 years	40	+/-71	27	+/-41	12
22 to 24 years	111	+/-85	165	+/-93	95
25 to 29 years	135	+/-130	176	+/-112	252
30 to 34 years	113	+/-98	376	+/-150	203
35 to 39 years	60	+/-70	110	+/-111	162
40 to 44 years	146	+/-100	43	+/-54	48
45 to 49 years	42	+/-44	43	+/-47	110
50 to 54 years	82	+/-64	158	+/-115	112
55 to 59 years	180	+/-138	60	+/-63	143
60 and 61 years	30	+/-34	74	+/-81	34
62 to 64 years	98	+/-75	0	+/-104	93
65 and 66 years	32	+/-51	59	+/-77	96
67 to 69 years	66	+/-59	0	+/-104	51
70 to 74 years	31	+/-46	98	+/-89	41
75 to 79 years	21	+/-25	37	+/-37	24
80 to 84 years	90	+/-79	28	+/-35	10
85 years and over	0	+/-104	0	+/-104	0
Female:	2,559	+/-485	2,532	+/-373	2,657
Under 5 years	163	+/-114	175	+/-146	168
5 to 9 years	137	+/-110	195	+/-116	257
10 to 14 years	195	+/-104	72	+/-101	133
15 to 17 years	160	+/-93	84	+/-69	116
18 and 19 years	128	+/-111	44	+/-46	64
20 years	97	+/-82	66	+/-70	31
21 years	23	+/-38	42	+/-62	63
22 to 24 years	113	+/-96	151	+/-79	252
25 to 29 years	294	+/-215	356	+/-198	201
30 to 34 years	130	+/-90	203	+/-146	160
35 to 39 years	78	+/-72	204	+/-130	238
40 to 44 years	274	+/-135	184	+/-105	199
45 to 49 years	102	+/-84	95	+/-68	200
50 to 54 years	216	+/-134	119	+/-71	146
55 to 59 years	203	+/-90	109	+/-73	265
60 and 61 years	48	+/-54	47	+/-54	24
62 to 64 years	25	+/-28	127	+/-95	45
65 and 66 years	55	+/-59	11	+/-20	20
67 to 69 years	65	+/-70	72	+/-61	36
70 to 74 years	0	+/-104	69	+/-51	20
75 to 79 years	0	+/-104	11	+/-18	10
80 to 84 years	33	+/-41	18	+/-29	0
85 years and over	20	+/-34	78	+/-85	9

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Total:	+/-499	4,698	+/-396
Male:	+/-285	2,280	+/-334
Under 5 years	+/-73	269	+/-146
5 to 9 years	+/-74	281	+/-130
10 to 14 years	+/-92	69	+/-66
15 to 17 years	+/-41	38	+/-45
18 and 19 years	+/-23	116	+/-103
20 years	+/-49	17	+/-28
21 years	+/-20	21	+/-35
22 to 24 years	+/-66	70	+/-68
25 to 29 years	+/-117	246	+/-103
30 to 34 years	+/-94	203	+/-132
35 to 39 years	+/-72	201	+/-110
40 to 44 years	+/-37	2	+/-4
45 to 49 years	+/-51	43	+/-49
50 to 54 years	+/-70	145	+/-83
55 to 59 years	+/-69	141	+/-94
60 and 61 years	+/-37	94	+/-108
62 to 64 years	+/-68	77	+/-96
65 and 66 years	+/-59	0	+/-104
67 to 69 years	+/-41	36	+/-51
70 to 74 years	+/-33	80	+/-57
75 to 79 years	+/-22	108	+/-82
80 to 84 years	+/-17	15	+/-28
85 years and over	+/-104	8	+/-14
Female:	+/-314	2,418	+/-310
Under 5 years	+/-96	187	+/-143
5 to 9 years	+/-89	153	+/-84
10 to 14 years	+/-81	309	+/-126
15 to 17 years	+/-68	76	+/-76
18 and 19 years	+/-53	0	+/-104
20 years	+/-48	0	+/-104
21 years	+/-55	87	+/-86
22 to 24 years	+/-106	62	+/-57
25 to 29 years	+/-90	0	+/-104
30 to 34 years	+/-80	250	+/-109
35 to 39 years	+/-91	105	+/-101
40 to 44 years	+/-103	93	+/-81
45 to 49 years	+/-81	312	+/-139
50 to 54 years	+/-69	190	+/-115
55 to 59 years	+/-89	298	+/-132
60 and 61 years	+/-25	66	+/-59
62 to 64 years	+/-48	50	+/-53
65 and 66 years	+/-27	10	+/-20
67 to 69 years	+/-39	11	+/-17
70 to 74 years	+/-24	137	+/-73
75 to 79 years	+/-15	11	+/-17
80 to 84 years	+/-104	7	+/-13
85 years and over	+/-12	4	+/-11

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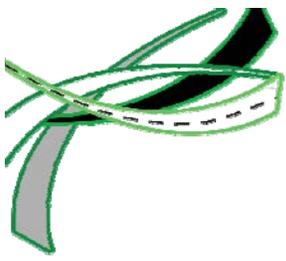
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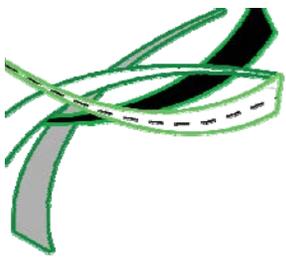
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APPENDIX B

(Right of Way Cost Estimates)



APPENDIX C

(Listings of Available Business Properties)



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Spotlight Listings – Receive Top Placement

5 Photos

Golden Glades Office Condo

Miami, FL

2,509 Sq. Ft. Office Condo Available In North Miami-Dade Condo package consisting of three units totaling 2,509 square feet for sale at ...

\$210,000

2,509 SF

Office Condo

6 Photos

11 STORY VACANT BUILDING. PRICED BELOW LAND VALUE

Miami Gardens, FL

11 STORY VACANT BUILDING - 400,000 VEHICLES PER DAY - ON GOLDEN GLADES INTERCHANGE. ZONING 64 COMMERCIAL, ALLOWS HOTEL, ALF, MULTIFAMILY, ...

\$4,250,000

136,190 SF Bldg

Medical Office

7 Photos

Golden Glades Office Park Bldg. 3 - Sale

Miami, FL

± 51,428 SF, four-story building on 2.69 Acres available for sale at \$8,500,000. Located in a beautiful 6-building Office Park setting, ...

\$8,500,000

51,428 SF Bldg

Office Building

Premium Listings – Receive Priority Placement

2 Photos

NORTH DADE 17,000 SQFT

Miami Gardens, FL

17,000 sqft Warehouse that was completely redone in 2002/ 6 bay complex that is perfect for an owner/user/ 12,000 sqft-15,000 sqft ...

\$1,150,000

17,194 SF Bldg

Warehouse

11 Photos

Golden Galdes Office Building & Land

Miami, FL

Marcus & Millichap is pleased to present the Golden Glades Office & Land located at 17760 Northwest 2nd Avenue, Miami, Florida. The subject ...

\$999,000

5,571 SF Bldg

Office Building

37 n.w. 166 st

Miami, FL

OWNER FINANCING---NO BANK NEEDED--GREAT TERMS!!! try 30% D.P. 20 yr. TERM--BALLOON-7 YRS. @ 6% P/' MINUTES FROM NEW JACKSON NORTH ...

\$545,000

5,300 SF Bldg

Office Building

8.50% Cap Rate

4 Photos

ROSS COMMERCIAL

Miami, FL

8 ACRES OF PALMETTO FRONTAGE AT GOLDEN GLADES INTERCHANGE. 146,480 SQ FT WAREHOUSE/SHOWROOM. 100% LEASED UNTIL 2014 SALE EXCLUDES BILLBOARDS

\$9,950,000

146,480 SF Bldg

Warehouse

Countyline Road Miami Gardens

Miami Gardens, FL

Site Plan approved for 21 Townhouses. Only \$25K per unit.

\$525,000

1.50 AC

Multifamily (land)

Refine Your Search Reset

Polygon Search

Draw Polygon

Price Range (\$)

0.00 to

Total \$
 \$/SF
 \$/Acre
 \$/Unit

Building Size (SF)

0 to

Keywords

Property Types Reset

Select All

- Multifamily
- Office
- Industrial
- Retail
- Land
- Agricultural
- Hotel & Motel
- Senior Housing
- Health Care
- Sport & Entertainment
- Special Purpose
- Residential Income

Show Property Subtypes

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3/20/2013

<input type="checkbox"/>		<p>Atlantic Truck Center Miami, FL 15,000 SQFT OF FACILITIES (TRUCK MAINTENANCE BLDG/ OFFICE SHOWROOM BLDG AND A 5,000 SQFT SMALL BAY FACILITY)</p>	<p>\$3,200,000 15,000 SF Bldg Truck Terminal/Hub/Transit</p>
<input type="checkbox"/>		<p>18190 NW 7th Ave Miami, FL Vacant Land</p>	<p>\$300,000 1.80 AC Commercial/Other (land)</p>
<input type="checkbox"/>		<p>Atlantic Truck Center Miami Gardens, FL 4 + Acres for Sale fronting 441 at the intersection of 441/ Turnpike and I-95, property currently used as a Truck Dealership. Property has ...</p>	<p>\$3,350,000 4.07 AC Commercial/Other (land)</p>
<input type="checkbox"/>		<p>150 NW 176th Street Miami Gardens, FL 30,000 SF divided into 4 - 5,000 SF and 1 - 10,000 SF, Dock High building with plenty of parking and turn around room.</p>	<p>\$2,550,000 30,000 SF Bldg Manufacturing</p>
<input type="checkbox"/>		<p>Sunshine State Warehouse Miami, FL Freestanding warehouse with a 41,609 SF footprint, plus an additional +/- 15,000 SF of second floor fully built out office. The office ...</p>	<p>\$2,495,000 41,609 SF Bldg Warehouse</p>
<input type="checkbox"/>		<p>Commercial Corner Vacant Lot for Sale! Miami, FL Commercial Corner vacant lot on NW 7 Ave. Located on a very active commercial and residential Area. Easy Access to I-95 & 836. PLEASE CALL ...</p>	<p>\$499,000 1.37 AC Commercial/Other (land)</p>
<input type="checkbox"/>		<p>Golden Glades Commerce Center Condos For Sale Miami Gardens, FL Golden Glades Commerce Park, with condos from 4,697 to 9,800 square feet, total contiguous is 25,333 SF. Financing is available, with ...</p>	<p>\$378,320 - \$1,034,600 4,697 - 5,912 SF Industrial Condo</p>

Standard Listings

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 Miami, FL

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[Thomas Neenan](#) Business Brokers of America Inc.

Welcome to our web site. Business Brokers Of America Inc. was founded in 1997 as a service brokerage firm with offices on Long Island, New York and Boca Raton, Florida have over 27 years experience in buying, selling and managing businesses. We have experience in Hotels, restaurants, employment agencies, retail stores, construction, nursing homes, industrial supply, computers mergers and...

Established Businesses for Sale

Asking Price Cash Flow Location

Fully equipped auto paint & body shop

\$119,000

Kendal

Fully equipped auto paint & body shop



Fully equipped auto paint & body shop for sale in Kendall / Tamiami Airport area. Business includes paint booth, frame machine, lift, air compressor, etc. Separate body and frame from spray booth to ensure the cleanest possible conditions for spray booth area. Reception and private office. Shop has approx. 3,120 sqft. \$1600 monthly rent includes water, trash.

New Concept Body Shop and Paint

\$595,000

Miami,

New Concept Body Shop and Paint



Fabulous income producing business, well-established and in a prominent area. The best shop in Dade County!

Injection molds and manufacturing plastics

\$280,000

\$48,000 Miami,

Other business



Manufacturing plastics since 2001 our make construction parts and household items in injection molder 375 ton to 150 ton and have 20 molds for injection there are 700 amp phase and 5000 thousand feet warehouse.

Upscale Jewelry Business - Wholesale & Retail...

\$199,900

\$97,200 Miami,

Profitable Jewelry Business -Miami, FL - Wholesale & Retail \$Seller Financing Available



Owner Managed Business, Great Business Model, 70% Wholesale - 30% Retail Unique business model, ensures that business stays profitable as others fluctuate. Customers are welcomed to an upscale environment. Famed artist Brito display at entrance, not your typical jewelry store. Expert jeweler on staff. ...

Long-Standing Hardware, Garden, Lumber, an...

\$500,000

\$50,000 Miami,

Established in 1950, no competition around. Low Monthly Expenses.



Only Hardware store around, very little competition. In a growing and upcoming neighborhood, great growth potential. Only Hardware store with a full line of Hydroponic products and a large customer base. Included will be a fully functional website with 4 domain names and hundreds of registered customers/leads, facebook page with over 10,000 followers and a twitter page with...

Automotive Dealers

\$100,000 - \$200,000

Naples,



[Run a BizBuySell Valuation Report](#) to view details of 1,000+ recently listed and sold **Automotive Dealers in Florida.**

[Get Free BizAlerts and be the first to hear about new businesses for sale!](#)

[North America's Number One Brand in Real Estate Advertising](#)

\$5,000

Homes

North America's Number One Brand in Real Estate Advertising



THE REAL ESTATE BOOK - North America's largest and most successful Homes for sale magazine is offering the chance to be an Independent Distributor in your local area. Comprehensive training and on-going support help ensure success. Candidate should possess strong sales skills, customer support & follow-up skills. No franchise fees or royalties. Start-up and...

[North America's Number One Brand in Real Estate Advertising](#)

\$5,000

Miami,

North America's Number One Brand in Real Estate Advertising



THE REAL ESTATE BOOK - North America's largest and most successful Homes for sale magazine is offering the chance to be an Independent Distributor in your local area. Comprehensive training and on-going support help ensure success. Candidate should possess strong sales skills, customer support & follow-up skills. No franchise fees or royalties. Start-up and...

[Very Successful Automotive Franchise open ...](#)

\$285,000

Miami-

Meineke complete car care facility fully loaded \$Seller Financing Available



The owner is finally retiring at the young age of 73. This business is run as a semi-absentee with a main manager running the show. It has a proven track record and excellent customer retention. It's fully equipped and staffed to work on all cars full service. There is room to expand with Meineke's throughout South Florida if you're interested in becoming a Millionaire unit...

[Great beach side business opportunity](#)

\$200,000

Miami.

Money Making Opportunity



This is a convenience Food Market, family owned and operated for the last 10 years. It is a great business opportunity for anyone seeking personal employment and high return on investment. The business has been in place for over 50 years, and the current owner is looking to expand their wholesale business. The rent is extremely low for Miami Beach area and is locked for...

[Indian,pakistani, bangladeshi,grocy store ...](#)

\$150,000

\$144,000 Miami,

Good profit low overhead INVENTORY INCLUDED IN ASKING PRICE



One of the best well established Indian and Pakistani grocery store for sale in the heart miami beach area close to a beach and aventura mall long lease low overhead 18 years business good reputation Great for husband and wife operation good hours 12 hrs a da operation.lotto,money order,money transfer,6 door walking cooler,big freezer,meat saw,complete camera...

Ready Mix Concrete Plant in Miami fl

\$3,000,000 \$1,000,000 Miami,

Concrete Ready Mix plant in the heart of Miami



For sale in Miami a Concrete Ready Mix business that has been operating since 1973, in the middle of Miami, right next to the airport, the batch plant has a 100,000 lbs silo cement plus another silo for job site mixer trucks, its presently running eight mixer trucks four dump trucks, three concrete pumps and a bobcat service with a demolition hammer

Auto Parts wholesaler and Exporter

\$1,250,000 \$280,000 Miami,

Very profitable Auto Parts Wholesaler \$Seller Financing Available

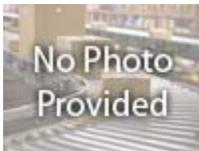


Established and very profitable Wholesaler of Auto parts. Well known in this business and in business since 2003 . This is a thriving export and wholesale business business in industry 30 years and looking to retire. Long list of steady clients. High rate of return Annual sales of \$1,000,000 and NOI of 28 %. Inventory of \$600,000 turned over annually and...

Meat and meat processing equipment wholesa...

\$950,000 \$338,349 Miami,

Internation Meat related equipment distributors



Profitable and sound meat and meat processing equipment wholesaler, and exporter, sell meat processors in various countries. The business has an established name and reputation made after more than 15 years in the market. They have developed long lasting relationships with all meat processors in Latin America and recently started growing into the South Asian...

Increasing revenue and production wholesal...

\$399,000 \$276,190 North 1

Increasing profitable wholesale bakery in Miami \$Seller Financing Available



47 recurring commercial customers delivered weekly such as hotels, food stores, condominiums. Great cash generated, 2 vans included in the sale. Pastries, breads with a southern american flavor. Located in an industrial park with cafe at front has \$6000 per month past etc. E-2 visa qualifying. Just opened a new space at rear of the bakery has 2x1800 sq ft newly...

90 yr old boat upholstery E-2 visa qualifi...

\$550,000 \$184,666 Miami,

90 yr old boat upholstery E-2 visa qualifier in Miami \$Seller Financing Available



Ideal business for a boat lover to work with a passion in an ever increasing industry. Growth has maximized in the current location and a bigger warehouse is needed to continue the growth cycle. Very easy to learn, excellent staff with a business reputation second to none. A rarity to have a business in operation for 90 years in the marine industry.



Domestic & Imported Car Repair

\$100,000

Miami,

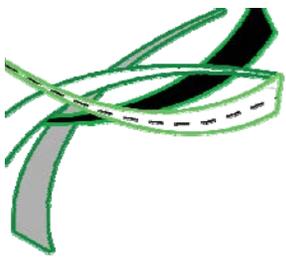


Established Gas Station with Real Estate

\$4,199,000

\$460,000 Miami-

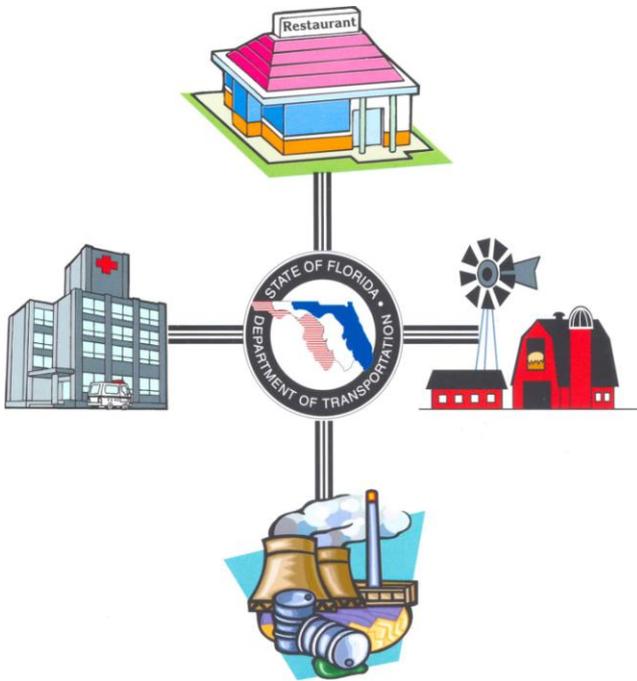
	Energy Efficiency Products Franchise for s...	\$280,000	Miami,
	\$Seller Financing Available		
	L.E.D Lighting To Save Energy!	\$60,000	Miami,
	Warehousing and Distribution Apparel Compa...	\$375,000	\$67,086 Miami,
	\$Seller Financing Available		
	Cellular Supplies Distributor	\$199,000	\$85,878 Miami-
	Top Rated Franchise has existing location ...	\$125,000	Miami-
	\$Seller Financing Available		
	Industrial Supply Distributor	\$249,000	\$74,517 Miami,
	\$Seller Financing Available		
	Aviation Supply Company	\$575,000	\$100,487 Miami,
	\$Seller Financing Available		
	Tire Dealer & Mechanic Shop	\$1,025,000	Miami,
	\$Seller Financing Available		
	Well Known Tire & Service Business	\$349,000	\$152,480 Miami,
	Approved Empanadas Manufacturer	\$575,000	\$165,909 Miami-
	\$Seller Financing Available		
	Very Successfull and Well Run Machine Shop	\$399,999	\$162,429 Miami,
	\$Seller Financing Available		
	'Botanica' Wholesale Warehouse	\$175,000	\$71,400 Kendall
	Aventura Paint your own Pottery Studio	\$120,000	Miami,
	Wig-Hairpiece Manufacturer	\$169,000	\$71,129 Miami,
	Hot Rod Car Wash	\$1,300,000	\$260,000 Miami,
	Auto Car Care Center Generates Profits	\$325,000	\$117,466 Miami,
	\$Seller Financing Available		
	Goodyear Tire and Auto Repair Service	\$200,000	\$137,210 Miami,
	\$Seller Financing Available		
	BOTTLING Unit of Major Water Distribution ...	\$95,000	\$36,246 Miami-
	\$Seller Financing Available		
	Top Russian Deli and Market	\$700,000	Miami,
	Five Oil & Lube Stores	\$1,195,000	\$323,000 Hialeah
	\$Seller Financing Available		
	Miami's oldest glass and mirror business f...	\$460,000	Miami,
	Contractor Flooring and Stone	\$75,000	\$100,000 Doral, I
	Largest Wholesaler of Used Tires in Florid...	\$2,900,000	\$587,865 Miami-
	\$Seller Financing Available		
	Fully Equipped Body Shop with Contracts fr...	\$120,000	\$78,400 Miami,
	\$Seller Financing Available		
	Great Business Opportunity Body Shop	\$129,000	\$95,000 Miami,.
	Westar Gas Station Business For Sale	\$345,000	\$134,228 Miami,
	Auto Body Shop	\$59,900	\$117,360 Miami,
	Dist-Health/Beauty	\$80,000	\$40,000 Miami,
	Telephone and related	\$35,000	\$24,000 Miami,
	Security Solutions Wholsale	\$535,000	\$56,296 Doral, I
	Chevron Gas Station in Miami, FL	\$3,750,000	\$450,000 Miami,
	Ethnic Food (semi perishable) Manufacturer...	\$1,990,000	\$447,839 Miami,



APPENDIX D

(Additional Resources for Business and Sign Relocation Assistance)

RELOCATION ASSISTANCE BUSINESSES, FARMS, AND NON-PROFIT ORGANIZATIONS



STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
HAYDON BURNS BUILDING
605 SUWANNEE STREET
TALLAHASSEE, FLORIDA 32399-0450
August 2008



IT REPRESENTS
THE MOST HUMANE
AND JUST LEGISLATION ON
RELOCATION ASSISTANCE EVER
ENACTED BY YOUR GOVERNMENT



Declaration of Policy

*THE PURPOSE OF THIS TITLE IS TO ESTABLISH
A UNIFORM POLICY FOR FAIR AND
EQUITABLE TREATMENT OF ANY PERSONS DISPLACED AS A
RESULT OF FEDERAL AND FEDERALLY ASSISTED
PROGRAMS IN ORDER THAT SUCH
PERSONS SHALL NOT BE SUBJECTED TO
DISPROPORTIONATE INJURIES AS A RESULT OF
PROGRAMS DESIGNED FOR
THE BENEFIT OF THE PUBLIC AS A WHOLE.*

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INTRODUCTION



In order to keep up with Florida's rapid growth, a modern highway construction program is necessary to ensure safe, available roadways. Sometimes a small portion of the population is required to move their personal property, businesses, farms or non-profit organizations because of this much needed highway construction. If you are required to move, you may be able to receive relocation advisory services and payments for moving expenses as provided under Federal law (Public Law 91-646, the Uniform Relocation Act of 1970 as amended).

It is the policy of the Florida Department of Transportation that displaced businesses, farms and non-profit organizations will receive fair and equitable treatment.

This brochure explains the advisory services and payment benefits available under the Relocation Assistance Program. You may have additional questions regarding the program and your eligibility. You are advised to read this brochure carefully and make note of those points you will wish to discuss with your relocation specialist.

SOME IMPORTANT DEFINITIONS.....

Department:

The department is the Florida Department of Transportation.

Business:

The term “business” means any lawful activity, except a farm operation, that is conducted:

1. Primarily for the purchase, sale, lease and/or rental of personal and/or real property; and/or
2. Primarily for the manufacture, processing or marketing of products, commodities or any other personal property; and/or
3. Primarily for the sale of services to the public; and/or
4. By a non-profit organization that has established its nonprofit status under applicable Federal and State law; and/or

Small Business:

The term “small business” means a business having not more than 500 employees working at the site being acquired or displaced by a program or project, which site is the location of economic activity. Sites occupied solely by outdoor advertising signs, displays, or devices do not qualify as a business for purposes of re-establishment expenses outlined under 49 Code of Federal Regulations, Part 24.304.

Farm Operation:

The term “farm operation” means any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, or sale or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator’s support.

SOME IMPORTANT DEFINITIONS CONTINUED.....

Non-Profit Organization:

The term "non-profit organization" means a corporation duly registered with the Florida Secretary of State as a Corporation Not for Profit and exempt from paying federal income taxes under Section 501 of the Internal Revenue Code (26 U.S.C. 501).

Eligibility Conditions:

Anyone who must move their business, farm operation, non-profit organization or any personal property from the real property that is acquired by the department may be eligible for reimbursement of actual moving expenses. Also, payments received under the relocation assistance program are not considered as income under the Internal Revenue Code.

Except, in accordance with Public Law 105-117, enacted on November 21, 1997, any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child, as defined in 49 CFR Part 24.208(h).

