

1-1-2011

# Sunset

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## Recommended Citation

"Sunset" (2011). *Miami Dade County*. 97.  
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# Community Background Report

## Sunset

### County

Miami-Dade

### Boundaries

North: S.W. 56th Street

South: S.W. 88th St (North Snapper Creek)

West: S.W. 118th Avenue

East: SR 826

### Community Type

Neighborhood

### History

Commercial development on streets carrying transit lines developed early on the perimeter of Sunset Drive (SW 72nd Street). Sunset Drive is the main road dividing the neighborhood, a declared historic road which was once a wagon trail and one of the first roads into Miami-Dade's interior (Dibble 1983). Officials in the Florida State Department's Bureau of Historic Preservation said Sunset's historic designation makes it the fifth such street in the state. Four of the other five in Miami-Dade County are Coral Way, Bird Road, Ingraham Highway and Old Cutler Road (Dibble 1983). In 1923, kids were playing on the porch of wood frame houses along Sunset Road saw few cars breaking the rural tranquility. Sixty years later, standing on the same porch, kids now watch cars travel up and down Sunset Drive in an unbroken stream (Dibble 1983). Metro-Dade planner John Lefley says the increased amount of traffic has indirectly affected the neighborhood and its surroundings. "It would make it much more difficult, if possible at all, to have intensive commercial development in the neighborhood if it wasn't for the increase of traffic" he said.

One elementary school, two middle schools and two high schools are located within the Sunset neighborhood. A community college (Miami Dade Kendall Campus) is located just outside the neighborhood's southern border. Three major hospitals are within a 3.5 mile radius of the city limits. The major airports, colleges, shopping and cultural centers, and beaches are all located within a short driving distance of Sunset. There are two neighborhood parks in the area where

athletic activities are available for sports enthusiasts (Sanchez). From the time of its development the neighborhood of Sunset has been and continues to be a family-oriented community.

Sunset is in a unique position relative to attracting development (Sanchez). In addition to its physical characteristics, Sunset is a magnet for quality urban development. The relatively high living standards, with low densities per acre, are attracting high-density developments. Five Developments of Regional Impact (D.R.I.) surrounding the neighborhood (South Regional Planning Council) are planned for Sunset. Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.

## Community Dynamics

Sunset is one the fastest growing communities in Florida. The community shopping center serves as an entertainment for the every day shopper or a place for night birds. The neighborhood of Sunset boast a population of 17,150 people, 5,488 households, and 4,505 families. In Sunset the population is spread out with 23.3% under the age of 18, 9.0% from 18 to 24, 29.6% from 25 to 44, 24.6% from 45 to 64, and 13.5% who were 65 years of age or older. The median age was 38 years. The racial makeup of Sunset was 91.24% White, 1.51% African American, 0.11% Native American, 2.45% Asian, 0.00% Pacific Islander, 2.49% from other races, and 2.20% from two or more races. 69.69% of the population were Hispanic or Latino of any race. The neighborhood of Sunset has a much higher income, \$58,903, than that of the County, \$35,966, and a lower family income of \$66,422, compared to \$40,260 dollars for the County. The per capita income for Sunset was \$23,735. 7.1% of the population and 5.4% of families were below the poverty line. 6.9% of those under the age of 18 and 8.2% of those 65 and older were living below the poverty line.

## Sources

Dibble Sandra. It's Official Sunset Drive is historic. Miami Herald, The (FL). June 19, 1983. page 8, Section Neighbors SW.

Dibble Sandra. A road paved with memories. Miami Herald, The (FL). April 28, 1983. Section: Neighbors SE, Page 14.

Developments of Regional Impact (D.R.I.). Miami-Dade and Broward Counties. MAP. South Regional Planning Council. July, 7, 2004.

U.S. Bureau of the Census. (2000). Statistical File 3, P31 and P32 for Census Tracts 0103.00 and 0112.01. <http://www.census.gov>

Robert Sanchez. Sunset Homeowner Association. Interview/Phone Interview. April 26, 2006.