

Community Background Report

Modello

County

Miami-Dade

Boundaries

North: Waldin Drive (Southwest 280th Street)

East: Kingman Road (Southwest 152nd Avenue)

South: Southwest 288th Street

West: South Dixie Highway/US 1

Community Type

Neighborhood

History

Modello is a neighborhood in Leisure City, a census-designated place in south Miami-Dade County. Modello began when low-income housing was built, with most of the homes constructed between 1970 and 1979. These low-income housing projects make up the majority of the housing in the neighborhood. The Modello Apartments is a public housing site located at 15314 Southwest 284th Street, with 20 units.

Modello has no K-12 schools and children are bused out of the neighborhood, either to the Leisure City K-8 Center or to South Dade Senior High School.

Modello Park is located at 28450 Southwest 152nd Avenue. The park features sports fields, tennis courts, day camp for children, and after-school programming.

Coral Castle is a major tourist attraction in the area. The museum is a stone structure created by the Latvian-American Edward Leedskalnin at the intersection of South Dixie Highway (US 1) and Southwest 157th Avenue. From 1923 to 1951, Leedskalnin single-handedly and secretly carved over 1,100 tons of coral rock. The museum was added to the National Register of Historic Places in 1984.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Modello has a population of 2,156, 68% of which are working age from 18 to 64. The average per capita income is \$14,883, which is much lower than Miami-Dade County's average per capita income

of \$28,823. The population is 21% Hispanic and 79% non-Hispanic. Furthermore, 73% of the population is White (including Hispanic White), 20% is Black, 5% is Asian, and 3% is multi-race. A non-English language is spoken by 16% of the population. Regarding education level, 63% of the population has less than a high school education, which is much higher than Miami-Dade County's 48.86%. Foreign-born individuals make up 46% of the population, out of which 29% are naturalized citizens, while 71% are not U.S. citizens. Of the foreign-born residents, 51% are from the Caribbean, 19% are from Mexico, 21% are from Central American countries, 4% are from Asia, and 4% are from South America.

Business Landscape

The Modello neighborhood has only a few businesses within its boundaries. It is home to mostly small businesses, including a few restaurants, small shops, a motel, the South Dade Skill Center for adult education, and the Dade County Farmworker Training Center.

Modello falls within the boundaries of the Naranja Lakes Community Redevelopment Agency, which were expanded in 2018 to cover a broader area. A map of the expanded boundaries is available in the Miami-Dade County governmental website. One initiative of the CRA is the Emergency Grant Business Program, which was offering grants of up to \$3,000 to help keep businesses open during the 2020-2021 Coronavirus Pandemic.

The neighborhood is also part of the Leisure City Community Urban Center (LCCUC). Urban centers such as this are designated by the County's Comprehensive Plan, to develop over time into multi-use districts characterized by high quality urban design. Documentation for LCCUC planning, zoning and land use is available in the Miami-Dade governmental website, updated in 2015.

Transportation

The largest transportation artery in Modello is South Dixie Highway/US 1, which forms its western boundary. The other significant roadways serving the neighborhood are also on its boundaries: Southwest 288th Street/Biscayne Drive on the south, Southwest 152nd Avenue on the east, and Southwest 280th Street/Waldin Drive on the north. Miami-Dade Transit buses circulate on all three of these bounding streets, but nowhere else in the neighborhood.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860109003, Miami-Dade County, Florida. Url: <http://www.census.gov>
- 2.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>
- 3.) Google Maps, 2021. Url: <https://www.google.com/maps>

- 4.) City-Data.com. Modello neighborhood in Homestead, Florida (FL), 33033 detailed profile, 2021. Url: <https://www.city-data.com/neighborhood/Modello-Homestead-FL.html>
- 5.) Miami-Dade County. Public Housing Developments, 2021.
Url: <https://www.miamidade.gov/global/housing/public-housing-developments.page>
- 6.) Miamidade.gov. Modello Park, 2021. Url: <http://www.miamidade.gov/parks/modello.asp>
- 7.) Coral Castle Museum, 2021. Url: <https://coralcastle.com/>
- 8.) Miami-Dade County. Naranja Lakes Community Redevelopment Agency, 2021.
Url: <https://www.miamidade.gov/global/government/boards/naranja-lakes-cra.page>
- 9.) Leisure City Community Urban Center (LCCUC) District. Article XXXIII (Q), Chapter 33, Code of Miami-Dade County, Florida, 2015.
Url: <https://www.miamidade.gov/zoning/library/reports/leisure-city-community-urban.pdf>