MOVING COST REIMBURSEMENT BUSINESSES, FARMS, AND NON-PROFIT ORGANIZATIONS

Owners or tenants may choose to be reimbursed on the basis of actual, reasonable, moving costs and related expenses; or, under certain circumstances, a fixed payment in lieu of actual moving expenses;

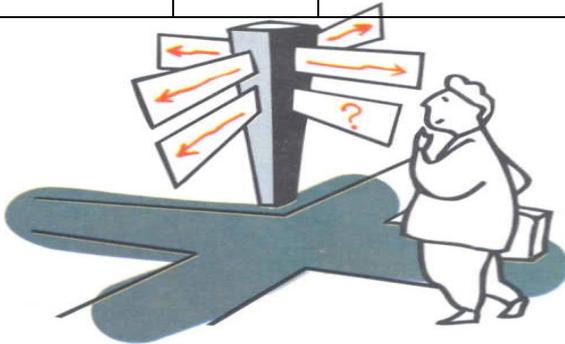
A. Actual, reasonable, moving expenses may be paid when the move is performed by a commercial mover or if you elect to move yourself. In some cases two move cost estimates may be necessary to establish reasonable costs.

B. Related expenses, such as personal property losses, expenses in locating a replacement site, and certain re-establishment costs may also be reimbursable.

C. You may be eligible to receive a fixed payment "in lieu of moving expenses", based on the average annual net earnings of your operation (the payment may not exceed \$20,000, nor be less than \$1,000). To qualify for this payment, the business must vacate or relocate from its displacement site. This payment is discussed in greater detail on page 16.

TYPES OF PAYMENT

Actual, Reasonable		Fixed Payment (In Lieu of) (see page 16)
Actual, Reasonable Move Costs Plus Reimbursement of: * Search Costs (see page 14) * Re-establishment Expenses (see page 12).	OR	\$1,000 to \$20,000; equal to the average annual net earnings for a business or farm; \$1,000 to \$20,000; equal to average annual gross revenue less administrative expenses for non-profit organizations.



TWO WAYS TO MOVE

To assure eligibility and prompt payment for moving expenses, displaced businesses, farm operations or non-profit organizations must contact the department prior to the move.

COMMERCIAL MOVES

You may be paid the actual, reasonable costs of your move provided through the services of a commercial mover. For moves exceeding \$10,000, two estimates are required and reimbursement will be limited to the lower estimated amount. All expenses must be supported by receipted bills in order to ensure prompt payment of your moving costs claim.

SELF-MOVE

If **you** decide to move yourself and the estimated cost exceeds \$10,000, reimbursement cannot exceed the lower of two move cost proposals prepared by qualified move estimators. Reimbursement for moves estimated under \$10,000 may be based on a single estimate prepared by a qualified move estimator or by a department employee.

Whether you choose the "commercial move" method or the "self-move" method, the displacing agency must be allowed to monitor the move in accordance with governing federal regulations and departmental rule. Monitoring is also necessary to ensure the moving expenses claimed are reasonable and necessary.

You may choose a combination of the commercial and self move option to best fit your business needs. As an example, you may want a commercial mover to handle the relocation of any large or special equipment, but you may wish to move your office (file cabinets, desk, etc.) yourself. When this combination is used, the requirements and provisions of each type of move will apply.

DOCUMENTED SELF-MOVE

This method also allows you to receive payment for the actual, reasonable costs of performing the move yourself. However, you must provide documentation of the actual costs associated with the move. Examples of the documentation would be receipts for equipment rentals, fuel, labor, etc. Equipment rental fees should be based on the actual cost of renting the equipment, but cannot exceed the cost charged by a commercial mover.

Labor documentation should reflect the persons involved in the move, type of work performed, hourly wage and time period of actual work must also be documented. The hourly wage paid cannot exceed the cost charged by a commercial mover.

REIMBURSABLE EXPENSES

These expenses are usually reimbursable as actual, reasonable moving expenses (for commercial or self-moves). They must be actually incurred documented expenses. Talk to your agent if you have any questions. This is not an all inclusive list:

- 1.Expenses (up to \$2500) in searching for a replacement site;
- 2.Moving of personal property to a replacement site within a 50 mile radius of the present location;
- 3.Insurance premiums covering the reasonable replacement value of personal property against loss and damage while in transit;
- 4.Packing, crating unpacking and uncrating of the personal property;
- 5.Telephone reinstallation;
- 6.Replacement cost of stationary, if determined necessary by the department;
- 7.Re-installation of certain fixtures; (like for like system)
- 8.Repainting of firm name and address on vehicles;
- 9.Storage of personal property for up to twelve (12) months at the department's discretion, if immediate occupancy of the replacement site is not possible through no fault of the displaced business owner or tenant;

10. Consultant fees in planning the move and/or designing your plant layout, if you relocate to an existing structure;
11. Actual direct losses of tangible personal property, if the business is discontinued or if an item of personal property will not be used or will be replaced at the new site.

RELATED NON-RESIDENTIAL ELIGIBLE EXPENSES

1. Connection to available nearby utilities from the right of way to improvements at the replacement site;
2. Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the displaced person's business operation including but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). A reasonable pre-approved hourly rate may be established;
3. Impact fees or one time assessments for anticipated heavy utility usage, as determined necessary by the department.

NON-REIMBURSABLE EXPENSES

The following expenses are usually ineligible for reimbursement as "actual moving expenses" (not an all inclusive list):

1. Additional expenses incurred because of moving to a new location, such as increased rent, mortgage payments, or utility costs, except as provided under Re-establishment Expenses;
2. Cost of moving structures, improvements or other real property in which the displaced person reserved ownership;
3. Interest on loans to cover moving expenses;
4. Loss of goodwill;
5. Loss of trained employees;
6. Loss of business and/or profits;
7. Personal injury;

8. Any legal fee or other cost for preparing a claim for relocation payment or for representing the claimant before the department;
9. Cost of moving personal property to locations other than the actual replacement site;
10. Overtime pay to employees working on the move, unless prior approval is given by the department;
11. Capital improvements to the replacement site or structure, except as provided under re-establishment expenses;
12. Costs of storage of personal property on real property already owned or leased by the displaced person;
13. Any expense already paid through a business damage claim, settlements and awards.

PRE-MOVE and POST-MOVE INVENTORIES

When the "commercial" or "self-move" option is selected, a pre-move inventory of personal property to be moved is required prior to the actual date of the move. Inventories may be prepared by business personnel with or without assistance from a department specialist; however, verification by the department is required prior to the move. Following the move, a post-move inventory of the items actually moved must also be submitted and verified by your relocation specialist. If the items on this follow-up inventory differ from the pre-move inventory, the amount of the estimate may be appropriately adjusted prior to payment of the claim.



RE-ESTABLISHMENT EXPENSES

A small business, farm or non-profit organization may be eligible to receive a payment not to exceed \$10,000 for expenses actually incurred in re-establishing the business at the replacement site. These expenses must be reasonable and necessary as determined by the department. They include, but are not limited to:

- repairs or improvements to the replacement real property as required by federal, state or local authorities;
- modifications to the property which are necessary to accommodate your business;
- construction and installation costs;
- redecorating or replacement of soiled or worn surfaces at the replacement site such as paint, paneling or carpeting;
- advertisement of replacement location;
- estimated increased cost of operation during the first two years at the replacement site such as:
 - (I)lease or rental charges,
 - (II)Personal or real property taxes,
 - (III)Insurance premiums, and
 - (IV)Utility charge, excluding impact fees.

Please keep in mind that the reimbursement for re-establishment expenses cannot exceed \$10,000 and you will be required to document the actual amount of your expenses.

The following is a non-exclusive listing of re-establishment expenses not considered to be reasonable, necessary or otherwise eligible:

- purchase of capital assets, such as office furniture, filing cabinets, machinery or trade fixtures;

- purchase of manufacturing materials, supplies or inventory or other items used in the normal course of the business operation;
- interest on money borrowed to make the move or purchase the replacement property;
- payment to a part-time home business which makes no material contribution to the household income.

ACTUAL DIRECT LOSSES OF TANGIBLE PERSONAL PROPERTY

Payment for losses of tangible personal property may be made when you decide not to move such property. A payment of this type will be allowed only after you have made a bona fide effort to sell the item(s) unless the department waives this requirement. You will be reimbursed for the reasonable expenses incurred as a result of conducting the sale.

The payment for direct losses of tangible personal property cannot exceed the estimated cost of moving such personal property.

Your relocation specialist will explain this procedure in detail as it applies to you.

**SEE YOUR RELOCATION SPECIALIST
FOR DETAILS.....**



SEARCH EXPENSES FOR REPLACEMENT PROPERTY

Displaced businesses, farms and non-profit organizations may be reimbursed for actual, reasonable expenses related to the search for a replacement property, not to exceed \$2,500. Expenses may include costs such as transportation, meals, lodging when away from home, and the reasonable value of time actually spent in searching for a replacement site. All expenses must be supported by receipted bills, except the value of time spent in the search.

Payment for time actually spent in searching shall be based on the applicable reasonable hourly wage for the person conducting the search. A certified statement of the time, dates, and places spent searching and hourly wage rates must accompany the claim for reimbursement. Discuss with your agent before incurring these costs.



HAZARDOUS SUBSTANCES AND HAZARDOUS WASTE

If you must relocate a business, farm operation or non-profit organization that generates, stores or uses hazardous materials or hazardous wastes, the

department will reimburse you for the moving or disposal of these substances under the following conditions:

- 1.If you choose to dispose of the hazardous materials, you will be reimbursed for its disposal or the actual, reasonable cost of moving it whichever is less. You will not be reimbursed for the disposal of such materials if its disposal is a normal part of your business operation.
- 2.If you choose to move the hazardous materials, you will be reimbursed for the actual, reasonable and necessary cost of this move.



All hazardous substances which are not hazardous wastes must be disposed of or moved to the replacement site and all hazardous wastes must be disposed of in accordance with all applicable laws, regulations and ordinances.

Your relocation specialist can answer your questions and provide necessary and important information regarding the moving or disposal of these materials.

**Remember...HAZARDOUS SUBSTANCES AND
HAZARDOUS WASTES MUST NOT be
abandoned!!!!**

FIXED PAYMENTS

Displaced businesses, farm operations and non-profit organizations may be eligible for a fixed payment in lieu of actual moving expenses, searching expenses, reestablishment expenses, and actual direct loss payments for tangible personal property. Such payment shall not be less than \$1,000 or more than \$20,000.

For the owner of a business or non-profit organization to be eligible for this payment, the business must incur expenses for either moving personal property from the site or relocate from its displacement site. The department must determine that the business or non-profit organization cannot be relocated without a substantial loss of its existing patronage and is not part of an enterprise with more than three similar establishments not being acquired by the department.

For the owner of a farm operation to be eligible for a fixed payment, the department must determine that the acquisition caused a substantial change in the nature of the operation.

A part-time individual or family occupation in the home which does not contribute materially to the income of the displaced owner is not eligible for a fixed payment.

FIXED PAYMENT COMPUTATION.....

For businesses and farm operations, the computation of the fixed payment is usually based upon the average annual net earnings for the two taxable years immediately proceeding the taxable year during which the enterprise is displaced. For nonprofit organizations the payment is based on the average annual gross revenue less administrative expenses for the same period of time.

BUSINESS OR FARM EXAMPLE

<u>1997</u> Annual Net Earnings \$9,000	<u>1998</u> Annual Net Earnings of \$10,500	<u>1999</u> Year of Relocation	You must provide information to the department to support your net earnings (i.e., tax returns)
AMOUNT OF FIXED PAYMENT=\$9,750 (Average of two taxable years prior to relocation)			

NON-PROFIT ORGANIZATION EXAMPLE

<u>1997</u> *Annual Net Earnings \$6,000	<u>1998</u> *Annual Net Earnings of \$7,500	<u>1999</u> Year of Relocation	You must provide information to the department to support your net earnings (i.e., tax returns)
AMOUNT OF FIXED PAYMENT = \$6,750 (Average of two taxable years prior to relocation) *Less Administrative Expenses			

Remember, a Fixed Payment is paid in lieu of any actual, reasonable moving expenses, search expenses, or re-establishment expenses.

A RELOCATION SPECIALIST WILL CONTACT YOU...



A relocation specialist from the department will contact you personally to

explain the relocation assistance advisory services and payment benefits available to you in accordance with your eligibility. During the initial contact interview, the specialist will work with you to determine your replacement needs and desires, as well as your need for advisory services. The specialist can be of help to you during this period of transition, so please do not hesitate to accept this offer of assistance. The relocation specialist can provide current listings of replacement sites available to you on the open market, assistance in completing application and claim forms for payment, financial information concerning replacement sites, and other assistance that will enable you to relocate to your replacement site with a minimum of difficulty.

RELOCATION ASSISTANCE SERVICES

Any business, farm operation or non-profit organization displaced by the department for a highway program shall be offered relocation assistance services for the purpose of locating a suitable replacement property, as well as reimbursement of eligible moving costs and other advisory services. These services are provided by qualified personnel employed by the department. It is their goal to assist in any way possible to assure your successful relocation.

Your relocation specialist is also familiar with the services provided by other public and private agencies in your community, such as:

- Small Business Administration
- Utility Companies
- Commercial Movers
- Local Planning and Zoning Authorities
- Realtors



If you require additional assistance, your Specialist will make every effort to secure the services of those organizations which are professionally equipped to help you.

IN ADDITION TO PERSONAL CONTACT....

In addition to personal contacts by your relocation specialist, you will usually find a relocation office on or near a project where a considerable number of people are to be relocated. Project relocation offices are open during hours convenient to the people they serve, including evening hours when necessary. The relocation office can provide lists of replacement sites, information on building codes, and data for taxes and various other subjects.

The address of the relocation office nearest you and the name of your relocation specialist may be found in the back of this brochure.

The complete Federal and State regulations under which the department's Relocation Assistance Program is administered can be reviewed at: <http://www.dot.state.fl.us/rightofway/relo.htm>, and are on file and available for your review during regular business hours at the office listed on the back of this brochure or at:

Florida Department of Transportation
Office of Right of Way
Haydon Burns Building
605 Suwannee Street, M.S. 22
Tallahassee, Florida 32399-0450



Remember! The department's relocation personnel are here to help and advise you. Be sure to make full use of their services. Do not hesitate to ask questions! We want you to fully understand your rights and the relocation services available to you.



YOUR RIGHT OF APPEAL



IF YOU DO NOT AGREE WITH THE TYPE OR AMOUNT OF PAYMENT THE DEPARTMENT DETERMINES YOU ARE ELIGIBLE FOR, FEDERAL LAW PROVIDES AN APPEAL PROCESS FOR REVIEW OF YOUR CASE. THE DEPARTMENT WILL PROVIDE THE NECESSARY FORMS FOR YOU TO BEGIN THE APPEAL PROCESS. YOU WILL BE GIVEN A FULL OPPORTUNITY TO BE HEARD. THE DEPARTMENT WILL PROMPTLY REVIEW YOUR APPEAL AND NOTIFY YOU OF ITS DECISION. A FINAL APPEAL MAY BE SENT TO:

**Florida Department of Transportation
Office of Right of Way
Haydon Burns Building
605 Suwannee Street, M.S. 22
Tallahassee, Florida 32399-0450**

CONTACT INFORMATION:

Your nearest Relocation Office is located at:

Your

Telephone Number: _____

Date of First Written Offer: _____

When contacting the department, please provide the following reference numbers:

Item/Segment No: _____ Parcel No: _____

County: _____ Managing District: _____

F.A.P. _____ State Road No: _____

Please Note: On some projects the department may contract with a company qualified to represent the department who will assist you in your relocation. If this is such a project, the Company's name will appear below. Even if the project is under contract, you may still contact the Department of Transportation at the above address and telephone number if you feel it is necessary.

Name of Company Representing the Department of Transportation

Address: _____

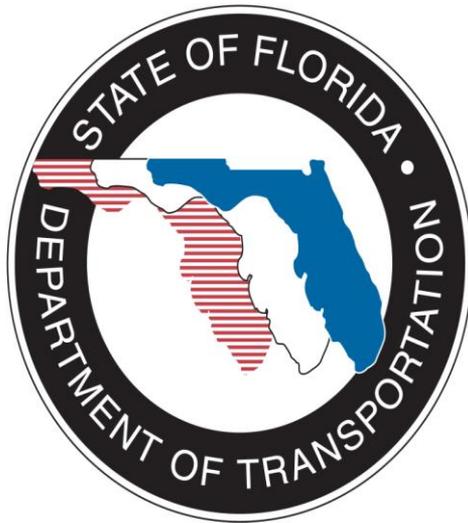
Phone Number: _____

Name of Company Agent: _____

Phone Number: _____

MISSION STATEMENT

The department will provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.

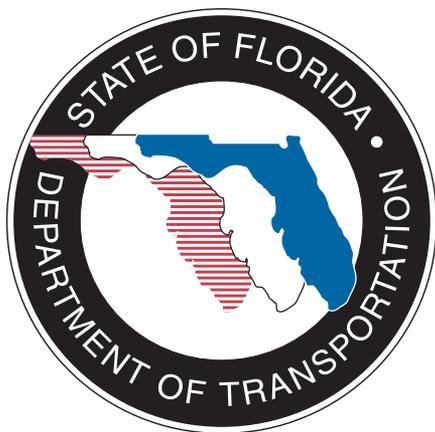


SIGN RELOCATION

**UNDER THE FLORIDA
RELOCATION ASSISTANCE
PROGRAM**



SIGN RELOCATION UNDER THE FLORIDA RELOCATION ASSISTANCE PROGRAM



Published by the Florida Department of Transportation Office of Right of Way
<http://www.dot.state.fl.us/rightofway/>
Effective September, 2005

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The department will provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.

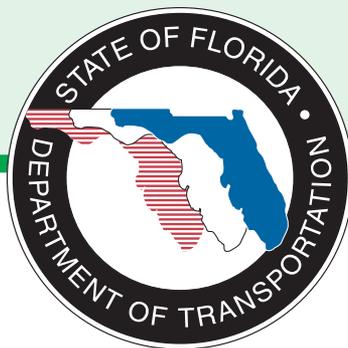


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DECLARATION OF POLICY

“THE PURPOSE OF THIS TITLE IS TO ESTABLISH A UNIFORM POLICY FOR FAIR AND EQUITABLE TREATMENT OF PERSONS DISPLACED AS A RESULT OF FEDERAL AND FEDERALLY ASSISTED PROGRAMS IN ORDER THAT SUCH PERSONS SHALL NOT BE SUBJECTED TO DISPROPORTIONATE INJURIES AS A RESULT OF PROGRAMS DESIGNED FOR THE BENEFIT OF THE PUBLIC AS A WHOLE”

In order to keep up with Florida’s rapid growth, a modern highway construction program is necessary to ensure safe, available roadways. Because of this much needed construction, signs must sometimes be relocated. If you are required to move a sign, you may receive assistance in doing so. This brochure explains your reimbursement options. If you have questions after reading this brochure, please ask us. We want to answer your questions.

As provided by Federal law (Public Law 91-646, the Uniform Relocation Act of 1970 as amended), you may be eligible to receive reimbursement for:

- the actual, reasonable costs of moving the sign to a new location; search expenses; OR
- a direct loss payment.

SOME IMPORTANT DEFINITIONS

DEPARTMENT - The Florida Department of Transportation

ELIGIBILITY CONDITIONS - The owner of an on-premise sign who must move it from the real property that is acquired by the department may be eligible for reimbursement of actual, reasonable moving expenses.

Except, in accordance with Public Law 105-117, enacted on November 21, 1997, any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child, as defined in 49 CFR Part 24.208(h).

ON-PREMISES SIGN - An on-premises sign is one that advertises a business and is located on or near the business premises.

ACTUAL REASONABLE MOVING COSTS

You may receive reimbursement for the actual, reasonable costs of moving your on-premise sign to a new location. This move can be performed by a commercial mover, or you may choose to perform the move yourself. This payment is based upon a move of no more than 50 miles. However, the department may approve a greater distance if it determines that the relocation in excess of the 50-mile limit is justified.

If you use a commercial mover. . .

You may receive payment for the actual, reasonable costs that a commercial mover charges to move your sign. These actual costs must be supported by copies of bills you receive from the mover or other acceptable documentation.

You will obtain at least two move cost proposals from qualified sign movers or moving specialists. These proposals show the estimated cost of moving your sign. The department will reimburse the actual costs of the move, but this amount cannot exceed that of the lowest move cost proposal.

For Example:

Two move cost proposals are obtained. One is for \$4,300 and the other is for \$3,800. The maximum reimbursement you could receive is \$3,800. If you decide to use a mover who charges \$4,000 which is supported by receipted bills, your maximum reimbursement amount will still be \$3,800.

However, if you use a mover who charges \$3,000 for the move, your actual reimbursement amount will be \$3,000.

As an alternative to obtaining two move cost proposals, under certain conditions a qualified department employee can provide the only estimate needed.

If you choose the self-move option. . .

You may receive payment based upon a commercial move estimate even though you will actually perform the move yourself. For this type of move, you will obtain two move cost proposals. Then YOU will move your sign. The payment you will receive will be the lower of the two proposals. You will not have to provide any documentation of your actual move costs if you choose this method.

For Example:

Two move cost proposals are obtained. One is in the amount of \$4,300 and the other is for \$3,800. Based on the self-move option for this example, the maximum reimbursement amount you could receive would be \$3,800.



As an alternative to obtaining two move cost proposals, under certain conditions a qualified department employee can provide the only estimate needed.

Or . . .

You may receive payment for the actual, reasonable costs of performing the move yourself. You must provide documentation of the actual costs of moving the sign. The payment you receive will be based upon this documentation.

For Example:

You move your sign and provide documentation supporting an actual, reasonable and necessary cost of \$2,200 to do so. The payment you will receive is \$2,200.

Additionally, you can combine the commercial and self-move methods to fit your needs. As an example, you may have a commercial equipment specialist handle the disconnecting and reconnecting of any special electrical wiring (for rotating or specially lighted signs). But you may want to move the structure of the sign yourself. The appropriate requirements and provisions for each type of move will apply.

Please Remember . . .

You should **ALWAYS** contact your relocation agent **PRIOR** to moving your sign or having your sign moved.

DIRECT LOSS PAYMENT

You can be eligible for this type of payment if you are entitled to relocate your sign but choose not to. Your payment amount will be the lesser of:

- the sign's depreciated reproduction cost less any proceeds from its sale; or
- the estimated cost of moving the sign, not including any storage.

If the sign cannot be moved because of local, state, or federal regulations, the payment will be for the sign's depreciated reproduction cost minus proceeds from its sale. Any costs you incur in attempting to sell the sign, such as advertising, are reimbursable.

A RELOCATION AGENT WILL CONTACT YOU. . .

A Relocation Agent from the department will contact you personally. The Agent will provide relocation assistance and will explain your payment benefits. The Agent will assist you in relocating your sign with a minimum of difficulty. **PLEASE DO NOT HESITATE TO USE THIS SERVICE!**

IN ADDITION TO PERSONAL CONTACTS. . .

The address of the relocation office nearest you and the name of your Relocation Agent may be found in the back of this brochure.

