

Community Background Report

Hammocks

County

Miami-Dade

Boundaries

North: Tamiami Trail (Southwest Eight Street)

South: Quail Roost Drive (Southwest 200th Street)

East: Florida Turnpike

West: Southwest 167 Avenue

Community Type

Neighborhood

History

The Hammocks of the past were densely wooded forests, dominated by tropical trees, and a few trees of temperate origin (IRC Native to your Neighborhood). Today, the Hammocks is a master planned community with an 8,300 unit build out. In this community there are several developments of over a hundred units. Garden Hills is a 655 unit single family home project. In addition to single family development, condominiums and rental communities are scattered through out the area, creating a mix of single and multi family housing. There are also 27 rental communities, of over 100 units in this sub market (Hammocks Homeowner Association). “The Hammocks neighborhood extends west from Florida s Turnpike to SW 167th Avenue, and from Kendall Drive south to S.W. 120th Street to the south” (Homeowner Association). The Hammocks area is 443 square miles large with an estimated population of over 300,000 persons (Commissioner Moss’ Office).

Community Dynamics

According to 2000 Census figures, there are 47,379 people, 15,203 households, and 12,055 families residing in the Hammocks. The population density is 2,327.4/km² (6,027.3/mi²). There are 15,983 housing units at an average density of 785.1/km² (2,033.3/mi²). The racial makeup of the Hammocks is 78.6% White, 6.9% African American, 0.2% Native American, 3.3% Asian, 0.1% Pacific Islander, 6.5% from other races, and 4.4% from two or more races. 65.3% of the population are Hispanic or Latino of any race.

The population in this neighborhood has grown from near 11 thousand persons in 1990. There are 15,203 households out of which 46.5% have children under the age of 18 living with them, 58.4% are married couples living together, 16.1% have a female householder with no husband present, and 20.7% are non-families. 15.1% of all households are made up of individuals and 1.8% have someone living alone who is 65 years of age or older. In the Hammocks the population is spread out with 28.3% under the age of 18, 10.3% from 18 to 24, 36.2% from 25 to 44, 18.9% from 45 to 64, and 6.3% who are 65 years of age or older. The median age is 32 years. The median income for a household in the Hammocks is \$50,909, and the median income for a family is \$54,444. Males have a median income of \$35,159 versus \$30,178 for females. The per capita income for the Hammocks is \$18,962. 8.6% of the population and 7.0% of families are below the poverty line (US Census).

Sources

Hammocks Homeowner Association. Telephone interview. 2 March. 2006

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