

STREET ECONOMICS® · REFERENCE · EVIDENCE LAYER FOR A PLACE TO LIVE, NOT BELONG. NOT YET.

SOUTH DADE NETWORK MAP

A place and its economy mapped as a network and a lineage: towns, people, employers, the Transitway, the Redland, the parks, the gathering places, the plans, the projects and the capital behind them, 1836 to 2026, with Hurricane Andrew as the pivot

Companion to the interactive map and the node and edge dataset

371 places, people and institutions · 811 connections · 10 layers · 15 communities

Version 1.0.4. Data current through 11 September 2026. Activity after that date is described as announced or scheduled, never as completed.

Work in progress. This map is not exhaustive. It presents the result of documented research at this release and changes as sources are added, corrected, or superseded. Every node is based on at least one public source and carries its sources and confidence class.

Public disclosure policy: This map uses public business records, public corporate filings, property records, public calendars, public civic documents, public press coverage and public listings. It maps commercial infrastructure and documented civic activity, not endorsements, partnerships or private cultural behavior. Inclusion does not require participation, consent or approval. The map corrects factual errors promptly and considers removal requests case by case where a listing is outdated, an entity has closed, publication presents a material safety concern, or the entity is not conducting public facing commercial activity. Public commercial infrastructure is mappable; private cultural behavior is protected.

Evidence layer for the Street Economics® detection A Place to Live, Not Belong. Not Yet.

A PLACE IS A NETWORK BEFORE IT IS A PLAN

This is the first map on the lineage map engine with no music on it. The Japanese Metal Family Tree and the Tampa death metal map are The Music Cities™ content; the Creator Economy Map and the West Dixie Music Corridor map are the crossover between The Music Cities™ and Street Economics®. This one is Street Economics® only. It exists to show that the same engine works for pure economic development: a place and its economy mapped as a network and a lineage, and it gives the Street Economics® detection A Place to Live, Not Belong. Not Yet., an evidence layer that the detection page links to.

Every node is a place, a project, a station, a road, an event, a person or family with a documented role, or an institution: an employer, an agency, a developer, a plan, a program. Nodes belong to one of ten layers of the place, not eras: towns and districts, people and population, employment anchors, transit and roads, agriculture and the Redland, parks, water and recreation, gathering places and culture, plans and agencies, development and capital, and the digital layer. A rose ring marks a documented gathering place (58 on the map). An orange dotted ring marks something Hurricane Andrew wrecked that was rebuilt or replaced (23). The 15 community hubs, the four municipalities and the census designated places, are both nodes in the towns layer and the anchors of the Cities view.

Connections come in three weights. Solid lines are the moves that carry know how and capital: a developer active on a named project, a person or firm moving between two nodes, a plan or business spawning another, a founder, a predecessor becoming a successor (198 on the map). Dashed lines are influence, used only where a source says one thing shaped another (50). Dotted lines are plans, funding, anchoring, stations and roads connecting places, partnerships and hosting (273). A fourth, fainter class ties every node to the community it sits in (290); it is off by default on the interactive map and excluded from the centrality calculation, because every node is located somewhere by construction.

What a lineage means here. On the music maps the lineage is people moving between bands. Here it is how a place is made: the railroad arriving, the towns incorporating, the base, the speedway, the storm, the busway, the CRAs, the plans, the projects, the developers who move from one project to the next, the employers that anchor a district, the families and institutions that have been there for generations, and the newcomers. Trace lineage on the interactive map follows the solid lines upstream and downstream.

Inclusion rules. A node is on the map when it carries a founding, opening, incorporation or occurrence year with a source and at least one documented link to another node. A developer or firm is on the map only with a documented role on a named project; residence alone is never enough. Projects are worded as approved, under construction, delivered or announced from the filing that says so, never as built until a public record says built. Superlatives are qualified: within this dataset, in the project's reading. The owner's BusinessFlare® client work in South Dade stays out of this reference product; only public documents are used, including public CRA plans cited as public documents.