The complete Federal and State regulations under which the department's Relocation Assistance program is administered are on file and available for your review during regular business hours at the office listed on the back of this brochure or:

Florida Department of Transportation
Office of Right of Way
605 Suwannee Street, MS 22
Tallahassee, FL 32399

APPEAL RIGHTS

If you do not agree with the type or amount of payment the department determines you are eligible for, federal law provides an appeal process for review of your case. The department will provide the necessary forms for you to begin the appeal process. You will be given a full opportunity to be heard. The department will promptly review your appeal and notify you of its decision. A final appeal may be sent to:

Clerk of Agency Proceedings
Florida Department of Transportation
605 Suwannee Street
Tallahassee, Florida 32399

NOTES

The nearest Relocation Assistance Office is located at:

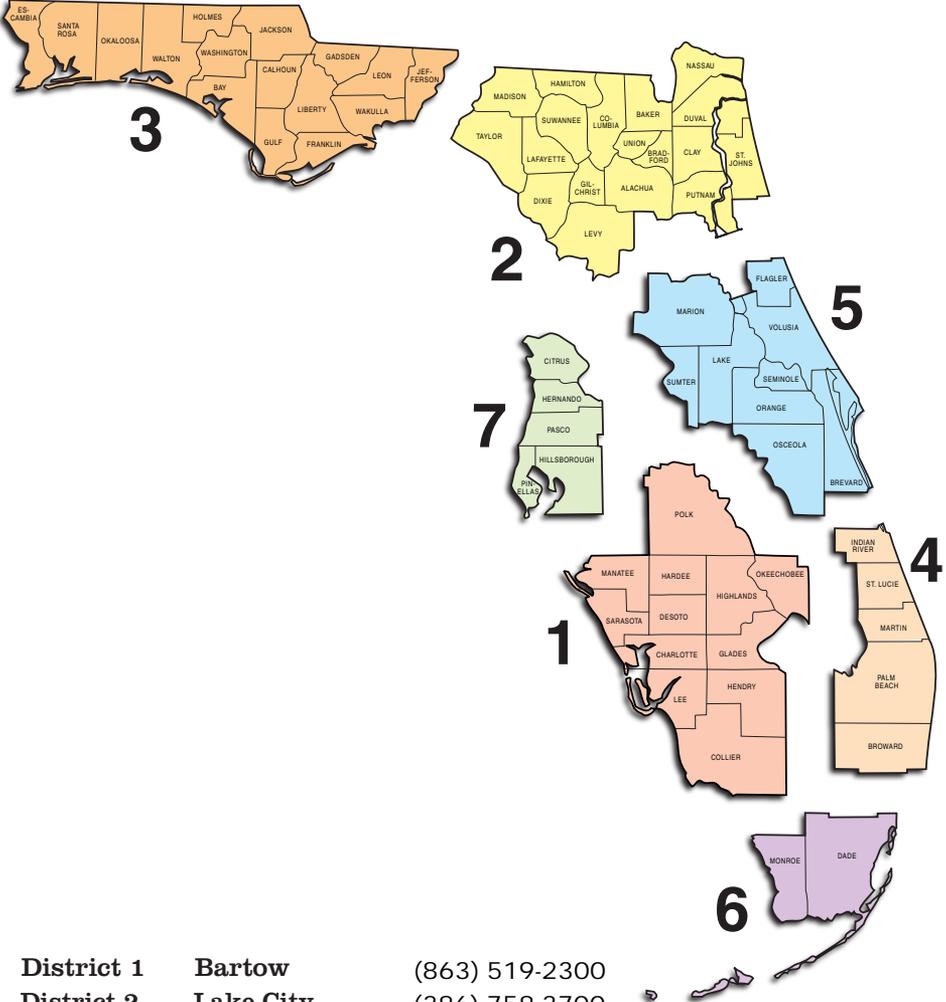
My Relocation Agent is:

Relocation Assistance Office Hours:

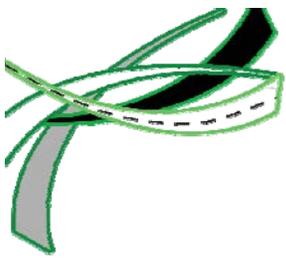
Telephone Number:

Date the department made the first written offer to buy the property my sign occupies:

Right of Way District Headquarters



District 1	Bartow	(863) 519-2300
District 2	Lake City	(386) 758-3700
District 3	Chipley	(850) 638-0250
District 4	Ft. Lauderdale	(954) 486-1400
District 5	DeLand	(386) 943-5000
District 6	Miami	(305) 470-5197
District 7	Tampa	(813) 975-6000
Turnpike	Orlando	(407) 532-3999



APPENDIX A

(2010 US Census Bureau Data)



B03002

HISPANIC OR LATINO ORIGIN BY RACE
 Universe: Total population
 2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	4,701	+/-488	6,383	+/-968	2,617
Not Hispanic or Latino:	3,357	+/-355	5,168	+/-984	1,937
White alone	269	+/-121	688	+/-295	344
Black or African American alone	2,849	+/-315	4,316	+/-984	1,200
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	184	+/-195	95	+/-99	167
Native Hawaiian and Other Pacific Islander alone	0	+/-104	22	+/-40	0
Some other race alone	0	+/-104	0	+/-104	0
Two or more races:	55	+/-80	47	+/-55	226
Two races including Some other race	0	+/-104	0	+/-104	226
Two races excluding Some other race, and three or more races	55	+/-80	47	+/-55	0
Hispanic or Latino:	1,344	+/-360	1,215	+/-386	680
White alone	1,239	+/-359	1,033	+/-374	644
Black or African American alone	17	+/-23	168	+/-244	31
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	19	+/-30	0	+/-104	0
Native Hawaiian and Other Pacific Islander alone	0	+/-104	0	+/-104	0
Some other race alone	69	+/-86	14	+/-22	5
Two or more races:	0	+/-104	0	+/-104	0
Two races including Some other race	0	+/-104	0	+/-104	0
Two races excluding Some other race, and three or more races	0	+/-104	0	+/-104	0

	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida		Census Tract 4.13, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-293	4,829	+/-520	4,623	+/-829
Not Hispanic or Latino:	+/-292	3,459	+/-494	3,749	+/-710
White alone	+/-144	480	+/-196	327	+/-423
Black or African American alone	+/-378	2,821	+/-557	3,323	+/-588
American Indian and Alaska Native alone	+/-104	0	+/-104	0	+/-104
Asian alone	+/-203	121	+/-123	0	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104	0	+/-104	0	+/-104
Some other race alone	+/-104	0	+/-104	0	+/-104
Two or more races:	+/-196	37	+/-68	99	+/-149
Two races including Some other race	+/-196	0	+/-104	0	+/-104
Two races excluding Some other race, and three or more races	+/-104	37	+/-68	99	+/-149
Hispanic or Latino:	+/-193	1,370	+/-304	874	+/-454
White alone	+/-194	1,009	+/-327	366	+/-249
Black or African American alone	+/-33	91	+/-170	57	+/-92
American Indian and Alaska Native alone	+/-104	0	+/-104	0	+/-104
Asian alone	+/-104	0	+/-104	0	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104	0	+/-104	0	+/-104
Some other race alone	+/-10	270	+/-262	427	+/-442
Two or more races:	+/-104	0	+/-104	24	+/-40
Two races including Some other race	+/-104	0	+/-104	0	+/-104
Two races excluding Some other race, and three or more races	+/-104	0	+/-104	24	+/-40

	Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	5,039	+/-646	4,800	+/-499	4,698
Not Hispanic or Latino:	4,684	+/-610	4,269	+/-508	4,251
White alone	361	+/-331	81	+/-58	52
Black or African American alone	4,149	+/-653	4,095	+/-512	4,187
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	97	+/-171	67	+/-90	0
Native Hawaiian and Other Pacific Islander alone	0	+/-104	0	+/-104	0
Some other race alone	0	+/-104	0	+/-104	0
Two or more races:	77	+/-74	26	+/-40	12
Two races including Some other race	31	+/-46	0	+/-104	0
Two races excluding Some other race, and three or more races	46	+/-57	26	+/-40	12
Hispanic or Latino:	355	+/-176	531	+/-119	447
White alone	172	+/-117	428	+/-103	140
Black or African American alone	56	+/-85	80	+/-63	307
American Indian and Alaska Native alone	0	+/-104	0	+/-104	0
Asian alone	0	+/-104	0	+/-104	0
Native Hawaiian and Other Pacific Islander alone	0	+/-104	0	+/-104	0
Some other race alone	127	+/-178	16	+/-25	0
Two or more races:	0	+/-104	7	+/-13	0
Two races including Some other race	0	+/-104	7	+/-13	0
Two races excluding Some other race, and three or more races	0	+/-104	0	+/-104	0

	Census Tract 95.04, Miami- Dade County, Florida
	Margin of Error
Total:	+/-396
Not Hispanic or Latino:	+/-405
White alone	+/-61
Black or African American alone	+/-416
American Indian and Alaska Native alone	+/-104
Asian alone	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104
Some other race alone	+/-104
Two or more races:	+/-18
Two races including Some other race	+/-104
Two races excluding Some other race, and three or more races	+/-18
Hispanic or Latino:	+/-224
White alone	+/-206
Black or African American alone	+/-240
American Indian and Alaska Native alone	+/-104
Asian alone	+/-104
Native Hawaiian and Other Pacific Islander alone	+/-104
Some other race alone	+/-104
Two or more races:	+/-104
Two races including Some other race	+/-104
Two races excluding Some other race, and three or more races	+/-104

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B19013

MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2011 INFLATION-ADJUSTED DOLLARS)
 Universe: Households
 2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	43,957	+/-421	52,222	+/-14,229	46,410

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	+/-10,604	63,162	+/-18,584	50,609	+/-17,695

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	33,542	+/-11,983	35,453	+/-10,690	45,071

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Median household income in the past 12 months (in 2011 inflation-adjusted dollars)	+/-7,060	51,778	+/-13,006

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The methodology for calculating median income and median earnings changed between 2008 and 2009. Medians over \$75,000 were most likely affected. The underlying income and earning distribution now uses \$2,500 increments up to \$250,000 for households, non-family households, families, and individuals and employs a linear interpolation method for median calculations. Before 2009 the highest income category was \$200,000 for households, families and non-family households (\$100,000 for individuals) and portions of the income and earnings distribution contained intervals wider than \$2,500. Those cases used a Pareto Interpolation Method.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.



DP04

SELECTED HOUSING CHARACTERISTICS

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
Occupied housing units	825,337	+/-3,628	83.6%	+/-0.4	1,258
Vacant housing units	161,386	+/-3,567	16.4%	+/-0.4	124
Homeowner vacancy rate	4.2	+/-0.3	(X)	(X)	7.2
Rental vacancy rate	9.1	+/-0.4	(X)	(X)	3.3
UNITS IN STRUCTURE					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
1-unit, detached	405,747	+/-2,652	41.1%	+/-0.3	1,116
1-unit, attached	104,492	+/-2,233	10.6%	+/-0.2	71
2 units	21,038	+/-1,096	2.1%	+/-0.1	149
3 or 4 units	34,003	+/-1,720	3.4%	+/-0.2	16
5 to 9 units	50,306	+/-1,705	5.1%	+/-0.2	0
10 to 19 units	59,858	+/-1,795	6.1%	+/-0.2	0
20 or more units	297,066	+/-2,996	30.1%	+/-0.3	25
Mobile home	13,655	+/-732	1.4%	+/-0.1	5
Boat, RV, van, etc.	558	+/-177	0.1%	+/-0.1	0
YEAR STRUCTURE BUILT					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
Built 2005 or later	42,632	+/-1,386	4.3%	+/-0.1	15
Built 2000 to 2004	87,413	+/-2,331	8.9%	+/-0.2	40
Built 1990 to 1999	118,840	+/-2,278	12.0%	+/-0.2	29
Built 1980 to 1989	151,692	+/-2,291	15.4%	+/-0.2	35
Built 1970 to 1979	198,177	+/-2,989	20.1%	+/-0.3	103
Built 1960 to 1969	133,520	+/-2,724	13.5%	+/-0.3	398
Built 1950 to 1959	152,458	+/-2,148	15.5%	+/-0.2	752
Built 1940 to 1949	65,488	+/-1,808	6.6%	+/-0.2	10
Built 1939 or earlier	36,503	+/-1,410	3.7%	+/-0.1	0
ROOMS					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
1 room	37,738	+/-1,621	3.8%	+/-0.2	16
2 rooms	33,102	+/-1,339	3.4%	+/-0.1	0
3 rooms	172,263	+/-3,151	17.5%	+/-0.3	63
4 rooms	224,995	+/-3,671	22.8%	+/-0.4	312
5 rooms	212,290	+/-2,817	21.5%	+/-0.3	533
6 rooms	146,109	+/-2,810	14.8%	+/-0.3	336
7 rooms	86,332	+/-1,988	8.7%	+/-0.2	81
8 rooms	41,837	+/-1,522	4.2%	+/-0.2	35
9 rooms or more	32,057	+/-1,224	3.2%	+/-0.1	6
Median rooms	4.6	+/-0.1	(X)	(X)	5.1
BEDROOMS					
Total housing units	986,723	+/-1,001	986,723	(X)	1,382
No bedroom	41,439	+/-1,732	4.2%	+/-0.2	16
1 bedroom	190,330	+/-2,936	19.3%	+/-0.3	56
2 bedrooms	307,990	+/-4,124	31.2%	+/-0.4	405
3 bedrooms	302,800	+/-4,014	30.7%	+/-0.4	737
4 bedrooms	119,107	+/-2,457	12.1%	+/-0.2	168
5 or more bedrooms	25,057	+/-1,126	2.5%	+/-0.1	0
HOUSING TENURE					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Owner-occupied	475,336	+/-4,428	57.6%	+/-0.4	787
Renter-occupied	350,001	+/-3,638	42.4%	+/-0.4	471
Average household size of owner-occupied unit	3.08	+/-0.02	(X)	(X)	4.13
Average household size of renter-occupied unit	2.73	+/-0.02	(X)	(X)	3.08
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Moved in 2005 or later	351,196	+/-3,753	42.6%	+/-0.5	412
Moved in 2000 to 2004	185,024	+/-2,975	22.4%	+/-0.3	377
Moved in 1990 to 1999	158,425	+/-3,034	19.2%	+/-0.4	297
Moved in 1980 to 1989	71,040	+/-1,792	8.6%	+/-0.2	105
Moved in 1970 to 1979	40,417	+/-1,368	4.9%	+/-0.2	41
Moved in 1969 or earlier	19,235	+/-809	2.3%	+/-0.1	26
VEHICLES AVAILABLE					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
No vehicles available	91,303	+/-2,149	11.1%	+/-0.3	48
1 vehicle available	325,964	+/-4,171	39.5%	+/-0.5	597
2 vehicles available	289,863	+/-3,407	35.1%	+/-0.4	395
3 or more vehicles available	118,207	+/-2,167	14.3%	+/-0.3	218
HOUSE HEATING FUEL					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Utility gas	16,934	+/-910	2.1%	+/-0.1	13
Bottled, tank, or LP gas	4,174	+/-398	0.5%	+/-0.1	0
Electricity	764,566	+/-3,499	92.6%	+/-0.2	1,225
Fuel oil, kerosene, etc.	839	+/-223	0.1%	+/-0.1	0
Coal or coke	11	+/-18	0.0%	+/-0.1	0
Wood	339	+/-103	0.0%	+/-0.1	0
Solar energy	186	+/-87	0.0%	+/-0.1	0
Other fuel	280	+/-115	0.0%	+/-0.1	0
No fuel used	38,008	+/-1,359	4.6%	+/-0.2	20
SELECTED CHARACTERISTICS					

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
Lacking complete plumbing facilities	4,452	+/-563	0.5%	+/-0.1	0
Lacking complete kitchen facilities	6,954	+/-671	0.8%	+/-0.1	0
No telephone service available	39,060	+/-1,398	4.7%	+/-0.2	34
OCCUPANTS PER ROOM					
Occupied housing units	825,337	+/-3,628	825,337	(X)	1,258
1.00 or less	782,069	+/-4,012	94.8%	+/-0.2	1,155
1.01 to 1.50	30,842	+/-1,315	3.7%	+/-0.2	90
1.51 or more	12,426	+/-935	1.5%	+/-0.1	13
VALUE					
Owner-occupied units	475,336	+/-4,428	475,336	(X)	787
Less than \$50,000	13,415	+/-863	2.8%	+/-0.2	5
\$50,000 to \$99,999	36,624	+/-1,325	7.7%	+/-0.3	35
\$100,000 to \$149,999	51,243	+/-1,444	10.8%	+/-0.3	188
\$150,000 to \$199,999	73,679	+/-2,173	15.5%	+/-0.4	172
\$200,000 to \$299,999	122,023	+/-2,376	25.7%	+/-0.4	176
\$300,000 to \$499,999	114,318	+/-2,181	24.0%	+/-0.4	190
\$500,000 to \$999,999	47,257	+/-1,433	9.9%	+/-0.3	0
\$1,000,000 or more	16,777	+/-801	3.5%	+/-0.2	21
Median (dollars)	246,800	+/-1,773	(X)	(X)	198,300
MORTGAGE STATUS					
Owner-occupied units	475,336	+/-4,428	475,336	(X)	787
Housing units with a mortgage	337,513	+/-3,532	71.0%	+/-0.4	654
Housing units without a mortgage	137,823	+/-2,471	29.0%	+/-0.4	133
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	337,513	+/-3,532	337,513	(X)	654
Less than \$300	224	+/-106	0.1%	+/-0.1	0
\$300 to \$499	2,211	+/-309	0.7%	+/-0.1	0
\$500 to \$699	6,343	+/-547	1.9%	+/-0.2	0
\$700 to \$999	22,866	+/-1,236	6.8%	+/-0.4	24
\$1,000 to \$1,499	71,560	+/-2,031	21.2%	+/-0.5	272
\$1,500 to \$1,999	77,207	+/-2,063	22.9%	+/-0.5	180
\$2,000 or more	157,102	+/-2,486	46.5%	+/-0.6	178
Median (dollars)	1,919	+/-14	(X)	(X)	1,569
Housing units without a mortgage	137,823	+/-2,471	137,823	(X)	133
Less than \$100	611	+/-180	0.4%	+/-0.1	0
\$100 to \$199	4,489	+/-455	3.3%	+/-0.3	6
\$200 to \$299	12,234	+/-610	8.9%	+/-0.5	29
\$300 to \$399	17,081	+/-805	12.4%	+/-0.5	20
\$400 or more	103,408	+/-2,154	75.0%	+/-0.6	78
Median (dollars)	602	+/-8	(X)	(X)	477
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	334,417	+/-3,615	334,417	(X)	654
Less than 20.0 percent	61,475	+/-1,871	18.4%	+/-0.5	141
20.0 to 24.9 percent	38,068	+/-1,496	11.4%	+/-0.4	118
25.0 to 29.9 percent	36,050	+/-1,523	10.8%	+/-0.4	55
30.0 to 34.9 percent	30,422	+/-1,212	9.1%	+/-0.4	32
35.0 percent or more	168,402	+/-2,966	50.4%	+/-0.7	308
Not computed	3,096	+/-467	(X)	(X)	0

Subject	Miami-Dade County, Florida				Census Tract 2.04, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	135,467	+/-2,489	135,467	(X)	133
Less than 10.0 percent	37,173	+/-1,434	27.4%	+/-0.9	40
10.0 to 14.9 percent	23,624	+/-1,108	17.4%	+/-0.7	39
15.0 to 19.9 percent	17,176	+/-864	12.7%	+/-0.7	25
20.0 to 24.9 percent	11,865	+/-715	8.8%	+/-0.5	18
25.0 to 29.9 percent	9,213	+/-593	6.8%	+/-0.4	5
30.0 to 34.9 percent	5,916	+/-578	4.4%	+/-0.4	0
35.0 percent or more	30,500	+/-1,307	22.5%	+/-0.9	6
Not computed	2,356	+/-358	(X)	(X)	0
GROSS RENT					
Occupied units paying rent	337,647	+/-3,410	337,647	(X)	408
Less than \$200	10,365	+/-722	3.1%	+/-0.2	0
\$200 to \$299	10,959	+/-730	3.2%	+/-0.2	0
\$300 to \$499	13,615	+/-878	4.0%	+/-0.3	19
\$500 to \$749	39,272	+/-1,597	11.6%	+/-0.5	41
\$750 to \$999	79,202	+/-2,028	23.5%	+/-0.5	94
\$1,000 to \$1,499	121,577	+/-2,256	36.0%	+/-0.6	227
\$1,500 or more	62,657	+/-1,848	18.6%	+/-0.5	27
Median (dollars)	1,053	+/-6	(X)	(X)	1,075
No rent paid	12,354	+/-903	(X)	(X)	63
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	329,445	+/-3,464	329,445	(X)	408
Less than 15.0 percent	19,122	+/-1,163	5.8%	+/-0.3	0
15.0 to 19.9 percent	25,556	+/-1,254	7.8%	+/-0.4	13
20.0 to 24.9 percent	33,416	+/-1,398	10.1%	+/-0.4	39
25.0 to 29.9 percent	36,277	+/-1,615	11.0%	+/-0.5	92
30.0 to 34.9 percent	32,023	+/-1,391	9.7%	+/-0.4	8
35.0 percent or more	183,051	+/-2,692	55.6%	+/-0.7	256
Not computed	20,556	+/-1,091	(X)	(X)	63

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
Occupied housing units	+/-99	91.0%	+/-5.6	1,923	+/-186
Vacant housing units	+/-77	9.0%	+/-5.6	515	+/-177
Homeowner vacancy rate	+/-6.7	(X)	(X)	5.6	+/-5.1
Rental vacancy rate	+/-5.0	(X)	(X)	22.3	+/-13.4
UNITS IN STRUCTURE					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
1-unit, detached	+/-116	80.8%	+/-7.8	1,415	+/-165
1-unit, attached	+/-60	5.1%	+/-4.4	46	+/-54
2 units	+/-91	10.8%	+/-6.5	79	+/-75
3 or 4 units	+/-26	1.2%	+/-1.9	49	+/-40
5 to 9 units	+/-104	0.0%	+/-3.2	85	+/-62
10 to 19 units	+/-104	0.0%	+/-3.2	0	+/-104
20 or more units	+/-39	1.8%	+/-2.8	708	+/-154
Mobile home	+/-8	0.4%	+/-0.6	17	+/-27
Boat, RV, van, etc.	+/-104	0.0%	+/-3.2	39	+/-61
YEAR STRUCTURE BUILT					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
Built 2005 or later	+/-22	1.1%	+/-1.6	34	+/-54
Built 2000 to 2004	+/-39	2.9%	+/-2.8	30	+/-49
Built 1990 to 1999	+/-29	2.1%	+/-2.2	0	+/-104
Built 1980 to 1989	+/-43	2.5%	+/-3.1	211	+/-113
Built 1970 to 1979	+/-62	7.5%	+/-4.5	423	+/-146
Built 1960 to 1969	+/-139	28.8%	+/-9.9	416	+/-130
Built 1950 to 1959	+/-146	54.4%	+/-10.2	1,143	+/-179
Built 1940 to 1949	+/-15	0.7%	+/-1.1	110	+/-80
Built 1939 or earlier	+/-104	0.0%	+/-3.2	71	+/-80
ROOMS					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
1 room	+/-24	1.2%	+/-1.7	62	+/-69
2 rooms	+/-104	0.0%	+/-3.2	108	+/-72
3 rooms	+/-48	4.6%	+/-3.5	319	+/-120
4 rooms	+/-98	22.6%	+/-7.1	752	+/-205
5 rooms	+/-134	38.6%	+/-9.5	618	+/-193
6 rooms	+/-102	24.3%	+/-7.3	370	+/-174
7 rooms	+/-53	5.9%	+/-3.8	117	+/-86
8 rooms	+/-36	2.5%	+/-2.6	41	+/-37
9 rooms or more	+/-10	0.4%	+/-0.7	51	+/-54
Median rooms	+/-0.2	(X)	(X)	4.5	+/-0.3
BEDROOMS					
Total housing units	+/-59	1,382	(X)	2,438	+/-84
No bedroom	+/-24	1.2%	+/-1.7	73	+/-71
1 bedroom	+/-53	4.1%	+/-3.8	465	+/-135
2 bedrooms	+/-120	29.3%	+/-8.7	774	+/-189
3 bedrooms	+/-138	53.3%	+/-9.5	938	+/-208
4 bedrooms	+/-83	12.2%	+/-6.0	107	+/-78
5 or more bedrooms	+/-104	0.0%	+/-3.2	81	+/-84
HOUSING TENURE					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Owner-occupied	+/-135	62.6%	+/-9.5	1,306	+/-202
Renter-occupied	+/-126	37.4%	+/-9.5	617	+/-177

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Average household size of owner-occupied unit	+/-0.47	(X)	(X)	3.62	+/-0.56
Average household size of renter-occupied unit	+/-0.46	(X)	(X)	2.24	+/-0.46
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Moved in 2005 or later	+/-110	32.8%	+/-8.5	738	+/-189
Moved in 2000 to 2004	+/-117	30.0%	+/-8.8	499	+/-166
Moved in 1990 to 1999	+/-112	23.6%	+/-9.0	541	+/-141
Moved in 1980 to 1989	+/-64	8.3%	+/-4.9	88	+/-68
Moved in 1970 to 1979	+/-33	3.3%	+/-2.5	14	+/-24
Moved in 1969 or earlier	+/-25	2.1%	+/-2.0	43	+/-33
VEHICLES AVAILABLE					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
No vehicles available	+/-33	3.8%	+/-2.6	164	+/-97
1 vehicle available	+/-131	47.5%	+/-9.2	776	+/-200
2 vehicles available	+/-105	31.4%	+/-8.2	657	+/-166
3 or more vehicles available	+/-79	17.3%	+/-6.3	326	+/-149
HOUSE HEATING FUEL					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Utility gas	+/-24	1.0%	+/-1.9	0	+/-104
Bottled, tank, or LP gas	+/-104	0.0%	+/-3.5	0	+/-104
Electricity	+/-100	97.4%	+/-2.6	1,857	+/-186
Fuel oil, kerosene, etc.	+/-104	0.0%	+/-3.5	0	+/-104
Coal or coke	+/-104	0.0%	+/-3.5	0	+/-104
Wood	+/-104	0.0%	+/-3.5	0	+/-104
Solar energy	+/-104	0.0%	+/-3.5	0	+/-104
Other fuel	+/-104	0.0%	+/-3.5	0	+/-104
No fuel used	+/-25	1.6%	+/-2.0	66	+/-46
SELECTED CHARACTERISTICS					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
Lacking complete plumbing facilities	+/-104	0.0%	+/-3.5	60	+/-60
Lacking complete kitchen facilities	+/-104	0.0%	+/-3.5	29	+/-48
No telephone service available	+/-33	2.7%	+/-2.6	150	+/-114
OCCUPANTS PER ROOM					
Occupied housing units	+/-99	1,258	(X)	1,923	+/-186
1.00 or less	+/-122	91.8%	+/-4.8	1,744	+/-205
1.01 to 1.50	+/-58	7.2%	+/-4.7	101	+/-71
1.51 or more	+/-23	1.0%	+/-1.9	78	+/-72
VALUE					
Owner-occupied units	+/-135	787	(X)	1,306	+/-202
Less than \$50,000	+/-8	0.6%	+/-1.1	21	+/-23
\$50,000 to \$99,999	+/-41	4.4%	+/-4.8	279	+/-129
\$100,000 to \$149,999	+/-85	23.9%	+/-10.5	169	+/-93
\$150,000 to \$199,999	+/-89	21.9%	+/-10.1	289	+/-163
\$200,000 to \$299,999	+/-76	22.4%	+/-8.8	236	+/-105
\$300,000 to \$499,999	+/-90	24.1%	+/-11.2	228	+/-102
\$500,000 to \$999,999	+/-104	0.0%	+/-5.6	0	+/-104
\$1,000,000 or more	+/-28	2.7%	+/-3.6	84	+/-83
Median (dollars)	+/-46,023	(X)	(X)	176,400	+/-26,461
MORTGAGE STATUS					
Owner-occupied units	+/-135	787	(X)	1,306	+/-202

