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Sans Souci

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Community Background Report

Sans Souci

County

Miami-Dade

Boundaries

North: Northeast 123rd Street

East: Intercostal Waterway

South: North Bayshore Drive

West: Biscayne Blvd

Community Type

Neighborhood

History

The community of Sans Souci (translates as ‘without concerns’ from French) was built between 1940 and 1994, with the majority of the structures constructed after 1970. The canals in the area were dug and dredged during the late 1940s and early 1950s. The neighborhood is located on the intercostal and therefore is considered a nautical neighborhood. It is walkable, historic and densely populated.

Community Dynamics

The total population of the community of Sans Souci is 3,378 people. The majority, 45.5%, of the population is Hispanic, 31.9% are white, non-Hispanic, and 20.7% are black, non-Hispanic. There are 1,973 housing units within the neighborhood, of which 1,588 are occupied and 385 are vacant. Sans Souci is primarily comprised of single family homes, most of which are studios or have one to two bedrooms. The area is a mix of owners and renters.

A part of the Sans Souci neighborhood is a gated community called Sans Souci Estates and is a more affluent than the surrounding neighborhood outside of the gate.

In San Souci, 38.6% of the working population is employed in executive, management, and professional occupations. The second largest occupational group (32.0%) is sales and service jobs. Other residents here are employed in clerical, assistant, and tech support occupations (17.8%), and 11.1% work in manufacturing and laborer occupations. The most common language spoken in the San Souci neighborhood is English, spoken by 47.1% of households. 12.0% of residents of the neighborhood are of Haitian ancestry and 5.6% are of Cuban ancestry.

There are no schools within the neighborhood boundaries and no community center. Residents of the Sans Souci neighborhood can send their children to David Lawrence Jr., which is a public school for grades K-8, John F. Kennedy Middle School, for grades 6-8, and Alonzo and Tracy Mourning Senior High, for grades 9-12. There is also Miami Country Day School, a large, well established, private school, near Sans Souci. The closest community center to Sans Souci is the Gwen Margolis Community Center.

There are also no neighborhood organizations, including a neighborhood watch. There are two local parks in Sans Souci, North Bayshore Park and Alfred Basade Park, and one park just outside the boundaries of the community, Biscayne Shores and Gardens Park.

Business Landscape:

Sans Souci has many businesses within its boundaries including arts, media, and fashion establishments, as well as orthopedists, attorney's offices, dry cleaners, and a Tennis Center, all on Sans Souci Boulevard/123rd street, which serves as the northern border for the neighborhood, has several restaurants located on it, including Bagel Bar, Piccolo Pizza, New Time, Thai Treat, Casa Mia Trattoria, and Fresh Café. There are several major franchises in the area as well, including 7 Eleven, CVS, Walgreens, Home Depot and Panera. There is also an Office Depot off of Biscayne Boulevard, soon to be converted into a Whole Foods store. Biscayne Boulevard/US 1, which is the western border for this neighborhood, is a major thoroughfare and connects Sans Souci with the northern and southern parts of Miami-Dade County.

Sources

"2010 US Census." American FactFinder. N.p., n.d. Web. 2012.

<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?ref=geo> .

Interview with Susan Blumin HOA president for Sans Souci Estates

"San Souci Estates 33181 North Miami, FL Neighborhood Profile." Neighborhood Scout. N.p., n.d.

Web. 22 June 2012. <http://www.neighborhoodscout.com/fl/north-miami/san-souci-estates/> .