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Housing units with a mortgage	+/-134	83.1%	+/-7.2	1,059	+/-230
Housing units without a mortgage	+/-57	16.9%	+/-7.2	247	+/-117
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-134	654	(X)	1,059	+/-230
Less than \$300	+/-104	0.0%	+/-6.6	0	+/-104
\$300 to \$499	+/-104	0.0%	+/-6.6	0	+/-104
\$500 to \$699	+/-104	0.0%	+/-6.6	27	+/-32
\$700 to \$999	+/-30	3.7%	+/-4.4	50	+/-54
\$1,000 to \$1,499	+/-105	41.6%	+/-13.6	400	+/-156
\$1,500 to \$1,999	+/-85	27.5%	+/-11.2	346	+/-143
\$2,000 or more	+/-78	27.2%	+/-11.4	236	+/-131
Median (dollars)	+/-185	(X)	(X)	1,577	+/-205
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-134	654	(X)	1,029	+/-225
Less than 20.0 percent	+/-65	21.6%	+/-9.5	116	+/-69
20.0 to 24.9 percent	+/-73	18.0%	+/-10.2	155	+/-115
25.0 to 29.9 percent	+/-56	8.4%	+/-8.4	82	+/-79
30.0 to 34.9 percent	+/-33	4.9%	+/-4.9	126	+/-95
35.0 percent or more	+/-111	47.1%	+/-13.4	550	+/-191
Not computed	+/-104	(X)	(X)	30	+/-48
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI) - Housing units without a mortgage (excluding units where SMOCAPI cannot be computed)					
Less than 10.0 percent	+/-34	30.1%	+/-21.4	89	+/-64
10.0 to 14.9 percent	+/-32	29.3%	+/-19.0	30	+/-36
15.0 to 19.9 percent	+/-26	18.8%	+/-17.8	10	+/-17
20.0 to 24.9 percent	+/-20	13.5%	+/-14.8	10	+/-16
25.0 to 29.9 percent	+/-8	3.8%	+/-6.3	25	+/-28
30.0 to 34.9 percent	+/-104	0.0%	+/-28.0	0	+/-104
35.0 percent or more	+/-10	4.5%	+/-7.5	83	+/-73
Not computed	+/-104	(X)	(X)	0	+/-104
GROSS RENT					
Occupied units paying rent	+/-113	408	(X)	617	+/-177
Less than \$200	+/-104	0.0%	+/-10.4	0	+/-104
\$200 to \$299	+/-104	0.0%	+/-10.4	0	+/-104
\$300 to \$499	+/-31	4.7%	+/-7.5	15	+/-24
\$500 to \$749	+/-42	10.0%	+/-11.1	186	+/-103
\$750 to \$999	+/-83	23.0%	+/-19.8	234	+/-129
\$1,000 to \$1,499	+/-114	55.6%	+/-21.8	168	+/-95
\$1,500 or more	+/-32	6.6%	+/-7.7	14	+/-23
Median (dollars)	+/-104	(X)	(X)	859	+/-81
No rent paid	+/-55	(X)	(X)	0	+/-104

Subject	Census Tract 2.04, Miami-Dade County, Florida			Census Tract 3.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	+/-113	408	(X)	617	+/-177
Less than 15.0 percent	+/-104	0.0%	+/-10.4	70	+/-77
15.0 to 19.9 percent	+/-24	3.2%	+/-6.1	80	+/-64
20.0 to 24.9 percent	+/-41	9.6%	+/-10.0	40	+/-47
25.0 to 29.9 percent	+/-57	22.5%	+/-13.0	14	+/-21
30.0 to 34.9 percent	+/-13	2.0%	+/-3.5	135	+/-76
35.0 percent or more	+/-106	62.7%	+/-17.6	278	+/-126
Not computed	+/-55	(X)	(X)	0	+/-104

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	2,438	(X)	681	+/-33	681
Occupied housing units	78.9%	+/-7.2	620	+/-55	91.0%
Vacant housing units	21.1%	+/-7.2	61	+/-53	9.0%
Homeowner vacancy rate	(X)	(X)	1.9	+/-3.2	(X)
Rental vacancy rate	(X)	(X)	0.0	+/-74.4	(X)
UNITS IN STRUCTURE					
Total housing units	2,438	(X)	681	+/-33	681
1-unit, detached	58.0%	+/-6.4	673	+/-34	98.8%
1-unit, attached	1.9%	+/-2.2	0	+/-104	0.0%
2 units	3.2%	+/-3.1	0	+/-104	0.0%
3 or 4 units	2.0%	+/-1.7	0	+/-104	0.0%
5 to 9 units	3.5%	+/-2.6	0	+/-104	0.0%
10 to 19 units	0.0%	+/-1.8	0	+/-104	0.0%
20 or more units	29.0%	+/-6.1	8	+/-13	1.2%
Mobile home	0.7%	+/-1.1	0	+/-104	0.0%
Boat, RV, van, etc.	1.6%	+/-2.5	0	+/-104	0.0%
YEAR STRUCTURE BUILT					
Total housing units	2,438	(X)	681	+/-33	681
Built 2005 or later	1.4%	+/-2.2	8	+/-13	1.2%
Built 2000 to 2004	1.2%	+/-2.0	0	+/-104	0.0%
Built 1990 to 1999	0.0%	+/-1.8	14	+/-22	2.1%
Built 1980 to 1989	8.7%	+/-4.7	0	+/-104	0.0%
Built 1970 to 1979	17.4%	+/-5.9	23	+/-27	3.4%
Built 1960 to 1969	17.1%	+/-5.3	126	+/-80	18.5%
Built 1950 to 1959	46.9%	+/-7.2	419	+/-81	61.5%
Built 1940 to 1949	4.5%	+/-3.3	45	+/-33	6.6%
Built 1939 or earlier	2.9%	+/-3.3	46	+/-39	6.8%
ROOMS					
Total housing units	2,438	(X)	681	+/-33	681
1 room	2.5%	+/-2.8	0	+/-104	0.0%
2 rooms	4.4%	+/-3.0	8	+/-13	1.2%
3 rooms	13.1%	+/-4.9	0	+/-104	0.0%
4 rooms	30.8%	+/-8.5	88	+/-61	12.9%
5 rooms	25.3%	+/-7.8	141	+/-68	20.7%
6 rooms	15.2%	+/-7.1	184	+/-54	27.0%
7 rooms	4.8%	+/-3.5	207	+/-66	30.4%
8 rooms	1.7%	+/-1.5	42	+/-40	6.2%
9 rooms or more	2.1%	+/-2.2	11	+/-16	1.6%
Median rooms	(X)	(X)	6.1	+/-0.4	(X)
BEDROOMS					
Total housing units	2,438	(X)	681	+/-33	681
No bedroom	3.0%	+/-2.9	0	+/-104	0.0%
1 bedroom	19.1%	+/-5.5	8	+/-13	1.2%
2 bedrooms	31.7%	+/-7.9	156	+/-54	22.9%
3 bedrooms	38.5%	+/-8.2	280	+/-75	41.1%
4 bedrooms	4.4%	+/-3.2	231	+/-73	33.9%
5 or more bedrooms	3.3%	+/-3.4	6	+/-11	0.9%
HOUSING TENURE					
Occupied housing units	1,923	(X)	620	+/-55	620
Owner-occupied	67.9%	+/-8.5	598	+/-56	96.5%
Renter-occupied	32.1%	+/-8.5	22	+/-24	3.5%

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Average household size of owner-occupied unit	(X)	(X)	4.19	+/-0.55	(X)
Average household size of renter-occupied unit	(X)	(X)	4.86	+/-2.26	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,923	(X)	620	+/-55	620
Moved in 2005 or later	38.4%	+/-8.7	55	+/-35	8.9%
Moved in 2000 to 2004	25.9%	+/-8.4	214	+/-79	34.5%
Moved in 1990 to 1999	28.1%	+/-7.2	213	+/-81	34.4%
Moved in 1980 to 1989	4.6%	+/-3.4	71	+/-42	11.5%
Moved in 1970 to 1979	0.7%	+/-1.2	57	+/-46	9.2%
Moved in 1969 or earlier	2.2%	+/-1.7	10	+/-16	1.6%
VEHICLES AVAILABLE					
Occupied housing units	1,923	(X)	620	+/-55	620
No vehicles available	8.5%	+/-5.0	0	+/-104	0.0%
1 vehicle available	40.4%	+/-9.1	115	+/-54	18.5%
2 vehicles available	34.2%	+/-8.2	268	+/-68	43.2%
3 or more vehicles available	17.0%	+/-7.8	237	+/-63	38.2%
HOUSE HEATING FUEL					
Occupied housing units	1,923	(X)	620	+/-55	620
Utility gas	0.0%	+/-2.3	0	+/-104	0.0%
Bottled, tank, or LP gas	0.0%	+/-2.3	0	+/-104	0.0%
Electricity	96.6%	+/-2.4	581	+/-61	93.7%
Fuel oil, kerosene, etc.	0.0%	+/-2.3	0	+/-104	0.0%
Coal or coke	0.0%	+/-2.3	0	+/-104	0.0%
Wood	0.0%	+/-2.3	0	+/-104	0.0%
Solar energy	0.0%	+/-2.3	0	+/-104	0.0%
Other fuel	0.0%	+/-2.3	0	+/-104	0.0%
No fuel used	3.4%	+/-2.4	39	+/-33	6.3%
SELECTED CHARACTERISTICS					
Occupied housing units	1,923	(X)	620	+/-55	620
Lacking complete plumbing facilities	3.1%	+/-3.1	24	+/-35	3.9%
Lacking complete kitchen facilities	1.5%	+/-2.5	0	+/-104	0.0%
No telephone service available	7.8%	+/-5.8	0	+/-104	0.0%
OCCUPANTS PER ROOM					
Occupied housing units	1,923	(X)	620	+/-55	620
1.00 or less	90.7%	+/-5.5	578	+/-75	93.2%
1.01 to 1.50	5.3%	+/-3.7	42	+/-41	6.8%
1.51 or more	4.1%	+/-3.7	0	+/-104	0.0%
VALUE					
Owner-occupied units	1,306	(X)	598	+/-56	598
Less than \$50,000	1.6%	+/-1.8	16	+/-20	2.7%
\$50,000 to \$99,999	21.4%	+/-9.8	28	+/-26	4.7%
\$100,000 to \$149,999	12.9%	+/-7.1	121	+/-66	20.2%
\$150,000 to \$199,999	22.1%	+/-11.3	101	+/-51	16.9%
\$200,000 to \$299,999	18.1%	+/-7.6	101	+/-49	16.9%
\$300,000 to \$499,999	17.5%	+/-7.4	231	+/-79	38.6%
\$500,000 to \$999,999	0.0%	+/-3.4	0	+/-104	0.0%
\$1,000,000 or more	6.4%	+/-6.2	0	+/-104	0.0%
Median (dollars)	(X)	(X)	228,000	+/-68,620	(X)
MORTGAGE STATUS					
Owner-occupied units	1,306	(X)	598	+/-56	598

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Housing units with a mortgage	81.1%	+/-9.5	505	+/-67	84.4%
Housing units without a mortgage	18.9%	+/-9.5	93	+/-44	15.6%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	1,059	(X)	505	+/-67	505
Less than \$300	0.0%	+/-4.2	0	+/-104	0.0%
\$300 to \$499	0.0%	+/-4.2	19	+/-23	3.8%
\$500 to \$699	2.5%	+/-3.0	11	+/-18	2.2%
\$700 to \$999	4.7%	+/-4.9	10	+/-17	2.0%
\$1,000 to \$1,499	37.8%	+/-12.9	108	+/-61	21.4%
\$1,500 to \$1,999	32.7%	+/-11.1	250	+/-72	49.5%
\$2,000 or more	22.3%	+/-11.4	107	+/-61	21.2%
Median (dollars)	(X)	(X)	1,777	+/-110	(X)
Housing units without a mortgage					
Housing units without a mortgage	247	(X)	93	+/-44	93
Less than \$100	0.0%	+/-16.6	0	+/-104	0.0%
\$100 to \$199	0.0%	+/-16.6	0	+/-104	0.0%
\$200 to \$299	0.0%	+/-16.6	10	+/-16	10.8%
\$300 to \$399	25.1%	+/-15.4	25	+/-27	26.9%
\$400 or more	74.9%	+/-15.4	58	+/-41	62.4%
Median (dollars)	(X)	(X)	528	+/-228	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,029	(X)	505	+/-67	505
Less than 20.0 percent	11.3%	+/-6.1	85	+/-45	16.8%
20.0 to 24.9 percent	15.1%	+/-10.4	96	+/-60	19.0%
25.0 to 29.9 percent	8.0%	+/-7.4	23	+/-27	4.6%
30.0 to 34.9 percent	12.2%	+/-9.4	11	+/-14	2.2%
35.0 percent or more	53.4%	+/-14.6	290	+/-74	57.4%
Not computed					
Not computed	(X)	(X)	0	+/-104	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	247	(X)	93	+/-44	93
Less than 10.0 percent	36.0%	+/-20.0	54	+/-32	58.1%
10.0 to 14.9 percent	12.1%	+/-14.2	0	+/-104	0.0%
15.0 to 19.9 percent	4.0%	+/-7.2	4	+/-7	4.3%
20.0 to 24.9 percent	4.0%	+/-6.7	0	+/-104	0.0%
25.0 to 29.9 percent	10.1%	+/-11.9	18	+/-21	19.4%
30.0 to 34.9 percent	0.0%	+/-16.6	7	+/-13	7.5%
35.0 percent or more	33.6%	+/-22.3	10	+/-14	10.8%
Not computed					
Not computed	(X)	(X)	0	+/-104	(X)
GROSS RENT					
Occupied units paying rent	617	(X)	21	+/-25	21
Less than \$200	0.0%	+/-7.0	0	+/-104	0.0%
\$200 to \$299	0.0%	+/-7.0	0	+/-104	0.0%
\$300 to \$499	2.4%	+/-4.1	0	+/-104	0.0%
\$500 to \$749	30.1%	+/-15.2	0	+/-104	0.0%
\$750 to \$999	37.9%	+/-16.6	0	+/-104	0.0%
\$1,000 to \$1,499	27.2%	+/-13.5	13	+/-20	61.9%
\$1,500 or more	2.3%	+/-3.7	8	+/-15	38.1%
Median (dollars)	(X)	(X)	1,452	+/-276	(X)
No rent paid					
No rent paid	(X)	(X)	1	+/-5	(X)

Subject	Census Tract 3.01, Miami-Dade County, Florida		Census Tract 3.02, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	617	(X)	21	+/-25	21
Less than 15.0 percent	11.3%	+/-11.9	8	+/-15	38.1%
15.0 to 19.9 percent	13.0%	+/-9.6	0	+/-104	0.0%
20.0 to 24.9 percent	6.5%	+/-7.4	13	+/-20	61.9%
25.0 to 29.9 percent	2.3%	+/-3.5	0	+/-104	0.0%
30.0 to 34.9 percent	21.9%	+/-12.2	0	+/-104	0.0%
35.0 percent or more	45.1%	+/-14.7	0	+/-104	0.0%
Not computed	(X)	(X)	1	+/-5	(X)

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	1,329	+/-49	1,329	(X)
Occupied housing units	+/-7.6	1,201	+/-93	90.4%	+/-6.0
Vacant housing units	+/-7.6	128	+/-80	9.6%	+/-6.0
Homeowner vacancy rate	(X)	2.8	+/-4.2	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-22.3	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	1,329	+/-49	1,329	(X)
1-unit, detached	+/-2.0	1,243	+/-86	93.5%	+/-5.6
1-unit, attached	+/-6.4	42	+/-59	3.2%	+/-4.4
2 units	+/-6.4	31	+/-46	2.3%	+/-3.5
3 or 4 units	+/-6.4	13	+/-23	1.0%	+/-1.7
5 to 9 units	+/-6.4	0	+/-104	0.0%	+/-3.3
10 to 19 units	+/-6.4	0	+/-104	0.0%	+/-3.3
20 or more units	+/-2.0	0	+/-104	0.0%	+/-3.3
Mobile home	+/-6.4	0	+/-104	0.0%	+/-3.3
Boat, RV, van, etc.	+/-6.4	0	+/-104	0.0%	+/-3.3
YEAR STRUCTURE BUILT					
Total housing units	(X)	1,329	+/-49	1,329	(X)
Built 2005 or later	+/-2.0	41	+/-57	3.1%	+/-4.3
Built 2000 to 2004	+/-6.4	19	+/-30	1.4%	+/-2.2
Built 1990 to 1999	+/-3.2	9	+/-20	0.7%	+/-1.5
Built 1980 to 1989	+/-6.4	18	+/-30	1.4%	+/-2.3
Built 1970 to 1979	+/-4.0	65	+/-69	4.9%	+/-5.2
Built 1960 to 1969	+/-11.5	62	+/-44	4.7%	+/-3.4
Built 1950 to 1959	+/-12.1	1,074	+/-113	80.8%	+/-7.9
Built 1940 to 1949	+/-5.0	23	+/-36	1.7%	+/-2.7
Built 1939 or earlier	+/-5.8	18	+/-27	1.4%	+/-2.0
ROOMS					
Total housing units	(X)	1,329	+/-49	1,329	(X)
1 room	+/-6.4	47	+/-53	3.5%	+/-4.0
2 rooms	+/-2.0	0	+/-104	0.0%	+/-3.3
3 rooms	+/-6.4	45	+/-42	3.4%	+/-3.1
4 rooms	+/-9.0	345	+/-143	26.0%	+/-10.9
5 rooms	+/-9.9	337	+/-136	25.4%	+/-10.2
6 rooms	+/-7.8	452	+/-158	34.0%	+/-11.6
7 rooms	+/-9.8	103	+/-56	7.8%	+/-4.2
8 rooms	+/-5.9	0	+/-104	0.0%	+/-3.3
9 rooms or more	+/-2.4	0	+/-104	0.0%	+/-3.3
Median rooms	(X)	5.2	+/-0.4	(X)	(X)
BEDROOMS					
Total housing units	(X)	1,329	+/-49	1,329	(X)
No bedroom	+/-6.4	62	+/-56	4.7%	+/-4.2
1 bedroom	+/-2.0	0	+/-104	0.0%	+/-3.3
2 bedrooms	+/-7.8	402	+/-117	30.2%	+/-9.0
3 bedrooms	+/-11.2	702	+/-152	52.8%	+/-11.1
4 bedrooms	+/-10.5	163	+/-91	12.3%	+/-6.9
5 or more bedrooms	+/-1.6	0	+/-104	0.0%	+/-3.3
HOUSING TENURE					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Owner-occupied	+/-3.9	1,025	+/-137	85.3%	+/-8.5

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
Renter-occupied	+/-3.9	176	+/-101	14.7%	+/-8.5
Average household size of owner-occupied unit	(X)	4.09	+/-0.44	(X)	(X)
Average household size of renter-occupied unit	(X)	3.56	+/-1.28	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Moved in 2005 or later	+/-5.7	335	+/-96	27.9%	+/-8.1
Moved in 2000 to 2004	+/-12.2	149	+/-85	12.4%	+/-6.9
Moved in 1990 to 1999	+/-12.9	440	+/-147	36.6%	+/-11.4
Moved in 1980 to 1989	+/-6.6	243	+/-103	20.2%	+/-8.7
Moved in 1970 to 1979	+/-7.3	5	+/-14	0.4%	+/-1.2
Moved in 1969 or earlier	+/-2.6	29	+/-30	2.4%	+/-2.5
VEHICLES AVAILABLE					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
No vehicles available	+/-7.0	17	+/-25	1.4%	+/-2.1
1 vehicle available	+/-8.3	335	+/-123	27.9%	+/-9.4
2 vehicles available	+/-10.5	490	+/-138	40.8%	+/-11.3
3 or more vehicles available	+/-10.2	359	+/-130	29.9%	+/-10.9
HOUSE HEATING FUEL					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Utility gas	+/-7.0	0	+/-104	0.0%	+/-3.7
Bottled, tank, or LP gas	+/-7.0	0	+/-104	0.0%	+/-3.7
Electricity	+/-5.3	1,119	+/-99	93.2%	+/-4.3
Fuel oil, kerosene, etc.	+/-7.0	0	+/-104	0.0%	+/-3.7
Coal or coke	+/-7.0	0	+/-104	0.0%	+/-3.7
Wood	+/-7.0	0	+/-104	0.0%	+/-3.7
Solar energy	+/-7.0	0	+/-104	0.0%	+/-3.7
Other fuel	+/-7.0	0	+/-104	0.0%	+/-3.7
No fuel used	+/-5.3	82	+/-53	6.8%	+/-4.3
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
Lacking complete plumbing facilities	+/-5.7	0	+/-104	0.0%	+/-3.7
Lacking complete kitchen facilities	+/-7.0	0	+/-104	0.0%	+/-3.7
No telephone service available	+/-7.0	0	+/-104	0.0%	+/-3.7
OCCUPANTS PER ROOM					
Occupied housing units	(X)	1,201	+/-93	1,201	(X)
1.00 or less	+/-6.9	1,021	+/-113	85.0%	+/-7.4
1.01 to 1.50	+/-6.9	105	+/-63	8.7%	+/-5.2
1.51 or more	+/-7.0	75	+/-70	6.2%	+/-5.8
VALUE					
Owner-occupied units	(X)	1,025	+/-137	1,025	(X)
Less than \$50,000	+/-3.3	0	+/-104	0.0%	+/-4.3
\$50,000 to \$99,999	+/-4.5	102	+/-73	10.0%	+/-7.0
\$100,000 to \$149,999	+/-10.8	337	+/-138	32.9%	+/-12.4
\$150,000 to \$199,999	+/-8.7	263	+/-114	25.7%	+/-11.1
\$200,000 to \$299,999	+/-8.2	190	+/-81	18.5%	+/-7.7
\$300,000 to \$499,999	+/-12.5	133	+/-82	13.0%	+/-7.6
\$500,000 to \$999,999	+/-7.2	0	+/-104	0.0%	+/-4.3
\$1,000,000 or more	+/-7.2	0	+/-104	0.0%	+/-4.3
Median (dollars)	(X)	159,500	+/-14,325	(X)	(X)

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
MORTGAGE STATUS					
Owner-occupied units	(X)	1,025	+/-137	1,025	(X)
Housing units with a mortgage	+/-7.3	883	+/-147	86.1%	+/-7.1
Housing units without a mortgage	+/-7.3	142	+/-72	13.9%	+/-7.1
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	883	+/-147	883	(X)
Less than \$300	+/-8.5	0	+/-104	0.0%	+/-5.0
\$300 to \$499	+/-4.4	10	+/-17	1.1%	+/-1.9
\$500 to \$699	+/-3.5	5	+/-15	0.6%	+/-1.7
\$700 to \$999	+/-3.4	36	+/-38	4.1%	+/-4.2
\$1,000 to \$1,499	+/-12.2	341	+/-125	38.6%	+/-11.1
\$1,500 to \$1,999	+/-13.7	281	+/-94	31.8%	+/-11.2
\$2,000 or more	+/-11.2	210	+/-81	23.8%	+/-8.1
Median (dollars)	(X)	1,563	+/-110	(X)	(X)
Housing units without a mortgage	(X)	142	+/-72	142	(X)
Less than \$100	+/-36.0	0	+/-104	0.0%	+/-26.6
\$100 to \$199	+/-36.0	15	+/-24	10.6%	+/-17.0
\$200 to \$299	+/-17.5	0	+/-104	0.0%	+/-26.6
\$300 to \$399	+/-27.9	25	+/-28	17.6%	+/-21.1
\$400 or more	+/-31.1	102	+/-70	71.8%	+/-26.8
Median (dollars)	(X)	444	+/-45	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	883	+/-147	883	(X)
Less than 20.0 percent	+/-8.6	130	+/-87	14.7%	+/-9.5
20.0 to 24.9 percent	+/-11.5	95	+/-65	10.8%	+/-7.2
25.0 to 29.9 percent	+/-5.5	45	+/-69	5.1%	+/-7.9
30.0 to 34.9 percent	+/-2.7	141	+/-85	16.0%	+/-9.1
35.0 percent or more	+/-12.3	472	+/-143	53.5%	+/-13.2
Not computed	(X)	0	+/-104	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	142	+/-72	142	(X)
Less than 10.0 percent	+/-23.2	66	+/-65	46.5%	+/-34.7
10.0 to 14.9 percent	+/-36.0	36	+/-39	25.4%	+/-26.3
15.0 to 19.9 percent	+/-8.2	15	+/-26	10.6%	+/-17.8
20.0 to 24.9 percent	+/-36.0	12	+/-20	8.5%	+/-14.7
25.0 to 29.9 percent	+/-20.0	0	+/-104	0.0%	+/-26.6
30.0 to 34.9 percent	+/-13.0	13	+/-20	9.2%	+/-15.5
35.0 percent or more	+/-14.1	0	+/-104	0.0%	+/-26.6
Not computed	(X)	0	+/-104	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	140	+/-93	140	(X)
Less than \$200	+/-76.1	0	+/-104	0.0%	+/-26.9
\$200 to \$299	+/-76.1	0	+/-104	0.0%	+/-26.9
\$300 to \$499	+/-76.1	0	+/-104	0.0%	+/-26.9
\$500 to \$749	+/-76.1	19	+/-33	13.6%	+/-22.6
\$750 to \$999	+/-76.1	31	+/-46	22.1%	+/-29.9
\$1,000 to \$1,499	+/-57.9	29	+/-35	20.7%	+/-23.3
\$1,500 or more	+/-57.9	61	+/-61	43.6%	+/-32.6
Median (dollars)	(X)	1,422	+/-511	(X)	(X)

Subject	Census Tract 3.02, Miami-Dade County, Florida	Census Tract 3.07, Miami-Dade County, Florida			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
No rent paid	(X)	36	+/-53	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	140	+/-93	140	(X)
Less than 15.0 percent	+/-57.9	0	+/-104	0.0%	+/-26.9
15.0 to 19.9 percent	+/-76.1	16	+/-27	11.4%	+/-17.3
20.0 to 24.9 percent	+/-57.9	19	+/-33	13.6%	+/-22.6
25.0 to 29.9 percent	+/-76.1	16	+/-30	11.4%	+/-20.6
30.0 to 34.9 percent	+/-76.1	32	+/-49	22.9%	+/-29.8
35.0 percent or more	+/-76.1	57	+/-53	40.7%	+/-30.9
Not computed	(X)	36	+/-53	(X)	(X)

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	1,436	+/-101	1,436	(X)	1,993
Occupied housing units	1,270	+/-155	88.4%	+/-8.7	1,599
Vacant housing units	166	+/-124	11.6%	+/-8.7	394
Homeowner vacancy rate	10.2	+/-10.7	(X)	(X)	4.6
Rental vacancy rate	8.4	+/-11.9	(X)	(X)	18.6
UNITS IN STRUCTURE					
Total housing units	1,436	+/-101	1,436	(X)	1,993
1-unit, detached	848	+/-124	59.1%	+/-8.4	641
1-unit, attached	105	+/-82	7.3%	+/-5.7	144
2 units	72	+/-77	5.0%	+/-5.3	46
3 or 4 units	0	+/-104	0.0%	+/-3.1	71
5 to 9 units	0	+/-104	0.0%	+/-3.1	103
10 to 19 units	32	+/-55	2.2%	+/-3.8	115
20 or more units	379	+/-119	26.4%	+/-8.0	873
Mobile home	0	+/-104	0.0%	+/-3.1	0
Boat, RV, van, etc.	0	+/-104	0.0%	+/-3.1	0
YEAR STRUCTURE BUILT					
Total housing units	1,436	+/-101	1,436	(X)	1,993
Built 2005 or later	49	+/-48	3.4%	+/-3.4	0
Built 2000 to 2004	0	+/-104	0.0%	+/-3.1	57
Built 1990 to 1999	0	+/-104	0.0%	+/-3.1	503
Built 1980 to 1989	75	+/-63	5.2%	+/-4.4	302
Built 1970 to 1979	241	+/-124	16.8%	+/-8.7	228
Built 1960 to 1969	209	+/-137	14.6%	+/-9.3	314
Built 1950 to 1959	734	+/-141	51.1%	+/-9.1	528
Built 1940 to 1949	64	+/-75	4.5%	+/-5.2	13
Built 1939 or earlier	64	+/-73	4.5%	+/-5.1	48
ROOMS					
Total housing units	1,436	+/-101	1,436	(X)	1,993
1 room	0	+/-104	0.0%	+/-3.1	139
2 rooms	0	+/-104	0.0%	+/-3.1	11
3 rooms	180	+/-112	12.5%	+/-7.7	564
4 rooms	274	+/-129	19.1%	+/-8.9	356
5 rooms	489	+/-162	34.1%	+/-11.4	380
6 rooms	202	+/-101	14.1%	+/-6.8	163
7 rooms	261	+/-108	18.2%	+/-7.5	328
8 rooms	12	+/-20	0.8%	+/-1.4	31
9 rooms or more	18	+/-27	1.3%	+/-1.9	21
Median rooms	5.0	+/-0.3	(X)	(X)	4.3
BEDROOMS					
Total housing units	1,436	+/-101	1,436	(X)	1,993
No bedroom	26	+/-38	1.8%	+/-2.6	151
1 bedroom	316	+/-139	22.0%	+/-9.4	553
2 bedrooms	297	+/-115	20.7%	+/-7.8	479
3 bedrooms	603	+/-156	42.0%	+/-10.8	448
4 bedrooms	194	+/-100	13.5%	+/-7.0	310
5 or more bedrooms	0	+/-104	0.0%	+/-3.1	52
HOUSING TENURE					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Owner-occupied	635	+/-109	50.0%	+/-8.2	601

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Renter-occupied	635	+/-148	50.0%	+/-8.2	998
Average household size of owner-occupied unit	4.19	+/-0.61	(X)	(X)	4.14
Average household size of renter-occupied unit	3.09	+/-0.87	(X)	(X)	2.53
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Moved in 2005 or later	485	+/-156	38.2%	+/-10.5	770
Moved in 2000 to 2004	265	+/-108	20.9%	+/-8.1	214
Moved in 1990 to 1999	240	+/-96	18.9%	+/-7.6	436
Moved in 1980 to 1989	267	+/-103	21.0%	+/-7.9	48
Moved in 1970 to 1979	13	+/-21	1.0%	+/-1.6	0
Moved in 1969 or earlier	0	+/-104	0.0%	+/-3.5	131
VEHICLES AVAILABLE					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
No vehicles available	211	+/-96	16.6%	+/-7.6	305
1 vehicle available	489	+/-165	38.5%	+/-11.2	775
2 vehicles available	365	+/-141	28.7%	+/-10.6	254
3 or more vehicles available	205	+/-90	16.1%	+/-7.2	265
HOUSE HEATING FUEL					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Utility gas	27	+/-42	2.1%	+/-3.3	38
Bottled, tank, or LP gas	0	+/-104	0.0%	+/-3.5	0
Electricity	1,171	+/-176	92.2%	+/-7.6	1,441
Fuel oil, kerosene, etc.	0	+/-104	0.0%	+/-3.5	0
Coal or coke	0	+/-104	0.0%	+/-3.5	0
Wood	0	+/-104	0.0%	+/-3.5	0
Solar energy	0	+/-104	0.0%	+/-3.5	0
Other fuel	0	+/-104	0.0%	+/-3.5	0
No fuel used	72	+/-87	5.7%	+/-6.8	120
SELECTED CHARACTERISTICS					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
Lacking complete plumbing facilities	8	+/-16	0.6%	+/-1.3	0
Lacking complete kitchen facilities	8	+/-16	0.6%	+/-1.3	74
No telephone service available	173	+/-101	13.6%	+/-7.8	95
OCCUPANTS PER ROOM					
Occupied housing units	1,270	+/-155	1,270	(X)	1,599
1.00 or less	1,146	+/-158	90.2%	+/-6.3	1,479
1.01 to 1.50	124	+/-83	9.8%	+/-6.3	94
1.51 or more	0	+/-104	0.0%	+/-3.5	26
VALUE					
Owner-occupied units	635	+/-109	635	(X)	601
Less than \$50,000	0	+/-104	0.0%	+/-6.8	14
\$50,000 to \$99,999	98	+/-72	15.4%	+/-10.4	40
\$100,000 to \$149,999	97	+/-70	15.3%	+/-11.4	44
\$150,000 to \$199,999	92	+/-51	14.5%	+/-8.4	192
\$200,000 to \$299,999	204	+/-85	32.1%	+/-11.6	162
\$300,000 to \$499,999	144	+/-71	22.7%	+/-10.8	149
\$500,000 to \$999,999	0	+/-104	0.0%	+/-6.8	0
\$1,000,000 or more	0	+/-104	0.0%	+/-6.8	0
Median (dollars)	212,800	+/-33,839	(X)	(X)	207,200

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
MORTGAGE STATUS					
Owner-occupied units	635	+/-109	635	(X)	601
Housing units with a mortgage	573	+/-113	90.2%	+/-8.3	520
Housing units without a mortgage	62	+/-53	9.8%	+/-8.3	81
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	573	+/-113	573	(X)	520
Less than \$300	0	+/-104	0.0%	+/-7.5	0
\$300 to \$499	0	+/-104	0.0%	+/-7.5	0
\$500 to \$699	0	+/-104	0.0%	+/-7.5	14
\$700 to \$999	42	+/-54	7.3%	+/-9.2	69
\$1,000 to \$1,499	144	+/-71	25.1%	+/-12.1	130
\$1,500 to \$1,999	214	+/-86	37.3%	+/-14.3	73
\$2,000 or more	173	+/-83	30.2%	+/-12.3	234
Median (dollars)	1,751	+/-163	(X)	(X)	1,797
Housing units without a mortgage	62	+/-53	62	(X)	81
Less than \$100	0	+/-104	0.0%	+/-44.3	0
\$100 to \$199	13	+/-22	21.0%	+/-34.5	0
\$200 to \$299	0	+/-104	0.0%	+/-44.3	0
\$300 to \$399	6	+/-13	9.7%	+/-22.6	11
\$400 or more	43	+/-49	69.4%	+/-40.7	70
Median (dollars)	792	+/-410	(X)	(X)	627
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	573	+/-113	573	(X)	504
Less than 20.0 percent	101	+/-59	17.6%	+/-10.8	81
20.0 to 24.9 percent	35	+/-38	6.1%	+/-6.5	39
25.0 to 29.9 percent	51	+/-51	8.9%	+/-9.0	57
30.0 to 34.9 percent	81	+/-53	14.1%	+/-9.0	10
35.0 percent or more	305	+/-119	53.2%	+/-14.6	317
Not computed	0	+/-104	(X)	(X)	16
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	62	+/-53	62	(X)	50
Less than 10.0 percent	19	+/-26	30.6%	+/-40.7	11
10.0 to 14.9 percent	0	+/-104	0.0%	+/-44.3	0
15.0 to 19.9 percent	0	+/-104	0.0%	+/-44.3	0
20.0 to 24.9 percent	0	+/-104	0.0%	+/-44.3	13
25.0 to 29.9 percent	30	+/-41	48.4%	+/-47.0	26
30.0 to 34.9 percent	0	+/-104	0.0%	+/-44.3	0
35.0 percent or more	13	+/-21	21.0%	+/-32.5	0
Not computed	0	+/-104	(X)	(X)	31
GROSS RENT					
Occupied units paying rent	555	+/-146	555	(X)	977
Less than \$200	64	+/-70	11.5%	+/-13.1	9
\$200 to \$299	219	+/-119	39.5%	+/-19.3	92
\$300 to \$499	32	+/-38	5.8%	+/-6.9	143
\$500 to \$749	14	+/-23	2.5%	+/-4.3	134
\$750 to \$999	67	+/-69	12.1%	+/-12.6	269
\$1,000 to \$1,499	100	+/-96	18.0%	+/-15.5	309
\$1,500 or more	59	+/-65	10.6%	+/-11.0	21
Median (dollars)	297	+/-399	(X)	(X)	881

Subject	Census Tract 4.13, Miami-Dade County, Florida				Census Tract 4.14, Miami-Dade County, Florida
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
No rent paid	80	+/-75	(X)	(X)	21
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	471	+/-155	471	(X)	945
Less than 15.0 percent	79	+/-63	16.8%	+/-14.1	41
15.0 to 19.9 percent	74	+/-76	15.7%	+/-15.4	88
20.0 to 24.9 percent	32	+/-58	6.8%	+/-12.0	251
25.0 to 29.9 percent	17	+/-29	3.6%	+/-6.1	35
30.0 to 34.9 percent	127	+/-115	27.0%	+/-21.7	206
35.0 percent or more	142	+/-101	30.1%	+/-19.9	324
Not computed	164	+/-100	(X)	(X)	53

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
Occupied housing units	+/-129	80.2%	+/-6.5	1,609	+/-118
Vacant housing units	+/-130	19.8%	+/-6.5	312	+/-104
Homeowner vacancy rate	+/-7.1	(X)	(X)	1.7	+/-2.6
Rental vacancy rate	+/-8.9	(X)	(X)	11.2	+/-7.6
UNITS IN STRUCTURE					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
1-unit, detached	+/-144	32.2%	+/-7.3	638	+/-93
1-unit, attached	+/-115	7.2%	+/-5.8	69	+/-47
2 units	+/-49	2.3%	+/-2.4	0	+/-104
3 or 4 units	+/-67	3.6%	+/-3.4	28	+/-33
5 to 9 units	+/-70	5.2%	+/-3.5	138	+/-64
10 to 19 units	+/-66	5.8%	+/-3.3	115	+/-63
20 or more units	+/-160	43.8%	+/-7.8	933	+/-100
Mobile home	+/-104	0.0%	+/-2.2	0	+/-104
Boat, RV, van, etc.	+/-104	0.0%	+/-2.2	0	+/-104
YEAR STRUCTURE BUILT					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
Built 2005 or later	+/-104	0.0%	+/-2.2	163	+/-70
Built 2000 to 2004	+/-66	2.9%	+/-3.3	75	+/-50
Built 1990 to 1999	+/-167	25.2%	+/-8.3	71	+/-51
Built 1980 to 1989	+/-132	15.2%	+/-6.6	112	+/-71
Built 1970 to 1979	+/-114	11.4%	+/-5.7	661	+/-108
Built 1960 to 1969	+/-157	15.8%	+/-7.9	237	+/-96
Built 1950 to 1959	+/-146	26.5%	+/-7.3	571	+/-105
Built 1940 to 1949	+/-22	0.7%	+/-1.1	31	+/-33
Built 1939 or earlier	+/-42	2.4%	+/-2.1	0	+/-104
ROOMS					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
1 room	+/-91	7.0%	+/-4.6	64	+/-42
2 rooms	+/-18	0.6%	+/-0.9	57	+/-46
3 rooms	+/-186	28.3%	+/-9.5	561	+/-118
4 rooms	+/-155	17.9%	+/-7.7	479	+/-123
5 rooms	+/-138	19.1%	+/-6.9	521	+/-104
6 rooms	+/-103	8.2%	+/-5.1	132	+/-60
7 rooms	+/-120	16.5%	+/-6.1	64	+/-44
8 rooms	+/-50	1.6%	+/-2.5	17	+/-19
9 rooms or more	+/-28	1.1%	+/-1.4	26	+/-26
Median rooms	+/-0.5	(X)	(X)	4.1	+/-0.2
BEDROOMS					
Total housing units	+/-38	1,993	(X)	1,921	+/-57
No bedroom	+/-92	7.6%	+/-4.6	90	+/-42
1 bedroom	+/-150	27.7%	+/-7.6	611	+/-105
2 bedrooms	+/-193	24.0%	+/-9.6	489	+/-112
3 bedrooms	+/-159	22.5%	+/-7.9	684	+/-111
4 bedrooms	+/-125	15.6%	+/-6.3	32	+/-33
5 or more bedrooms	+/-58	2.6%	+/-2.9	15	+/-24
HOUSING TENURE					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Owner-occupied	+/-149	37.6%	+/-9.4	841	+/-117
Renter-occupied	+/-185	62.4%	+/-9.4	768	+/-111

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Average household size of owner-occupied unit	+/-0.71	(X)	(X)	3.38	+/-0.41
Average household size of renter-occupied unit	+/-0.43	(X)	(X)	2.54	+/-0.33
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Moved in 2005 or later	+/-166	48.2%	+/-9.2	816	+/-148
Moved in 2000 to 2004	+/-106	13.4%	+/-6.4	384	+/-104
Moved in 1990 to 1999	+/-132	27.3%	+/-8.1	204	+/-88
Moved in 1980 to 1989	+/-39	3.0%	+/-2.5	141	+/-60
Moved in 1970 to 1979	+/-104	0.0%	+/-2.8	44	+/-36
Moved in 1969 or earlier	+/-81	8.2%	+/-5.1	20	+/-22
VEHICLES AVAILABLE					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
No vehicles available	+/-148	19.1%	+/-9.1	150	+/-68
1 vehicle available	+/-170	48.5%	+/-9.2	782	+/-126
2 vehicles available	+/-121	15.9%	+/-7.4	487	+/-121
3 or more vehicles available	+/-121	16.6%	+/-7.9	190	+/-74
HOUSE HEATING FUEL					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Utility gas	+/-46	2.4%	+/-2.9	29	+/-26
Bottled, tank, or LP gas	+/-104	0.0%	+/-2.8	0	+/-104
Electricity	+/-181	90.1%	+/-7.6	1,580	+/-121
Fuel oil, kerosene, etc.	+/-104	0.0%	+/-2.8	0	+/-104
Coal or coke	+/-104	0.0%	+/-2.8	0	+/-104
Wood	+/-104	0.0%	+/-2.8	0	+/-104
Solar energy	+/-104	0.0%	+/-2.8	0	+/-104
Other fuel	+/-104	0.0%	+/-2.8	0	+/-104
No fuel used	+/-105	7.5%	+/-6.6	0	+/-104
SELECTED CHARACTERISTICS					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
Lacking complete plumbing facilities	+/-104	0.0%	+/-2.8	25	+/-29
Lacking complete kitchen facilities	+/-106	4.6%	+/-6.6	12	+/-18
No telephone service available	+/-81	5.9%	+/-4.9	141	+/-75
OCCUPANTS PER ROOM					
Occupied housing units	+/-129	1,599	(X)	1,609	+/-118
1.00 or less	+/-155	92.5%	+/-6.8	1,469	+/-129
1.01 to 1.50	+/-102	5.9%	+/-6.4	94	+/-61
1.51 or more	+/-35	1.6%	+/-2.2	46	+/-40
VALUE					
Owner-occupied units	+/-149	601	(X)	841	+/-117
Less than \$50,000	+/-23	2.3%	+/-4.1	62	+/-45
\$50,000 to \$99,999	+/-52	6.7%	+/-8.5	64	+/-45
\$100,000 to \$149,999	+/-44	7.3%	+/-7.8	245	+/-81
\$150,000 to \$199,999	+/-117	31.9%	+/-16.7	159	+/-68
\$200,000 to \$299,999	+/-93	27.0%	+/-14.0	306	+/-91
\$300,000 to \$499,999	+/-115	24.8%	+/-17.5	5	+/-10
\$500,000 to \$999,999	+/-104	0.0%	+/-7.2	0	+/-104
\$1,000,000 or more	+/-104	0.0%	+/-7.2	0	+/-104
Median (dollars)	+/-53,289	(X)	(X)	171,300	+/-29,764
MORTGAGE STATUS					
Owner-occupied units	+/-149	601	(X)	841	+/-117

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Housing units with a mortgage	+/-137	86.5%	+/-8.9	706	+/-114
Housing units without a mortgage	+/-59	13.5%	+/-8.9	135	+/-52
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-137	520	(X)	706	+/-114
Less than \$300	+/-104	0.0%	+/-8.3	0	+/-104
\$300 to \$499	+/-104	0.0%	+/-8.3	16	+/-26
\$500 to \$699	+/-23	2.7%	+/-4.7	60	+/-36
\$700 to \$999	+/-66	13.3%	+/-13.0	49	+/-32
\$1,000 to \$1,499	+/-90	25.0%	+/-16.0	226	+/-89
\$1,500 to \$1,999	+/-59	14.0%	+/-11.2	204	+/-82
\$2,000 or more	+/-132	45.0%	+/-20.1	151	+/-73
Median (dollars)	+/-632	(X)	(X)	1,505	+/-162
Housing units without a mortgage					
Housing units without a mortgage	+/-59	81	(X)	135	+/-52
Less than \$100	+/-104	0.0%	+/-38.8	0	+/-104
\$100 to \$199	+/-104	0.0%	+/-38.8	18	+/-20
\$200 to \$299	+/-104	0.0%	+/-38.8	26	+/-30
\$300 to \$399	+/-18	13.6%	+/-22.3	0	+/-104
\$400 or more	+/-56	86.4%	+/-22.3	91	+/-43
Median (dollars)	+/-578	(X)	(X)	511	+/-158
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-141	504	(X)	706	+/-114
Less than 20.0 percent	+/-61	16.1%	+/-13.3	127	+/-75
20.0 to 24.9 percent	+/-44	7.7%	+/-9.1	50	+/-38
25.0 to 29.9 percent	+/-59	11.3%	+/-11.2	103	+/-66
30.0 to 34.9 percent	+/-17	2.0%	+/-3.4	91	+/-61
35.0 percent or more	+/-157	62.9%	+/-20.5	335	+/-110
Not computed					
Not computed	+/-26	(X)	(X)	0	+/-104
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-34	50	(X)	127	+/-51
Less than 10.0 percent	+/-18	22.0%	+/-32.9	61	+/-45
10.0 to 14.9 percent	+/-104	0.0%	+/-49.4	28	+/-27
15.0 to 19.9 percent	+/-104	0.0%	+/-49.4	0	+/-104
20.0 to 24.9 percent	+/-21	26.0%	+/-42.8	10	+/-16
25.0 to 29.9 percent	+/-30	52.0%	+/-48.2	5	+/-10
30.0 to 34.9 percent	+/-104	0.0%	+/-49.4	0	+/-104
35.0 percent or more	+/-104	0.0%	+/-49.4	23	+/-26
Not computed					
Not computed	+/-50	(X)	(X)	8	+/-12
GROSS RENT					
Occupied units paying rent	+/-182	977	(X)	768	+/-111
Less than \$200	+/-16	0.9%	+/-1.6	0	+/-104
\$200 to \$299	+/-66	9.4%	+/-6.7	0	+/-104
\$300 to \$499	+/-129	14.6%	+/-12.2	12	+/-19
\$500 to \$749	+/-94	13.7%	+/-9.9	179	+/-75
\$750 to \$999	+/-99	27.5%	+/-9.5	266	+/-80
\$1,000 to \$1,499	+/-148	31.6%	+/-13.8	278	+/-86
\$1,500 or more	+/-34	2.1%	+/-3.5	33	+/-41
Median (dollars)	+/-168	(X)	(X)	961	+/-39
No rent paid					
No rent paid	+/-28	(X)	(X)	0	+/-104

Subject	Census Tract 4.14, Miami-Dade County, Florida			Census Tract 95.01, Miami-Dade County, Florida	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	+/-178	945	(X)	734	+/-112
Less than 15.0 percent	+/-37	4.3%	+/-4.0	94	+/-59
15.0 to 19.9 percent	+/-56	9.3%	+/-6.2	54	+/-53
20.0 to 24.9 percent	+/-149	26.6%	+/-13.4	61	+/-45
25.0 to 29.9 percent	+/-46	3.7%	+/-4.7	123	+/-55
30.0 to 34.9 percent	+/-94	21.8%	+/-10.5	42	+/-43
35.0 percent or more	+/-133	34.3%	+/-12.4	360	+/-95
Not computed	+/-46	(X)	(X)	34	+/-36

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	1,921	(X)	1,398	+/-40	1,398
Occupied housing units	83.8%	+/-5.4	1,288	+/-95	92.1%
Vacant housing units	16.2%	+/-5.4	110	+/-94	7.9%
Homeowner vacancy rate	(X)	(X)	0.0	+/-3.7	(X)
Rental vacancy rate	(X)	(X)	18.3	+/-26.9	(X)
UNITS IN STRUCTURE					
Total housing units	1,921	(X)	1,398	+/-40	1,398
1-unit, detached	33.2%	+/-4.6	1,343	+/-79	96.1%
1-unit, attached	3.6%	+/-2.5	33	+/-52	2.4%
2 units	0.0%	+/-2.3	0	+/-104	0.0%
3 or 4 units	1.5%	+/-1.7	0	+/-104	0.0%
5 to 9 units	7.2%	+/-3.4	0	+/-104	0.0%
10 to 19 units	6.0%	+/-3.3	0	+/-104	0.0%
20 or more units	48.6%	+/-5.1	0	+/-104	0.0%
Mobile home	0.0%	+/-2.3	22	+/-35	1.6%
Boat, RV, van, etc.	0.0%	+/-2.3	0	+/-104	0.0%
YEAR STRUCTURE BUILT					
Total housing units	1,921	(X)	1,398	+/-40	1,398
Built 2005 or later	8.5%	+/-3.7	0	+/-104	0.0%
Built 2000 to 2004	3.9%	+/-2.6	55	+/-63	3.9%
Built 1990 to 1999	3.7%	+/-2.6	0	+/-104	0.0%
Built 1980 to 1989	5.8%	+/-3.7	0	+/-104	0.0%
Built 1970 to 1979	34.4%	+/-5.7	10	+/-27	0.7%
Built 1960 to 1969	12.3%	+/-5.0	541	+/-157	38.7%
Built 1950 to 1959	29.7%	+/-5.2	698	+/-180	49.9%
Built 1940 to 1949	1.6%	+/-1.7	94	+/-82	6.7%
Built 1939 or earlier	0.0%	+/-2.3	0	+/-104	0.0%
ROOMS					
Total housing units	1,921	(X)	1,398	+/-40	1,398
1 room	3.3%	+/-2.2	0	+/-104	0.0%
2 rooms	3.0%	+/-2.4	0	+/-104	0.0%
3 rooms	29.2%	+/-6.2	0	+/-104	0.0%
4 rooms	24.9%	+/-6.4	226	+/-106	16.2%
5 rooms	27.1%	+/-5.2	507	+/-147	36.3%
6 rooms	6.9%	+/-3.1	391	+/-131	28.0%
7 rooms	3.3%	+/-2.3	119	+/-83	8.5%
8 rooms	0.9%	+/-1.0	52	+/-49	3.7%
9 rooms or more	1.4%	+/-1.4	103	+/-75	7.4%
Median rooms	(X)	(X)	5.4	+/-0.3	(X)
BEDROOMS					
Total housing units	1,921	(X)	1,398	+/-40	1,398
No bedroom	4.7%	+/-2.2	0	+/-104	0.0%
1 bedroom	31.8%	+/-5.5	0	+/-104	0.0%
2 bedrooms	25.5%	+/-5.9	150	+/-82	10.7%
3 bedrooms	35.6%	+/-5.4	1,025	+/-131	73.3%
4 bedrooms	1.7%	+/-1.7	185	+/-94	13.2%
5 or more bedrooms	0.8%	+/-1.3	38	+/-58	2.7%
HOUSING TENURE					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Owner-occupied	52.3%	+/-6.0	1,114	+/-123	86.5%
Renter-occupied	47.7%	+/-6.0	174	+/-103	13.5%

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Average household size of owner-occupied unit	(X)	(X)	3.70	+/-0.33	(X)
Average household size of renter-occupied unit	(X)	(X)	3.24	+/-0.94	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Moved in 2005 or later	50.7%	+/-7.8	153	+/-98	11.9%
Moved in 2000 to 2004	23.9%	+/-6.3	267	+/-123	20.7%
Moved in 1990 to 1999	12.7%	+/-5.3	362	+/-122	28.1%
Moved in 1980 to 1989	8.8%	+/-3.8	231	+/-103	17.9%
Moved in 1970 to 1979	2.7%	+/-2.2	255	+/-96	19.8%
Moved in 1969 or earlier	1.2%	+/-1.4	20	+/-22	1.6%
VEHICLES AVAILABLE					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
No vehicles available	9.3%	+/-4.2	63	+/-67	4.9%
1 vehicle available	48.6%	+/-7.2	251	+/-98	19.5%
2 vehicles available	30.3%	+/-6.7	749	+/-142	58.2%
3 or more vehicles available	11.8%	+/-4.7	225	+/-106	17.5%
HOUSE HEATING FUEL					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Utility gas	1.8%	+/-1.6	139	+/-80	10.8%
Bottled, tank, or LP gas	0.0%	+/-2.8	40	+/-48	3.1%
Electricity	98.2%	+/-1.6	1,078	+/-124	83.7%
Fuel oil, kerosene, etc.	0.0%	+/-2.8	0	+/-104	0.0%
Coal or coke	0.0%	+/-2.8	0	+/-104	0.0%
Wood	0.0%	+/-2.8	0	+/-104	0.0%
Solar energy	0.0%	+/-2.8	0	+/-104	0.0%
Other fuel	0.0%	+/-2.8	0	+/-104	0.0%
No fuel used	0.0%	+/-2.8	31	+/-37	2.4%
SELECTED CHARACTERISTICS					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
Lacking complete plumbing facilities	1.6%	+/-1.8	44	+/-47	3.4%
Lacking complete kitchen facilities	0.7%	+/-1.1	44	+/-47	3.4%
No telephone service available	8.8%	+/-4.6	49	+/-71	3.8%
OCCUPANTS PER ROOM					
Occupied housing units	1,609	(X)	1,288	+/-95	1,288
1.00 or less	91.3%	+/-4.4	1,148	+/-130	89.1%
1.01 to 1.50	5.8%	+/-3.7	140	+/-75	10.9%
1.51 or more	2.9%	+/-2.5	0	+/-104	0.0%
VALUE					
Owner-occupied units	841	(X)	1,114	+/-123	1,114
Less than \$50,000	7.4%	+/-5.2	17	+/-32	1.5%
\$50,000 to \$99,999	7.6%	+/-5.2	93	+/-76	8.3%
\$100,000 to \$149,999	29.1%	+/-8.5	89	+/-69	8.0%
\$150,000 to \$199,999	18.9%	+/-7.4	268	+/-95	24.1%
\$200,000 to \$299,999	36.4%	+/-10.3	524	+/-155	47.0%
\$300,000 to \$499,999	0.6%	+/-1.2	123	+/-107	11.0%
\$500,000 to \$999,999	0.0%	+/-5.2	0	+/-104	0.0%
\$1,000,000 or more	0.0%	+/-5.2	0	+/-104	0.0%
Median (dollars)	(X)	(X)	216,000	+/-24,291	(X)
MORTGAGE STATUS					
Owner-occupied units	841	(X)	1,114	+/-123	1,114

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Housing units with a mortgage	83.9%	+/-5.9	869	+/-127	78.0%
Housing units without a mortgage	16.1%	+/-5.9	245	+/-104	22.0%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	706	(X)	869	+/-127	869
Less than \$300	0.0%	+/-6.2	0	+/-104	0.0%
\$300 to \$499	2.3%	+/-3.6	0	+/-104	0.0%
\$500 to \$699	8.5%	+/-4.8	0	+/-104	0.0%
\$700 to \$999	6.9%	+/-4.6	36	+/-54	4.1%
\$1,000 to \$1,499	32.0%	+/-11.3	187	+/-94	21.5%
\$1,500 to \$1,999	28.9%	+/-10.6	340	+/-137	39.1%
\$2,000 or more	21.4%	+/-9.9	306	+/-140	35.2%
Median (dollars)	(X)	(X)	1,808	+/-172	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	706	(X)	869	+/-127	869
Less than 20.0 percent	18.0%	+/-10.2	166	+/-115	19.1%
20.0 to 24.9 percent	7.1%	+/-5.2	88	+/-60	10.1%
25.0 to 29.9 percent	14.6%	+/-8.9	72	+/-79	8.3%
30.0 to 34.9 percent	12.9%	+/-8.4	50	+/-49	5.8%
35.0 percent or more	47.5%	+/-13.5	493	+/-124	56.7%
Not computed	(X)	(X)	0	+/-104	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI) - Housing units without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	127	(X)	245	+/-104	245
Less than 10.0 percent	48.0%	+/-28.6	35	+/-41	14.3%
10.0 to 14.9 percent	22.0%	+/-20.2	79	+/-65	32.2%
15.0 to 19.9 percent	0.0%	+/-29.0	35	+/-32	14.3%
20.0 to 24.9 percent	7.9%	+/-12.3	38	+/-58	15.5%
25.0 to 29.9 percent	3.9%	+/-7.5	8	+/-14	3.3%
30.0 to 34.9 percent	0.0%	+/-29.0	0	+/-104	0.0%
35.0 percent or more	18.1%	+/-19.7	50	+/-55	20.4%
Not computed	(X)	(X)	0	+/-104	(X)
GROSS RENT					
Occupied units paying rent	768	(X)	174	+/-103	174
Less than \$200	0.0%	+/-5.7	0	+/-104	0.0%
\$200 to \$299	0.0%	+/-5.7	0	+/-104	0.0%
\$300 to \$499	1.6%	+/-2.6	17	+/-29	9.8%
\$500 to \$749	23.3%	+/-9.2	0	+/-104	0.0%
\$750 to \$999	34.6%	+/-9.6	16	+/-29	9.2%
\$1,000 to \$1,499	36.2%	+/-10.0	49	+/-71	28.2%
\$1,500 or more	4.3%	+/-5.3	92	+/-68	52.9%
Median (dollars)	(X)	(X)	1,527	+/-237	(X)
No rent paid	(X)	(X)	0	+/-104	(X)

Subject	Census Tract 95.01, Miami-Dade County, Florida		Census Tract 95.04, Miami-Dade County, Florida		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	734	(X)	174	+/-103	174
Less than 15.0 percent	12.8%	+/-7.7	0	+/-104	0.0%
15.0 to 19.9 percent	7.4%	+/-7.1	0	+/-104	0.0%
20.0 to 24.9 percent	8.3%	+/-5.9	0	+/-104	0.0%
25.0 to 29.9 percent	16.8%	+/-7.4	17	+/-29	9.8%
30.0 to 34.9 percent	5.7%	+/-5.6	0	+/-104	0.0%
35.0 percent or more	49.0%	+/-12.1	157	+/-102	90.2%
Not computed	(X)	(X)	0	+/-104	(X)

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
HOUSING OCCUPANCY	
Total housing units	(X)
Occupied housing units	+/-6.7
Vacant housing units	+/-6.7
Homeowner vacancy rate	(X)
Rental vacancy rate	(X)
UNITS IN STRUCTURE	
Total housing units	(X)
1-unit, detached	+/-4.4
1-unit, attached	+/-3.7
2 units	+/-3.2
3 or 4 units	+/-3.2
5 to 9 units	+/-3.2
10 to 19 units	+/-3.2
20 or more units	+/-3.2
Mobile home	+/-2.5
Boat, RV, van, etc.	+/-3.2
YEAR STRUCTURE BUILT	
Total housing units	(X)
Built 2005 or later	+/-3.2
Built 2000 to 2004	+/-4.5
Built 1990 to 1999	+/-3.2
Built 1980 to 1989	+/-3.2
Built 1970 to 1979	+/-2.0
Built 1960 to 1969	+/-11.3
Built 1950 to 1959	+/-12.7
Built 1940 to 1949	+/-5.8
Built 1939 or earlier	+/-3.2
ROOMS	
Total housing units	(X)
1 room	+/-3.2
2 rooms	+/-3.2
3 rooms	+/-3.2
4 rooms	+/-7.7
5 rooms	+/-10.5
6 rooms	+/-9.1
7 rooms	+/-5.9
8 rooms	+/-3.5
9 rooms or more	+/-5.3
Median rooms	(X)
BEDROOMS	
Total housing units	(X)
No bedroom	+/-3.2
1 bedroom	+/-3.2
2 bedrooms	+/-5.9
3 bedrooms	+/-9.0
4 bedrooms	+/-6.6
5 or more bedrooms	+/-4.1
HOUSING TENURE	
Occupied housing units	(X)
Owner-occupied	+/-7.8

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
Renter-occupied	+/-7.8
Average household size of owner-occupied unit	(X)
Average household size of renter-occupied unit	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT	
Occupied housing units	(X)
Moved in 2005 or later	+/-7.3
Moved in 2000 to 2004	+/-9.3
Moved in 1990 to 1999	+/-9.6
Moved in 1980 to 1989	+/-8.2
Moved in 1970 to 1979	+/-7.4
Moved in 1969 or earlier	+/-1.7
VEHICLES AVAILABLE	
Occupied housing units	(X)
No vehicles available	+/-5.1
1 vehicle available	+/-7.4
2 vehicles available	+/-10.2
3 or more vehicles available	+/-8.3
HOUSE HEATING FUEL	
Occupied housing units	(X)
Utility gas	+/-6.2
Bottled, tank, or LP gas	+/-3.7
Electricity	+/-7.1
Fuel oil, kerosene, etc.	+/-3.4
Coal or coke	+/-3.4
Wood	+/-3.4
Solar energy	+/-3.4
Other fuel	+/-3.4
No fuel used	+/-2.9
SELECTED CHARACTERISTICS	
Occupied housing units	(X)
Lacking complete plumbing facilities	+/-3.8
Lacking complete kitchen facilities	+/-3.8
No telephone service available	+/-5.5
OCCUPANTS PER ROOM	
Occupied housing units	(X)
1.00 or less	+/-6.0
1.01 to 1.50	+/-6.0
1.51 or more	+/-3.4
VALUE	
Owner-occupied units	(X)
Less than \$50,000	+/-2.9
\$50,000 to \$99,999	+/-6.7
\$100,000 to \$149,999	+/-6.0
\$150,000 to \$199,999	+/-8.7
\$200,000 to \$299,999	+/-12.7
\$300,000 to \$499,999	+/-9.4
\$500,000 to \$999,999	+/-4.0
\$1,000,000 or more	+/-4.0
Median (dollars)	(X)

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
MORTGAGE STATUS	
Owner-occupied units	(X)
Housing units with a mortgage	+/-8.7
Housing units without a mortgage	+/-8.7
SELECTED MONTHLY OWNER COSTS (SMOC)	
Housing units with a mortgage	(X)
Less than \$300	+/-5.0
\$300 to \$499	+/-5.0
\$500 to \$699	+/-5.0
\$700 to \$999	+/-6.1
\$1,000 to \$1,499	+/-10.5
\$1,500 to \$1,999	+/-14.1
\$2,000 or more	+/-15.9
Median (dollars)	(X)
Housing units without a mortgage	(X)
Less than \$100	+/-16.7
\$100 to \$199	+/-16.7
\$200 to \$299	+/-11.8
\$300 to \$399	+/-10.3
\$400 or more	+/-15.5
Median (dollars)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)	
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	(X)
Less than 20.0 percent	+/-12.4
20.0 to 24.9 percent	+/-6.5
25.0 to 29.9 percent	+/-8.8
30.0 to 34.9 percent	+/-5.6
35.0 percent or more	+/-14.8
Not computed	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	(X)
Less than 10.0 percent	+/-16.1
10.0 to 14.9 percent	+/-23.0
15.0 to 19.9 percent	+/-13.2
20.0 to 24.9 percent	+/-22.9
25.0 to 29.9 percent	+/-5.4
30.0 to 34.9 percent	+/-16.7
35.0 percent or more	+/-21.2
Not computed	(X)
GROSS RENT	
Occupied units paying rent	(X)
Less than \$200	+/-22.5
\$200 to \$299	+/-22.5
\$300 to \$499	+/-17.6
\$500 to \$749	+/-22.5
\$750 to \$999	+/-15.1
\$1,000 to \$1,499	+/-35.8
\$1,500 or more	+/-33.4
Median (dollars)	(X)

Subject	Census Tract 95.04, Miami- Dade County, Florida
	Percent Margin of Error
No rent paid	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)
Less than 15.0 percent	+/-22.5
15.0 to 19.9 percent	+/-22.5
20.0 to 24.9 percent	+/-22.5
25.0 to 29.9 percent	+/-17.6
30.0 to 34.9 percent	+/-22.5
35.0 percent or more	+/-17.6
Not computed	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

The 2007, 2008, 2009, 2010, and 2011 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	825,337	+/-3,628	1,258	+/-99	1,923
Owner occupied:	475,336	+/-4,428	787	+/-135	1,306
1-person household	101,830	+/-2,303	95	+/-61	220
2-person household	144,140	+/-2,475	171	+/-81	391
3-person household	88,960	+/-1,976	104	+/-67	293
4-person household	80,734	+/-2,440	159	+/-77	68
5-person household	37,348	+/-1,455	190	+/-96	156
6-person household	13,927	+/-872	34	+/-35	109
7-or-more person household	8,397	+/-602	34	+/-34	69
Renter occupied:	350,001	+/-3,638	471	+/-126	617
1-person household	109,777	+/-2,334	62	+/-57	274
2-person household	97,239	+/-2,646	119	+/-73	176
3-person household	62,937	+/-1,898	199	+/-94	95
4-person household	47,339	+/-1,716	72	+/-62	29
5-person household	19,340	+/-1,196	19	+/-29	43
6-person household	8,233	+/-693	0	+/-104	0
7-or-more person household	5,136	+/-611	0	+/-104	0

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-186	620	+/-55	1,201	+/-93
Owner occupied:	+/-202	598	+/-56	1,025	+/-137
1-person household	+/-116	122	+/-57	87	+/-73
2-person household	+/-130	62	+/-43	123	+/-88
3-person household	+/-147	90	+/-60	364	+/-124
4-person household	+/-57	156	+/-70	195	+/-100
5-person household	+/-101	73	+/-46	128	+/-90
6-person household	+/-87	51	+/-50	115	+/-84
7-or-more person household	+/-58	44	+/-36	13	+/-34
Renter occupied:	+/-177	22	+/-24	176	+/-101
1-person household	+/-124	0	+/-104	32	+/-41
2-person household	+/-94	0	+/-104	63	+/-69
3-person household	+/-63	14	+/-20	36	+/-53
4-person household	+/-39	0	+/-104	0	+/-104
5-person household	+/-50	0	+/-104	16	+/-27
6-person household	+/-104	0	+/-104	13	+/-25
7-or-more person household	+/-104	8	+/-15	16	+/-30

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,270	+/-155	1,599	+/-129	1,609
Owner occupied:	635	+/-109	601	+/-149	841
1-person household	62	+/-51	90	+/-66	166
2-person household	156	+/-80	119	+/-71	269
3-person household	130	+/-76	166	+/-106	110
4-person household	102	+/-81	45	+/-38	150
5-person household	95	+/-56	75	+/-71	95
6-person household	21	+/-37	13	+/-23	31
7-or-more person household	69	+/-61	93	+/-101	20
Renter occupied:	635	+/-148	998	+/-185	768
1-person household	209	+/-118	341	+/-140	235
2-person household	222	+/-99	329	+/-155	268
3-person household	13	+/-21	129	+/-81	162
4-person household	39	+/-48	99	+/-74	49
5-person household	50	+/-45	73	+/-80	12
6-person household	102	+/-99	27	+/-43	21
7-or-more person household	0	+/-104	0	+/-104	21

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Total:	+/-118	1,288	+/-95
Owner occupied:	+/-117	1,114	+/-123
1-person household	+/-68	137	+/-79
2-person household	+/-79	486	+/-134
3-person household	+/-54	62	+/-60
4-person household	+/-69	136	+/-85
5-person household	+/-60	139	+/-87
6-person household	+/-40	86	+/-72
7-or-more person household	+/-26	68	+/-49
Renter occupied:	+/-111	174	+/-103
1-person household	+/-88	16	+/-29
2-person household	+/-96	60	+/-60
3-person household	+/-74	60	+/-71
4-person household	+/-36	17	+/-29
5-person household	+/-18	0	+/-104
6-person household	+/-28	21	+/-35
7-or-more person household	+/-26	0	+/-104

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.



B25010

AVERAGE HOUSEHOLD SIZE OF OCCUPIED HOUSING UNITS BY TENURE

Universe: Occupied housing units

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2.93	+/-0.02	3.74	+/-0.33	3.18
Owner occupied	3.08	+/-0.03	4.13	+/-0.47	3.62
Renter occupied	2.73	+/-0.02	3.08	+/-0.46	2.24

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-0.40	4.21	+/-0.53	4.01	+/-0.37
Owner occupied	+/-0.56	4.19	+/-0.55	4.09	+/-0.44
Renter occupied	+/-0.46	4.86	+/-2.26	3.56	+/-1.28

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	3.64	+/-0.53	3.14	+/-0.40	2.98
Owner occupied	4.19	+/-0.62	4.14	+/-0.71	3.38
Renter occupied	3.09	+/-0.87	2.53	+/-0.43	2.54

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Total:	+/-0.26	3.64	+/-0.31
Owner occupied	+/-0.41	3.70	+/-0.33
Renter occupied	+/-0.33	3.24	+/-0.94

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B01001

SEX BY AGE

Universe: Total population

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,474,676	*****	4,701	+/-488	6,383
Male:	1,198,400	+/-211	2,294	+/-353	3,017
Under 5 years	77,130	+/-148	62	+/-49	121
5 to 9 years	74,644	+/-1,583	175	+/-105	151
10 to 14 years	76,143	+/-1,578	177	+/-115	189
15 to 17 years	50,771	+/-73	124	+/-67	231
18 and 19 years	35,579	+/-6	99	+/-76	94
20 years	19,751	+/-1,167	37	+/-40	6
21 years	19,024	+/-1,014	26	+/-33	35
22 to 24 years	50,442	+/-1,330	79	+/-65	228
25 to 29 years	85,022	+/-106	274	+/-107	187
30 to 34 years	82,335	+/-116	179	+/-80	128
35 to 39 years	90,452	+/-2,012	144	+/-76	194
40 to 44 years	95,409	+/-2,002	133	+/-85	92
45 to 49 years	94,882	+/-71	140	+/-82	335
50 to 54 years	79,045	+/-71	123	+/-65	408
55 to 59 years	67,118	+/-1,325	140	+/-66	195
60 and 61 years	24,049	+/-1,120	85	+/-84	67
62 to 64 years	32,688	+/-1,264	150	+/-90	67
65 and 66 years	18,907	+/-879	40	+/-42	32
67 to 69 years	25,820	+/-986	48	+/-47	33
70 to 74 years	36,394	+/-1,030	22	+/-24	106
75 to 79 years	28,031	+/-1,000	29	+/-43	77
80 to 84 years	20,243	+/-862	2	+/-9	3
85 years and over	14,521	+/-955	6	+/-10	38
Female:	1,276,276	+/-211	2,407	+/-343	3,366
Under 5 years	73,989	+/-94	14	+/-24	162
5 to 9 years	70,943	+/-1,741	163	+/-90	81
10 to 14 years	73,310	+/-1,753	190	+/-159	237
15 to 17 years	48,357	+/-39	63	+/-53	151
18 and 19 years	34,174	+/-50	52	+/-50	101
20 years	18,357	+/-1,124	0	+/-104	0
21 years	17,457	+/-1,081	19	+/-34	59
22 to 24 years	51,247	+/-1,258	127	+/-83	197

	Miami-Dade County, Florida		Census Tract 2.04, Miami-Dade County, Florida		Census Tract 3.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
25 to 29 years	86,158	+/-123	143	+/-102	195
30 to 34 years	84,773	+/-63	416	+/-185	140
35 to 39 years	90,105	+/-1,825	156	+/-83	262
40 to 44 years	97,281	+/-1,828	129	+/-64	242
45 to 49 years	98,428	+/-97	225	+/-105	388
50 to 54 years	86,718	+/-4	152	+/-87	332
55 to 59 years	77,234	+/-1,564	166	+/-80	180
60 and 61 years	27,495	+/-1,275	93	+/-62	15
62 to 64 years	37,735	+/-1,158	97	+/-57	176
65 and 66 years	21,353	+/-954	24	+/-25	23
67 to 69 years	32,668	+/-1,345	57	+/-54	111
70 to 74 years	48,167	+/-1,159	80	+/-80	83
75 to 79 years	38,227	+/-1,328	33	+/-37	60
80 to 84 years	30,501	+/-1,194	4	+/-7	92
85 years and over	31,599	+/-1,167	4	+/-8	79

	Census Tract 3.01, Miami-Dade County, Florida	Census Tract 3.02, Miami-Dade County, Florida		Census Tract 3.07, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-968	2,617	+/-293	4,829	+/-520
Male:	+/-469	1,189	+/-185	2,398	+/-336
Under 5 years	+/-94	52	+/-41	14	+/-26
5 to 9 years	+/-118	119	+/-73	154	+/-107
10 to 14 years	+/-100	44	+/-34	168	+/-84
15 to 17 years	+/-124	71	+/-48	129	+/-103
18 and 19 years	+/-84	76	+/-48	205	+/-122
20 years	+/-5	0	+/-104	29	+/-46
21 years	+/-38	48	+/-37	33	+/-47
22 to 24 years	+/-139	108	+/-80	193	+/-121
25 to 29 years	+/-131	59	+/-53	303	+/-135
30 to 34 years	+/-112	85	+/-66	170	+/-105
35 to 39 years	+/-116	95	+/-98	61	+/-61
40 to 44 years	+/-74	32	+/-38	97	+/-58
45 to 49 years	+/-165	127	+/-68	120	+/-72
50 to 54 years	+/-170	105	+/-58	313	+/-125
55 to 59 years	+/-129	34	+/-40	146	+/-101
60 and 61 years	+/-42	11	+/-11	0	+/-104
62 to 64 years	+/-70	58	+/-42	62	+/-63
65 and 66 years	+/-38	21	+/-23	15	+/-26
67 to 69 years	+/-27	16	+/-20	19	+/-31
70 to 74 years	+/-96	0	+/-104	46	+/-37
75 to 79 years	+/-71	19	+/-27	107	+/-96
80 to 84 years	+/-6	0	+/-104	5	+/-15
85 years and over	+/-44	9	+/-15	9	+/-18
Female:	+/-628	1,428	+/-203	2,431	+/-385
Under 5 years	+/-127	48	+/-39	108	+/-68
5 to 9 years	+/-86	75	+/-48	179	+/-96
10 to 14 years	+/-138	152	+/-62	149	+/-102
15 to 17 years	+/-95	55	+/-51	114	+/-96
18 and 19 years	+/-87	39	+/-42	33	+/-50
20 years	+/-104	0	+/-104	40	+/-61
21 years	+/-55	91	+/-43	87	+/-68
22 to 24 years	+/-122	66	+/-58	60	+/-87
25 to 29 years	+/-126	36	+/-38	292	+/-171
30 to 34 years	+/-91	114	+/-66	82	+/-66
35 to 39 years	+/-132	105	+/-57	111	+/-79
40 to 44 years	+/-141	93	+/-49	182	+/-91
45 to 49 years	+/-192	166	+/-80	180	+/-97
50 to 54 years	+/-152	169	+/-72	246	+/-105
55 to 59 years	+/-115	56	+/-45	233	+/-115
60 and 61 years	+/-20	14	+/-18	0	+/-104
62 to 64 years	+/-96	13	+/-20	71	+/-54
65 and 66 years	+/-32	21	+/-22	11	+/-23
67 to 69 years	+/-114	9	+/-18	12	+/-20
70 to 74 years	+/-56	44	+/-50	178	+/-65
75 to 79 years	+/-57	30	+/-42	42	+/-52
80 to 84 years	+/-75	22	+/-33	21	+/-22
85 years and over	+/-65	10	+/-16	0	+/-104

	Census Tract 4.13, Miami-Dade County, Florida		Census Tract 4.14, Miami-Dade County, Florida		Census Tract 95.01, Miami-Dade County, Florida
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	4,623	+/-829	5,039	+/-646	4,800
Male:	2,064	+/-443	2,507	+/-414	2,143
Under 5 years	295	+/-165	340	+/-188	148
5 to 9 years	95	+/-96	131	+/-103	149
10 to 14 years	162	+/-102	256	+/-130	229
15 to 17 years	98	+/-78	99	+/-72	59
18 and 19 years	24	+/-29	83	+/-65	17
20 years	113	+/-105	144	+/-135	55
21 years	40	+/-71	27	+/-41	12
22 to 24 years	111	+/-85	165	+/-93	95
25 to 29 years	135	+/-130	176	+/-112	252
30 to 34 years	113	+/-98	376	+/-150	203
35 to 39 years	60	+/-70	110	+/-111	162
40 to 44 years	146	+/-100	43	+/-54	48
45 to 49 years	42	+/-44	43	+/-47	110
50 to 54 years	82	+/-64	158	+/-115	112
55 to 59 years	180	+/-138	60	+/-63	143
60 and 61 years	30	+/-34	74	+/-81	34
62 to 64 years	98	+/-75	0	+/-104	93
65 and 66 years	32	+/-51	59	+/-77	96
67 to 69 years	66	+/-59	0	+/-104	51
70 to 74 years	31	+/-46	98	+/-89	41
75 to 79 years	21	+/-25	37	+/-37	24
80 to 84 years	90	+/-79	28	+/-35	10
85 years and over	0	+/-104	0	+/-104	0
Female:	2,559	+/-485	2,532	+/-373	2,657
Under 5 years	163	+/-114	175	+/-146	168
5 to 9 years	137	+/-110	195	+/-116	257
10 to 14 years	195	+/-104	72	+/-101	133
15 to 17 years	160	+/-93	84	+/-69	116
18 and 19 years	128	+/-111	44	+/-46	64
20 years	97	+/-82	66	+/-70	31
21 years	23	+/-38	42	+/-62	63
22 to 24 years	113	+/-96	151	+/-79	252
25 to 29 years	294	+/-215	356	+/-198	201
30 to 34 years	130	+/-90	203	+/-146	160
35 to 39 years	78	+/-72	204	+/-130	238
40 to 44 years	274	+/-135	184	+/-105	199
45 to 49 years	102	+/-84	95	+/-68	200
50 to 54 years	216	+/-134	119	+/-71	146
55 to 59 years	203	+/-90	109	+/-73	265
60 and 61 years	48	+/-54	47	+/-54	24
62 to 64 years	25	+/-28	127	+/-95	45
65 and 66 years	55	+/-59	11	+/-20	20
67 to 69 years	65	+/-70	72	+/-61	36
70 to 74 years	0	+/-104	69	+/-51	20
75 to 79 years	0	+/-104	11	+/-18	10
80 to 84 years	33	+/-41	18	+/-29	0
85 years and over	20	+/-34	78	+/-85	9

	Census Tract 95.01, Miami- Dade County, Florida	Census Tract 95.04, Miami-Dade County, Florida	
	Margin of Error	Estimate	Margin of Error
Total:	+/-499	4,698	+/-396
Male:	+/-285	2,280	+/-334
Under 5 years	+/-73	269	+/-146
5 to 9 years	+/-74	281	+/-130
10 to 14 years	+/-92	69	+/-66
15 to 17 years	+/-41	38	+/-45
18 and 19 years	+/-23	116	+/-103
20 years	+/-49	17	+/-28
21 years	+/-20	21	+/-35
22 to 24 years	+/-66	70	+/-68
25 to 29 years	+/-117	246	+/-103
30 to 34 years	+/-94	203	+/-132
35 to 39 years	+/-72	201	+/-110
40 to 44 years	+/-37	2	+/-4
45 to 49 years	+/-51	43	+/-49
50 to 54 years	+/-70	145	+/-83
55 to 59 years	+/-69	141	+/-94
60 and 61 years	+/-37	94	+/-108
62 to 64 years	+/-68	77	+/-96
65 and 66 years	+/-59	0	+/-104
67 to 69 years	+/-41	36	+/-51
70 to 74 years	+/-33	80	+/-57
75 to 79 years	+/-22	108	+/-82
80 to 84 years	+/-17	15	+/-28
85 years and over	+/-104	8	+/-14
Female:	+/-314	2,418	+/-310
Under 5 years	+/-96	187	+/-143
5 to 9 years	+/-89	153	+/-84
10 to 14 years	+/-81	309	+/-126
15 to 17 years	+/-68	76	+/-76
18 and 19 years	+/-53	0	+/-104
20 years	+/-48	0	+/-104
21 years	+/-55	87	+/-86
22 to 24 years	+/-106	62	+/-57
25 to 29 years	+/-90	0	+/-104
30 to 34 years	+/-80	250	+/-109
35 to 39 years	+/-91	105	+/-101
40 to 44 years	+/-103	93	+/-81
45 to 49 years	+/-81	312	+/-139
50 to 54 years	+/-69	190	+/-115
55 to 59 years	+/-89	298	+/-132
60 and 61 years	+/-25	66	+/-59
62 to 64 years	+/-48	50	+/-53
65 and 66 years	+/-27	10	+/-20
67 to 69 years	+/-39	11	+/-17
70 to 74 years	+/-24	137	+/-73
75 to 79 years	+/-15	11	+/-17
80 to 84 years	+/-104	7	+/-13
85 years and over	+/-12	4	+/-11

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

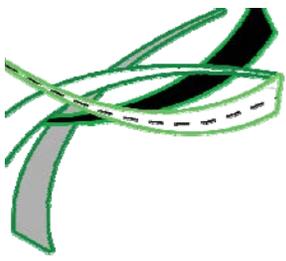
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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

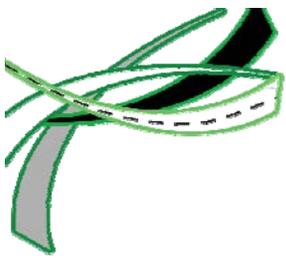
Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.



APPENDIX B

(Right of Way Cost Estimates)



APPENDIX C

(Listings of Available Business Properties)



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 to
 Total \$ \$/SF
 \$/Acre \$/Unit

Building Size (SF)
 to

Keywords

Property Types

Select All

- Multifamily
- Office
- Industrial
- Retail
- Land
- Agricultural
- Hotel & Motel
- Senior Housing
- Health Care
- Sport & Entertainment
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- Residential Income

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Spotlight Listings – Receive Top Placement

Golden Glades Office Condo
Miami, FL
2,509 Sq. Ft. Office Condo Available In North Miami-Dade Condo package consisting of three units totaling 2,509 square feet for sale at ...

\$210,000
2,509 SF
Office Condo

11 STORY VACANT BUILDING. PRICED BELOW LAND VALUE
Miami Gardens, FL
11 STORY VACANT BUILDING - 400,000 VEHICLES PER DAY - ON GOLDEN GLADES INTERCHANGE. ZONING 64 COMMERCIAL, ALLOWS HOTEL, ALF, MULTIFAMILY, ...

\$4,250,000
136,190 SF Bldg
Medical Office

Golden Glades Office Park Bldg. 3 - Sale
Miami, FL
± 51,428 SF, four-story building on 2.69 Acres available for sale at \$8,500,000. Located in a beautiful 6-building Office Park setting, ...

\$8,500,000
51,428 SF Bldg
Office Building

Premium Listings – Receive Priority Placement

NORTH DADE 17,000 SQFT
Miami Gardens, FL
17,000 sqft Warehouse that was completely redone in 2002/ 6 bay complex that is perfect for an owner/user/ 12,000 sqft-15,000 sqft ...

\$1,150,000
17,194 SF Bldg
Warehouse

Golden Galdes Office Building & Land
Miami, FL
Marcus & Millichap is pleased to present the Golden Glades Office & Land located at 17760 Northwest 2nd Avenue, Miami, Florida. The subject ...

\$999,000
5,571 SF Bldg
Office Building

37 n.w. 166 st
Miami, FL
OWNER FINANCING---NO BANK NEEDED--GREAT TERMS!!! try 30% D.P. 20 yr. TERM--BALLOON-7 YRS. @ 6% P/' MINUTES FROM NEW JACKSON NORTH ...

\$545,000
5,300 SF Bldg
Office Building
8.50% Cap Rate

ROSS COMMERCIAL
Miami, FL
8 ACRES OF PALMETTO FRONTAGE AT GOLDEN GLADES INTERCHANGE. 146,480 SQ FT WAREHOUSE/SHOWROOM. 100% LEASED UNTIL 2014 SALE EXCLUDES BILLBOARDS

\$9,950,000
146,480 SF Bldg
Warehouse

Countyline Road Miami Gardens
Miami Gardens, FL
Site Plan approved for 21 Townhouses. Only \$25K per unit.

\$525,000
1.50 AC
Multifamily (land)

http://www.loopnet.com/xNet/MainSite/Listing/Search/SearchResults.aspx

3/20/2013

<input type="checkbox"/>		<p>Atlantic Truck Center Miami, FL 15,000 SQFT OF FACILITIES (TRUCK MAINTENANCE BLDG/ OFFICE SHOWROOM BLDG AND A 5,000 SQFT SMALL BAY FACILITY)</p>	<p>\$3,200,000 15,000 SF Bldg Truck Terminal/Hub/Transit</p>
<input type="checkbox"/>		<p>18190 NW 7th Ave Miami, FL Vacant Land</p>	<p>\$300,000 1.80 AC Commercial/Other (land)</p>
<input type="checkbox"/>		<p>Atlantic Truck Center Miami Gardens, FL 4 + Acres for Sale fronting 441 at the intersection of 441/ Turnpike and I-95, property currently used as a Truck Dealership. Property has ...</p>	<p>\$3,350,000 4.07 AC Commercial/Other (land)</p>
<input type="checkbox"/>		<p>150 NW 176th Street Miami Gardens, FL 30,000 SF divided into 4 - 5,000 SF and 1 - 10,000 SF, Dock High building with plenty of parking and turn around room.</p>	<p>\$2,550,000 30,000 SF Bldg Manufacturing</p>
<input type="checkbox"/>		<p>Sunshine State Warehouse Miami, FL Freestanding warehouse with a 41,609 SF footprint, plus an additional +/- 15,000 SF of second floor fully built out office. The office ...</p>	<p>\$2,495,000 41,609 SF Bldg Warehouse</p>
<input type="checkbox"/>		<p>Commercial Corner Vacant Lot for Sale! Miami, FL Commercial Corner vacant lot on NW 7 Ave. Located on a very active commercial and residential Area. Easy Access to I-95 & 836. PLEASE CALL ...</p>	<p>\$499,000 1.37 AC Commercial/Other (land)</p>
<input type="checkbox"/>		<p>Golden Glades Commerce Center Condos For Sale Miami Gardens, FL Golden Glades Commerce Park, with condos from 4,697 to 9,800 square feet, total contiguous is 25,333 SF. Financing is available, with ...</p>	<p>\$378,320 - \$1,034,600 4,697 - 5,912 SF Industrial Condo</p>

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 Miami, FL

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[Thomas Neenan](#) Business Brokers of America Inc.

Welcome to our web site. Business Brokers Of America Inc. was founded in 1997 as a service brokerage firm with offices on Long Island, New York and Boca Raton, Florida have over 27 years experience in buying, selling and managing businesses. We have experience in Hotels, restaurants, employment agencies, retail stores, construction, nursing homes, industrial supply, computers mergers and...

Established Businesses for Sale

Asking Price Cash Flow Location

Fully equipped auto paint & body shop

\$119,000

Kendal

Fully equipped auto paint & body shop



Fully equipped auto paint & body shop for sale in Kendall / Tamiami Airport area. Business includes paint booth, frame machine, lift, air compressor, etc. Separate body and frame from spray booth to ensure the cleanest possible conditions for spray booth area. Reception and private office. Shop has approx. 3,120 sqft. \$1600 monthly rent includes water, trash.

New Concept Body Shop and Paint

\$595,000

Miami,

New Concept Body Shop and Paint



Fabulous income producing business, well-established and in a prominent area. The best shop in Dade County!

Injection molds and manufacturing plastics

\$280,000

\$48,000 Miami,

Other business



Manufacturing plastics since 2001 our make construction parts and household items in injection molder 375 ton to 150 ton and have 20 molds for injection there are 700 amp phase and 5000 thousand feet warehouse.

Upscale Jewelry Business - Wholesale & Retail...

\$199,900

\$97,200 Miami,

Profitable Jewelry Business -Miami, FL - Wholesale & Retail \$Seller Financing Available



Owner Managed Business, Great Business Model, 70% Wholesale - 30% Retail Unique business model, ensures that business stays profitable as others fluctuate. Customers are welcomed to an upscale environment. Famed artist Brito display at entrance, not your typical jewelry store. Expert jeweler on staff. ...

Long-Standing Hardware, Garden, Lumber, an...

\$500,000

\$50,000 Miami,

Established in 1950, no competition around. Low Monthly Expenses.



Only Hardware store around, very little competition. In a growing and upcoming neighborhood, great growth potential. Only Hardware store with a full line of Hydroponic products and a large customer base. Included will be a fully functional website with 4 domain names and hundreds of registered customers/leads, facebook page with over 10,000 followers and a twitter page with...

Automotive Dealers

\$100,000 - \$200,000

Naples,



[Run a BizBuySell Valuation Report](#) to view details of 1,000+ recently listed and sold **Automotive Dealers in Florida.**

[Get Free BizAlerts and be the first to hear about new businesses for sale!](#)

[North America's Number One Brand in Real Estate Advertising](#)

\$5,000

Homes

North America's Number One Brand in Real Estate Advertising



THE REAL ESTATE BOOK - North America's largest and most successful Homes for sale magazine is offering the chance to be an Independent Distributor in your local area. Comprehensive training and on-going support help ensure success. Candidate should possess strong sales skills, customer support & follow-up skills. No franchise fees or royalties. Start-up and...

[North America's Number One Brand in Real Estate Advertising](#)

\$5,000

Miami,

North America's Number One Brand in Real Estate Advertising



THE REAL ESTATE BOOK - North America's largest and most successful Homes for sale magazine is offering the chance to be an Independent Distributor in your local area. Comprehensive training and on-going support help ensure success. Candidate should possess strong sales skills, customer support & follow-up skills. No franchise fees or royalties. Start-up and...

[Very Successful Automotive Franchise open ...](#)

\$285,000

Miami-

Meineke complete car care facility fully loaded \$Seller Financing Available



The owner is finally retiring at the young age of 73. This business is run as a semi-absentee with a main manager running the show. It has a proven track record and excellent customer retention. It's fully equipped and staffed to work on all cars full service. There is room to expand with Meineke's throughout South Florida if you're interested in becoming a Millionaire unit...

[Great beach side business opportunity](#)

\$200,000

Miami.

Money Making Opportunity



This is a convenience Food Market, family owned and operated for the last 10 years. It is a great business opportunity for anyone seeking personal employment and high return on investment. The business has been in place for over 50 years, and the current owner is looking to expand their wholesale business. The rent is extremely low for Miami Beach area and is locked for...

[Indian,pakistani, bangladeshi,grocy store ...](#)

\$150,000

\$144,000 Miami,

Good profit low overhead INVENTORY INCLUDED IN ASKING PRICE



One of the best well established Indian and Pakistani grocery store for sale in the heart miami beach area close to a beach and aventura mall long lease low overhead 18 years business good reputation Great for husband and wife operation good hours 12 hrs a da operation.lotto,money order,money transfer,6 door walking cooler,big freezer,meat saw,complete camera...

Ready Mix Concrete Plant in Miami fl

\$3,000,000 \$1,000,000 Miami,

Concrete Ready Mix plant in the heart of Miami



For sale in Miami a Concrete Ready Mix business that has been operating since 1973, in the middle of Miami, right next to the airport, the batch plant has a 100,000 lbs silo cement plus another silo for job site mixer trucks, its presently running eight mixer trucks four dump trucks, three concrete pumps and a bobcat service with a demolition hammer

Auto Parts wholesaler and Exporter

\$1,250,000 \$280,000 Miami,

Very profitable Auto Parts Wholesaler \$Seller Financing Available

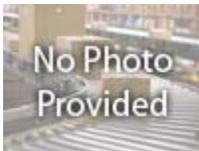


Established and very profitable Wholesaler of Auto parts. Well known in this business and in business since 2003 . This is a thriving export and wholesale business business in industry 30 years and looking to retire. Long list of steady clients. High rate of return Annual sales of \$1,000,000 and NOI of 28 %. Inventory of \$600,000 turned over annually and...

Meat and meat processing equipment wholesa...

\$950,000 \$338,349 Miami,

Internation Meat related equipment distributors



Profitable and sound meat and meat processing equipment wholesaler, and exporter, sell meat processors in various countries. The business has an established name and reputation made after more than 15 years in the market. They have developed long lasting relationships with all meat processors in Latin America and recently started growing into the South Asian...

Increasing revenue and production wholesal...

\$399,000 \$276,190 North 1

Increasing profitable wholesale bakery in Miami \$Seller Financing Available



47 recurring commercial customers delivered weekly such as hotels, food stores, condominiums. Great cash generated, 2 vans included in the sale. Pastries, breads with a southern american flavor. Located in an industrial park with cafe at front has \$6000 per month pastries etc. E-2 visa qualifying. Just opened a new space at rear of the bakery has 2x1800 sq ft newly...

90 yr old boat upholstery E-2 visa qualifi...

\$550,000 \$184,666 Miami,

90 yr old boat upholstery E-2 visa qualifier in Miami \$Seller Financing Available



Ideal business for a boat lover to work with a passion in an ever increasing industry. Growth has maximized in the current location and a bigger warehouse is needed to continue the growth cycle. Very easy to learn, excellent staff with a business reputation second to none. A rarity to have a business in operation for 90 years in the marine industry.



Domestic & Imported Car Repair

\$100,000

Miami,

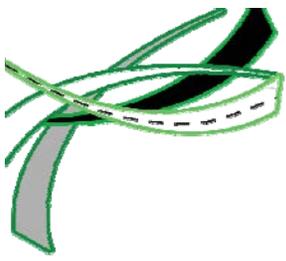


Established Gas Station with Real Estate

\$4,199,000

\$460,000 Miami-

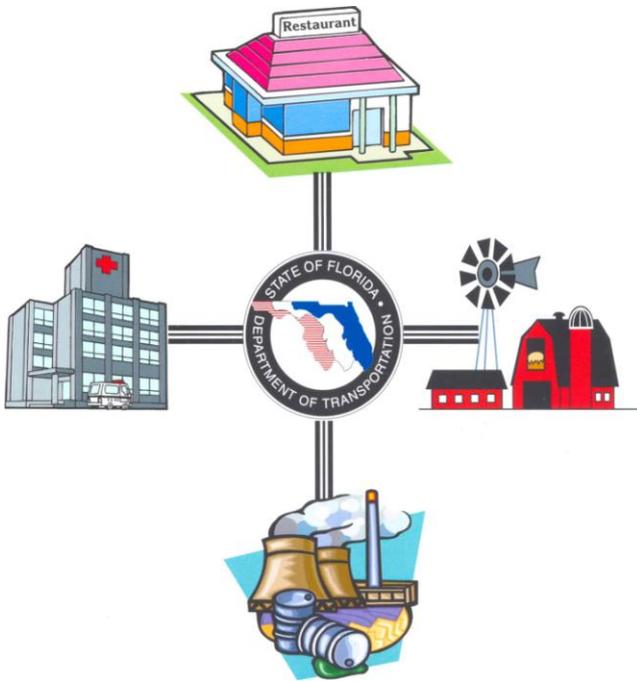
	Energy Efficiency Products Franchise for s...	\$280,000	Miami,
	\$Seller Financing Available		
	L.E.D Lighting To Save Energy!	\$60,000	Miami,
	Warehousing and Distribution Apparel Compa...	\$375,000	\$67,086 Miami,
	\$Seller Financing Available		
	Cellular Supplies Distributor	\$199,000	\$85,878 Miami-
	Top Rated Franchise has existing location ...	\$125,000	Miami-
	\$Seller Financing Available		
	Industrial Supply Distributor	\$249,000	\$74,517 Miami,
	\$Seller Financing Available		
	Aviation Supply Company	\$575,000	\$100,487 Miami,
	\$Seller Financing Available		
	Tire Dealer & Mechanic Shop	\$1,025,000	Miami,
	\$Seller Financing Available		
	Well Known Tire & Service Business	\$349,000	\$152,480 Miami,
	Approved Empanadas Manufacturer	\$575,000	\$165,909 Miami-
	\$Seller Financing Available		
	Very Successfull and Well Run Machine Shop	\$399,999	\$162,429 Miami,
	\$Seller Financing Available		
	'Botanica' Wholesale Warehouse	\$175,000	\$71,400 Kendall
	Aventura Paint your own Pottery Studio	\$120,000	Miami,
	Wig-Hairpiece Manufacturer	\$169,000	\$71,129 Miami,
	Hot Rod Car Wash	\$1,300,000	\$260,000 Miami,
	Auto Car Care Center Generates Profits	\$325,000	\$117,466 Miami,
	\$Seller Financing Available		
	Goodyear Tire and Auto Repair Service	\$200,000	\$137,210 Miami,
	\$Seller Financing Available		
	BOTTLING Unit of Major Water Distribution ...	\$95,000	\$36,246 Miami-
	\$Seller Financing Available		
	Top Russian Deli and Market	\$700,000	Miami,
	Five Oil & Lube Stores	\$1,195,000	\$323,000 Hialeah
	\$Seller Financing Available		
	Miami's oldest glass and mirror business f...	\$460,000	Miami,
	Contractor Flooring and Stone	\$75,000	\$100,000 Doral, I
	Largest Wholesaler of Used Tires in Florid...	\$2,900,000	\$587,865 Miami-
	\$Seller Financing Available		
	Fully Equipped Body Shop with Contracts fr...	\$120,000	\$78,400 Miami,
	\$Seller Financing Available		
	Great Business Opportunity Body Shop	\$129,000	\$95,000 Miami,.
	Westar Gas Station Business For Sale	\$345,000	\$134,228 Miami,
	Auto Body Shop	\$59,900	\$117,360 Miami,
	Dist-Health/Beauty	\$80,000	\$40,000 Miami,
	Telephone and related	\$35,000	\$24,000 Miami,
	Security Solutions Wholsale	\$535,000	\$56,296 Doral, I
	Chevron Gas Station in Miami, FL	\$3,750,000	\$450,000 Miami,
	Ethnic Food (semi perishable) Manufacturer...	\$1,990,000	\$447,839 Miami,



APPENDIX D

(Additional Resources for Business and Sign Relocation Assistance)

RELOCATION ASSISTANCE BUSINESSES, FARMS, AND NON-PROFIT ORGANIZATIONS



STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
HAYDON BURNS BUILDING
605 SUWANNEE STREET
TALLAHASSEE, FLORIDA 32399-0450
August 2008



IT REPRESENTS
THE MOST HUMANE
AND JUST LEGISLATION ON
RELOCATION ASSISTANCE EVER
ENACTED BY YOUR GOVERNMENT



Declaration of Policy

*THE PURPOSE OF THIS TITLE IS TO ESTABLISH
A UNIFORM POLICY FOR FAIR AND
EQUITABLE TREATMENT OF ANY PERSONS DISPLACED AS A
RESULT OF FEDERAL AND FEDERALLY ASSISTED
PROGRAMS IN ORDER THAT SUCH
PERSONS SHALL NOT BE SUBJECTED TO
DISPROPORTIONATE INJURIES AS A RESULT OF
PROGRAMS DESIGNED FOR
THE BENEFIT OF THE PUBLIC AS A WHOLE.*

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INTRODUCTION



In order to keep up with Florida's rapid growth, a modern highway construction program is necessary to ensure safe, available roadways. Sometimes a small portion of the population is required to move their personal property, businesses, farms or non-profit organizations because of this much needed highway construction. If you are required to move, you may be able to receive relocation advisory services and payments for moving expenses as provided under Federal law (Public Law 91-646, the Uniform Relocation Act of 1970 as amended).

It is the policy of the Florida Department of Transportation that displaced businesses, farms and non-profit organizations will receive fair and equitable treatment.

This brochure explains the advisory services and payment benefits available under the Relocation Assistance Program. You may have additional questions regarding the program and your eligibility. You are advised to read this brochure carefully and make note of those points you will wish to discuss with your relocation specialist.

SOME IMPORTANT DEFINITIONS.....

Department:

The department is the Florida Department of Transportation.

Business:

The term “business” means any lawful activity, except a farm operation, that is conducted:

1. Primarily for the purchase, sale, lease and/or rental of personal and/or real property; and/or
2. Primarily for the manufacture, processing or marketing of products, commodities or any other personal property; and/or
3. Primarily for the sale of services to the public; and/or
4. By a non-profit organization that has established its nonprofit status under applicable Federal and State law; and/or

Small Business:

The term “small business” means a business having not more than 500 employees working at the site being acquired or displaced by a program or project, which site is the location of economic activity. Sites occupied solely by outdoor advertising signs, displays, or devices do not qualify as a business for purposes of re-establishment expenses outlined under 49 Code of Federal Regulations, Part 24.304.

Farm Operation:

The term “farm operation” means any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, or sale or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator’s support.

SOME IMPORTANT DEFINITIONS CONTINUED.....

Non-Profit Organization:

The term "non-profit organization" means a corporation duly registered with the Florida Secretary of State as a Corporation Not for Profit and exempt from paying federal income taxes under Section 501 of the Internal Revenue Code (26 U.S.C. 501).

Eligibility Conditions:

Anyone who must move their business, farm operation, non-profit organization or any personal property from the real property that is acquired by the department may be eligible for reimbursement of actual moving expenses. Also, payments received under the relocation assistance program are not considered as income under the Internal Revenue Code.

Except, in accordance with Public Law 105-117, enacted on November 21, 1997, any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child, as defined in 49 CFR Part 24.208(h).

MOVING COST REIMBURSEMENT BUSINESSES, FARMS, AND NON-PROFIT ORGANIZATIONS

Owners or tenants may choose to be reimbursed on the basis of actual, reasonable, moving costs and related expenses; or, under certain circumstances, a fixed payment in lieu of actual moving expenses;

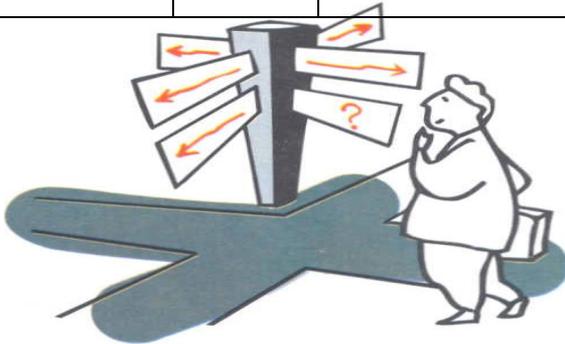
A. Actual, reasonable, moving expenses may be paid when the move is performed by a commercial mover or if you elect to move yourself. In some cases two move cost estimates may be necessary to establish reasonable costs.

B. Related expenses, such as personal property losses, expenses in locating a replacement site, and certain re-establishment costs may also be reimbursable.

C. You may be eligible to receive a fixed payment "in lieu of moving expenses", based on the average annual net earnings of your operation (the payment may not exceed \$20,000, nor be less than \$1,000). To qualify for this payment, the business must vacate or relocate from its displacement site. This payment is discussed in greater detail on page 16.

TYPES OF PAYMENT

Actual, Reasonable		Fixed Payment (In Lieu of) (see page 16)
<p>Actual, Reasonable Move Costs</p> <p>Plus Reimbursement of:</p> <ul style="list-style-type: none"> * Search Costs (see page 14) * Re-establishment Expenses (see page 12). 	OR	<p>\$1,000 to \$20,000; equal to the average annual net earnings for a business or farm;</p> <p>\$1,000 to \$20,000; equal to average annual gross revenue less administrative expenses for non-profit organizations.</p>



TWO WAYS TO MOVE

To assure eligibility and prompt payment for moving expenses, displaced businesses, farm operations or non-profit organizations must contact the department prior to the move.

COMMERCIAL MOVES

You may be paid the actual, reasonable costs of your move provided through the services of a commercial mover. For moves exceeding \$10,000, two estimates are required and reimbursement will be limited to the lower estimated amount. All expenses must be supported by receipted bills in order to ensure prompt payment of your moving costs claim.

SELF-MOVE

If **you** decide to move yourself and the estimated cost exceeds \$10,000, reimbursement cannot exceed the lower of two move cost proposals prepared by qualified move estimators. Reimbursement for moves estimated under \$10,000 may be based on a single estimate prepared by a qualified move estimator or by a department employee.

Whether you choose the "commercial move" method or the "self-move" method, the displacing agency must be allowed to monitor the move in accordance with governing federal regulations and departmental rule. Monitoring is also necessary to ensure the moving expenses claimed are reasonable and necessary.

You may choose a combination of the commercial and self move option to best fit your business needs. As an example, you may want a commercial mover to handle the relocation of any large or special equipment, but you may wish to move your office (file cabinets, desk, etc.) yourself. When this combination is used, the requirements and provisions of each type of move will apply.

DOCUMENTED SELF-MOVE

This method also allows you to receive payment for the actual, reasonable costs of performing the move yourself. However, you must provide documentation of the actual costs associated with the move. Examples of the documentation would be receipts for equipment rentals, fuel, labor, etc. Equipment rental fees should be based on the actual cost of renting the equipment, but cannot exceed the cost charged by a commercial mover.

Labor documentation should reflect the persons involved in the move, type of work performed, hourly wage and time period of actual work must also be documented. The hourly wage paid cannot exceed the cost charged by a commercial mover.

REIMBURSABLE EXPENSES

These expenses are usually reimbursable as actual, reasonable moving expenses (for commercial or self-moves). They must be actually incurred documented expenses. Talk to your agent if you have any questions. This is not an all inclusive list:

- 1.Expenses (up to \$2500) in searching for a replacement site;
- 2.Moving of personal property to a replacement site within a 50 mile radius of the present location;
- 3.Insurance premiums covering the reasonable replacement value of personal property against loss and damage while in transit;
- 4.Packing, crating unpacking and uncrating of the personal property;
- 5.Telephone reinstallation;
- 6.Replacement cost of stationary, if determined necessary by the department;
- 7.Re-installation of certain fixtures; (like for like system)
- 8.Repainting of firm name and address on vehicles;
- 9.Storage of personal property for up to twelve (12) months at the department's discretion, if immediate occupancy of the replacement site is not possible through no fault of the displaced business owner or tenant;

10. Consultant fees in planning the move and/or designing your plant layout, if you relocate to an existing structure;
11. Actual direct losses of tangible personal property, if the business is discontinued or if an item of personal property will not be used or will be replaced at the new site.

RELATED NON-RESIDENTIAL ELIGIBLE EXPENSES

1. Connection to available nearby utilities from the right of way to improvements at the replacement site;
2. Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the displaced person's business operation including but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). A reasonable pre-approved hourly rate may be established;
3. Impact fees or one time assessments for anticipated heavy utility usage, as determined necessary by the department.

NON-REIMBURSABLE EXPENSES

The following expenses are usually ineligible for reimbursement as "actual moving expenses" (not an all inclusive list):

1. Additional expenses incurred because of moving to a new location, such as increased rent, mortgage payments, or utility costs, except as provided under Re-establishment Expenses;
2. Cost of moving structures, improvements or other real property in which the displaced person reserved ownership;
3. Interest on loans to cover moving expenses;
4. Loss of goodwill;
5. Loss of trained employees;
6. Loss of business and/or profits;
7. Personal injury;

8. Any legal fee or other cost for preparing a claim for relocation payment or for representing the claimant before the department;
9. Cost of moving personal property to locations other than the actual replacement site;
10. Overtime pay to employees working on the move, unless prior approval is given by the department;
11. Capital improvements to the replacement site or structure, except as provided under re-establishment expenses;
12. Costs of storage of personal property on real property already owned or leased by the displaced person;
13. Any expense already paid through a business damage claim, settlements and awards.

PRE-MOVE and POST-MOVE INVENTORIES

When the "commercial" or "self-move" option is selected, a pre-move inventory of personal property to be moved is required prior to the actual date of the move. Inventories may be prepared by business personnel with or without assistance from a department specialist; however, verification by the department is required prior to the move. Following the move, a post-move inventory of the items actually moved must also be submitted and verified by your relocation specialist. If the items on this follow-up inventory differ from the pre-move inventory, the amount of the estimate may be appropriately adjusted prior to payment of the claim.



RE-ESTABLISHMENT EXPENSES

A small business, farm or non-profit organization may be eligible to receive a payment not to exceed \$10,000 for expenses actually incurred in re-establishing the business at the replacement site. These expenses must be reasonable and necessary as determined by the department. They include, but are not limited to:

- repairs or improvements to the replacement real property as required by federal, state or local authorities;
- modifications to the property which are necessary to accommodate your business;
- construction and installation costs;
- redecorating or replacement of soiled or worn surfaces at the replacement site such as paint, paneling or carpeting;
- advertisement of replacement location;
- estimated increased cost of operation during the first two years at the replacement site such as:
 - (I)lease or rental charges,
 - (II)Personal or real property taxes,
 - (III)Insurance premiums, and
 - (IV)Utility charge, excluding impact fees.

Please keep in mind that the reimbursement for re-establishment expenses cannot exceed \$10,000 and you will be required to document the actual amount of your expenses.

The following is a non-exclusive listing of re-establishment expenses not considered to be reasonable, necessary or otherwise eligible:

- purchase of capital assets, such as office furniture, filing cabinets, machinery or trade fixtures;

- purchase of manufacturing materials, supplies or inventory or other items used in the normal course of the business operation;
- interest on money borrowed to make the move or purchase the replacement property;
- payment to a part-time home business which makes no material contribution to the household income.

ACTUAL DIRECT LOSSES OF TANGIBLE PERSONAL PROPERTY

Payment for losses of tangible personal property may be made when you decide not to move such property. A payment of this type will be allowed only after you have made a bona fide effort to sell the item(s) unless the department waives this requirement. You will be reimbursed for the reasonable expenses incurred as a result of conducting the sale.

The payment for direct losses of tangible personal property cannot exceed the estimated cost of moving such personal property.

Your relocation specialist will explain this procedure in detail as it applies to you.

**SEE YOUR RELOCATION SPECIALIST
FOR DETAILS.....**



SEARCH EXPENSES FOR REPLACEMENT PROPERTY

Displaced businesses, farms and non-profit organizations may be reimbursed for actual, reasonable expenses related to the search for a replacement property, not to exceed \$2,500. Expenses may include costs such as transportation, meals, lodging when away from home, and the reasonable value of time actually spent in searching for a replacement site. All expenses must be supported by receipted bills, except the value of time spent in the search.

Payment for time actually spent in searching shall be based on the applicable reasonable hourly wage for the person conducting the search. A certified statement of the time, dates, and places spent searching and hourly wage rates must accompany the claim for reimbursement. Discuss with your agent before incurring these costs.



HAZARDOUS SUBSTANCES AND HAZARDOUS WASTE

If you must relocate a business, farm operation or non-profit organization that generates, stores or uses hazardous materials or hazardous wastes, the

department will reimburse you for the moving or disposal of these substances under the following conditions:

- 1.If you choose to dispose of the hazardous materials, you will be reimbursed for its disposal or the actual, reasonable cost of moving it whichever is less. You will not be reimbursed for the disposal of such materials if its disposal is a normal part of your business operation.
- 2.If you choose to move the hazardous materials, you will be reimbursed for the actual, reasonable and necessary cost of this move.



All hazardous substances which are not hazardous wastes must be disposed of or moved to the replacement site and all hazardous wastes must be disposed of in accordance with all applicable laws, regulations and ordinances.

Your relocation specialist can answer your questions and provide necessary and important information regarding the moving or disposal of these materials.

**Remember...HAZARDOUS SUBSTANCES AND
HAZARDOUS WASTES MUST NOT be
abandoned!!!!**

FIXED PAYMENTS

Displaced businesses, farm operations and non-profit organizations may be eligible for a fixed payment in lieu of actual moving expenses, searching expenses, reestablishment expenses, and actual direct loss payments for tangible personal property. Such payment shall not be less than \$1,000 or more than \$20,000.

For the owner of a business or non-profit organization to be eligible for this payment, the business must incur expenses for either moving personal property from the site or relocate from its displacement site. The department must determine that the business or non-profit organization cannot be relocated without a substantial loss of its existing patronage and is not part of an enterprise with more than three similar establishments not being acquired by the department.

For the owner of a farm operation to be eligible for a fixed payment, the department must determine that the acquisition caused a substantial change in the nature of the operation.

A part-time individual or family occupation in the home which does not contribute materially to the income of the displaced owner is not eligible for a fixed payment.

FIXED PAYMENT COMPUTATION.....

For businesses and farm operations, the computation of the fixed payment is usually based upon the average annual net earnings for the two taxable years immediately proceeding the taxable year during which the enterprise is displaced. For nonprofit organizations the payment is based on the average annual gross revenue less administrative expenses for the same period of time.

BUSINESS OR FARM EXAMPLE

<u>1997</u> Annual Net Earnings \$9,000	<u>1998</u> Annual Net Earnings of \$10,500	<u>1999</u> Year of Relocation	You must provide information to the department to support your net earnings (i.e., tax returns)
AMOUNT OF FIXED PAYMENT=\$9,750 (Average of two taxable years prior to relocation)			

NON-PROFIT ORGANIZATION EXAMPLE

<u>1997</u> *Annual Net Earnings \$6,000	<u>1998</u> *Annual Net Earnings of \$7,500	<u>1999</u> Year of Relocation	You must provide information to the department to support your net earnings (i.e., tax returns)
AMOUNT OF FIXED PAYMENT = \$6,750 (Average of two taxable years prior to relocation) *Less Administrative Expenses			

Remember, a Fixed Payment is paid in lieu of any actual, reasonable moving expenses, search expenses, or re-establishment expenses.

A RELOCATION SPECIALIST WILL CONTACT YOU...



A relocation specialist from the department will contact you personally to

explain the relocation assistance advisory services and payment benefits available to you in accordance with your eligibility. During the initial contact interview, the specialist will work with you to determine your replacement needs and desires, as well as your need for advisory services. The specialist can be of help to you during this period of transition, so please do not hesitate to accept this offer of assistance. The relocation specialist can provide current listings of replacement sites available to you on the open market, assistance in completing application and claim forms for payment, financial information concerning replacement sites, and other assistance that will enable you to relocate to your replacement site with a minimum of difficulty.

RELOCATION ASSISTANCE SERVICES

Any business, farm operation or non-profit organization displaced by the department for a highway program shall be offered relocation assistance services for the purpose of locating a suitable replacement property, as well as reimbursement of eligible moving costs and other advisory services. These services are provided by qualified personnel employed by the department. It is their goal to assist in any way possible to assure your successful relocation.

Your relocation specialist is also familiar with the services provided by other public and private agencies in your community, such as:

- Small Business Administration
- Utility Companies
- Commercial Movers
- Local Planning and Zoning Authorities
- Realtors



If you require additional assistance, your Specialist will make every effort to secure the services of those organizations which are professionally equipped to help you.

IN ADDITION TO PERSONAL CONTACT....

In addition to personal contacts by your relocation specialist, you will usually find a relocation office on or near a project where a considerable number of people are to be relocated. Project relocation offices are open during hours convenient to the people they serve, including evening hours when necessary. The relocation office can provide lists of replacement sites, information on building codes, and data for taxes and various other subjects.

The address of the relocation office nearest you and the name of your relocation specialist may be found in the back of this brochure.

The complete Federal and State regulations under which the department's Relocation Assistance Program is administered can be reviewed at: <http://www.dot.state.fl.us/rightofway/relo.htm>, and are on file and available for your review during regular business hours at the office listed on the back of this brochure or at:

Florida Department of Transportation
Office of Right of Way
Haydon Burns Building
605 Suwannee Street, M.S. 22
Tallahassee, Florida 32399-0450



Remember! The department's relocation personnel are here to help and advise you. Be sure to make full use of their services. Do not hesitate to ask questions! We want you to fully understand your rights and the relocation services available to you.



YOUR RIGHT OF APPEAL



IF YOU DO NOT AGREE WITH THE TYPE OR AMOUNT OF PAYMENT THE DEPARTMENT DETERMINES YOU ARE ELIGIBLE FOR, FEDERAL LAW PROVIDES AN APPEAL PROCESS FOR REVIEW OF YOUR CASE. THE DEPARTMENT WILL PROVIDE THE NECESSARY FORMS FOR YOU TO BEGIN THE APPEAL PROCESS. YOU WILL BE GIVEN A FULL OPPORTUNITY TO BE HEARD. THE DEPARTMENT WILL PROMPTLY REVIEW YOUR APPEAL AND NOTIFY YOU OF ITS DECISION. A FINAL APPEAL MAY BE SENT TO:

**Florida Department of Transportation
Office of Right of Way
Haydon Burns Building
605 Suwannee Street, M.S. 22
Tallahassee, Florida 32399-0450**

CONTACT INFORMATION:

Your nearest Relocation Office is located at:

Your

Telephone Number: _____

Date of First Written Offer: _____

When contacting the department, please provide the following reference numbers:

Item/Segment No: _____ Parcel No: _____

County: _____ Managing District: _____

F.A.P. _____ State Road No: _____

Please Note: On some projects the department may contract with a company qualified to represent the department who will assist you in your relocation. If this is such a project, the Company's name will appear below. Even if the project is under contract, you may still contact the Department of Transportation at the above address and telephone number if you feel it is necessary.

Name of Company Representing the Department of Transportation

Address: _____

Phone Number: _____

Name of Company Agent: _____

Phone Number: _____

MISSION STATEMENT

The department will provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.

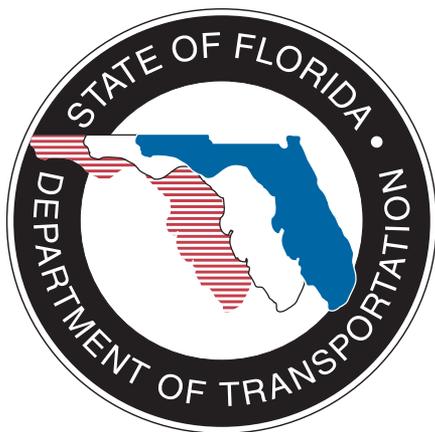


SIGN RELOCATION

**UNDER THE FLORIDA
RELOCATION ASSISTANCE
PROGRAM**



SIGN RELOCATION UNDER THE FLORIDA RELOCATION ASSISTANCE PROGRAM



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MISSION STATEMENT

The department will provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.

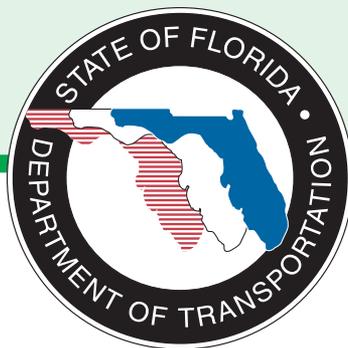


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DECLARATION OF POLICY

“THE PURPOSE OF THIS TITLE IS TO ESTABLISH A UNIFORM POLICY FOR FAIR AND EQUITABLE TREATMENT OF PERSONS DISPLACED AS A RESULT OF FEDERAL AND FEDERALLY ASSISTED PROGRAMS IN ORDER THAT SUCH PERSONS SHALL NOT BE SUBJECTED TO DISPROPORTIONATE INJURIES AS A RESULT OF PROGRAMS DESIGNED FOR THE BENEFIT OF THE PUBLIC AS A WHOLE”

In order to keep up with Florida’s rapid growth, a modern highway construction program is necessary to ensure safe, available roadways. Because of this much needed construction, signs must sometimes be relocated. If you are required to move a sign, you may receive assistance in doing so. This brochure explains your reimbursement options. If you have questions after reading this brochure, please ask us. We want to answer your questions.

As provided by Federal law (Public Law 91-646, the Uniform Relocation Act of 1970 as amended), you may be eligible to receive reimbursement for:

- the actual, reasonable costs of moving the sign to a new location; search expenses; OR
- a direct loss payment.

SOME IMPORTANT DEFINITIONS

DEPARTMENT - The Florida Department of Transportation

ELIGIBILITY CONDITIONS - The owner of an on-premise sign who must move it from the real property that is acquired by the department may be eligible for reimbursement of actual, reasonable moving expenses.

Except, in accordance with Public Law 105-117, enacted on November 21, 1997, any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child, as defined in 49 CFR Part 24.208(h).

ON-PREMISES SIGN - An on-premises sign is one that advertises a business and is located on or near the business premises.

ACTUAL REASONABLE MOVING COSTS

You may receive reimbursement for the actual, reasonable costs of moving your on-premise sign to a new location. This move can be performed by a commercial mover, or you may choose to perform the move yourself. This payment is based upon a move of no more than 50 miles. However, the department may approve a greater distance if it determines that the relocation in excess of the 50-mile limit is justified.

If you use a commercial mover. . .

You may receive payment for the actual, reasonable costs that a commercial mover charges to move your sign. These actual costs must be supported by copies of bills you receive from the mover or other acceptable documentation.

You will obtain at least two move cost proposals from qualified sign movers or moving specialists. These proposals show the estimated cost of moving your sign. The department will reimburse the actual costs of the move, but this amount cannot exceed that of the lowest move cost proposal.

For Example:

Two move cost proposals are obtained. One is for \$4,300 and the other is for \$3,800. The maximum reimbursement you could receive is \$3,800. If you decide to use a mover who charges \$4,000 which is supported by receipted bills, your maximum reimbursement amount will still be \$3,800.

However, if you use a mover who charges \$3,000 for the move, your actual reimbursement amount will be \$3,000.

As an alternative to obtaining two move cost proposals, under certain conditions a qualified department employee can provide the only estimate needed.

If you choose the self-move option. . .

You may receive payment based upon a commercial move estimate even though you will actually perform the move yourself. For this type of move, you will obtain two move cost proposals. Then YOU will move your sign. The payment you will receive will be the lower of the two proposals. You will not have to provide any documentation of your actual move costs if you choose this method.

For Example:

Two move cost proposals are obtained. One is in the amount of \$4,300 and the other is for \$3,800. Based on the self-move option for this example, the maximum reimbursement amount you could receive would be \$3,800.



As an alternative to obtaining two move cost proposals, under certain conditions a qualified department employee can provide the only estimate needed.

Or . . .

You may receive payment for the actual, reasonable costs of performing the move yourself. You must provide documentation of the actual costs of moving the sign. The payment you receive will be based upon this documentation.

For Example:

You move your sign and provide documentation supporting an actual, reasonable and necessary cost of \$2,200 to do so. The payment you will receive is \$2,200.

Additionally, you can combine the commercial and self-move methods to fit your needs. As an example, you may have a commercial equipment specialist handle the disconnecting and reconnecting of any special electrical wiring (for rotating or specially lighted signs). But you may want to move the structure of the sign yourself. The appropriate requirements and provisions for each type of move will apply.

Please Remember . . .

You should **ALWAYS** contact your relocation agent **PRIOR** to moving your sign or having your sign moved.

DIRECT LOSS PAYMENT

You can be eligible for this type of payment if you are entitled to relocate your sign but choose not to. Your payment amount will be the lesser of:

- the sign's depreciated reproduction cost less any proceeds from its sale; or
- the estimated cost of moving the sign, not including any storage.

If the sign cannot be moved because of local, state, or federal regulations, the payment will be for the sign's depreciated reproduction cost minus proceeds from its sale. Any costs you incur in attempting to sell the sign, such as advertising, are reimbursable.

A RELOCATION AGENT WILL CONTACT YOU. . .

A Relocation Agent from the department will contact you personally. The Agent will provide relocation assistance and will explain your payment benefits. The Agent will assist you in relocating your sign with a minimum of difficulty. **PLEASE DO NOT HESITATE TO USE THIS SERVICE!**

IN ADDITION TO PERSONAL CONTACTS. . .

The address of the relocation office nearest you and the name of your Relocation Agent may be found in the back of this brochure.

The complete Federal and State regulations under which the department's Relocation Assistance program is administered are on file and available for your review during regular business hours at the office listed on the back of this brochure or:

Florida Department of Transportation
Office of Right of Way
605 Suwannee Street, MS 22
Tallahassee, FL 32399

APPEAL RIGHTS

If you do not agree with the type or amount of payment the department determines you are eligible for, federal law provides an appeal process for review of your case. The department will provide the necessary forms for you to begin the appeal process. You will be given a full opportunity to be heard. The department will promptly review your appeal and notify you of its decision. A final appeal may be sent to:

Clerk of Agency Proceedings
Florida Department of Transportation
605 Suwannee Street
Tallahassee, Florida 32399

NOTES

The nearest Relocation Assistance Office is located at:

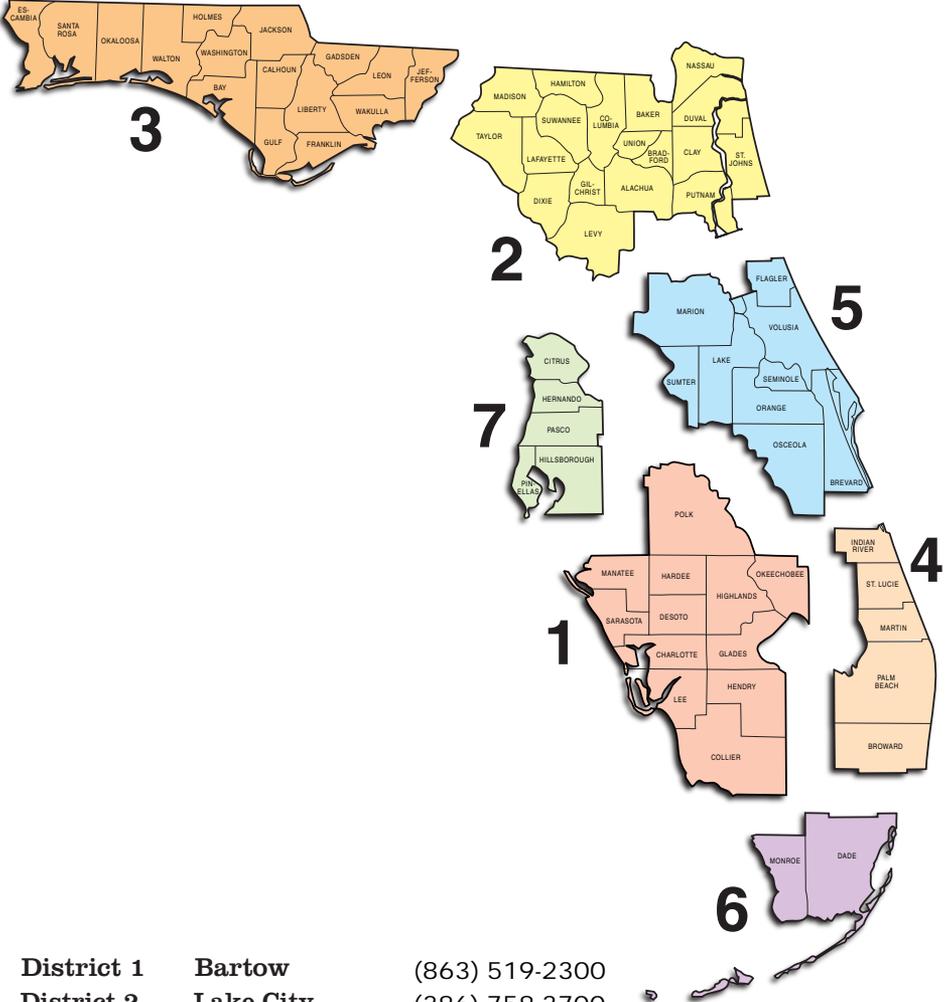
My Relocation Agent is:

Relocation Assistance Office Hours:

Telephone Number:

Date the department made the first written offer to buy the property my sign occupies:

Right of Way District Headquarters



District 1	Bartow	(863) 519-2300
District 2	Lake City	(386) 758-3700
District 3	Chipley	(850) 638-0250
District 4	Ft. Lauderdale	(954) 486-1400
District 5	DeLand	(386) 943-5000
District 6	Miami	(305) 470-5197
District 7	Tampa	(813) 975-6000
Turnpike	Orlando	(407) 532-3999