The ten layers

TOWNS AND DISTRICTS · 22

The four municipalities, Homestead (1913), Florida City (1914), Palmetto Bay (2002) and Cutler Bay (2005), the census designated places from Perrine and the Redland Heights to Goulds, Princeton, Naranja, Leisure City and the Redland, the railroad towns they grew from, and the storms that reshaped them.

EMPLOYMENT ANCHORS · 17

Homestead Air Reserve Base, Homestead Miami Speedway, Turkey Point, the two hospitals, Miami Dade College Homestead, Southland Mall, the farmers market, the nurseries and packing houses, the airport and the logistics buildings.

Timeline placement. On the lineage view and in the Play animation a place, institution, project or event enters at its founding, opening, incorporation or occurrence year and a person or family at their first documented act, taken from the earliest dated relation on the map. A node with no recorded year enters at the first year the map documents it and never earlier; the interactive panel labels these under Placed at, and the Nodes sheet carries the basis in its Place year basis column. A node with no dated link at all enters at the cutoff year. Influence relations never date a node.

Geography. The Cities view uses a basemap cut from Miami-Dade County open data: municipal boundaries for Homestead, Florida City, Cutler Bay and Palmetto Bay, the 2010 census designated places, the South Dade Transitway from the SMART Plan corridor layer, the county bus stop points on the corridor, US 1, Krome Avenue, the Turnpike extension, Palm Drive, Campbell Drive and Old Cutler Road from the major roads layer, the two national parks and the coastal municipal boundary for the shoreline. Every node is pinned at its address or centroid; a node with no address sits at its community's centroid and says so. Nodes that span the whole corridor sit in Biscayne Bay and outside actors further out, so neither is mistaken for a place. The countywide context stays off the map; South Dade is the whole frame.

What the map shows. South Dade has many documented destinations and one major historic gathering cluster in downtown Homestead. The mapped pattern is dispersed: 58 documented gathering places, 18 within 600 meters of a Transitway station, 2 clusters of three or more, and 34 standing alone. The map documents fragmentation and uneven concentration; the detection's argument about belonging remains an interpretation of that pattern.

Community hubs. Community hubs are map geography, not incorporated status. They include four municipalities, census designated places, historical or unincorporated communities (Perrine and the Redland), the corridor wide South Dade hub, and Outside South Dade. A node is assigned to the hub containing its address or, where no address is available, the documented community or a stated centroid. The Nodes sheet carries the hub type of every node.

Network interpretation. Node size on the map and the centrality figures in this document are computed on this dataset with every edge type weighted equally and parallel edges counted separately, community hubs and located links excluded. They describe position in the map, not size, budget or importance; an employer with one anchoring link is small however many people it employs. A ranked table and the counting method are in the Network metrics section.

PEOPLE AND POPULATION · 39

The population series for the eight ZCTAs, the founders and families with a documented act, from Henry Perrine and Henry Flagler to William Krome, Gaston Drake, Lyman Gould, Frank Martin, Charles Deering and the Redland farm families, and the mayors and officials who moved between institutions.

TRANSIT AND ROADS · 47

The Florida East Coast Railway of 1904, US 1, Krome Avenue, the Turnpike extension, the busway of 1997 that became the Transitway, its sixteen stations, the bus rapid transit service of 2025, the trolleys and circulators.

AGRICULTURE AND THE REDLAND · 42

Redland Market Village, Knaus Berry Farm, Robert Is Here, Schnebly, Cauley Square, Coral Castle, Monkey Jungle, the Fruit and Spice Park, the research stations, the Urban Development Boundary, the farmworker institutions and the county's agricultural economy.

GATHERING PLACES AND CULTURE · 39

Downtown Homestead and Krome Avenue, the Seminole Theatre, the Cybrarium, Losner Park, the rodeo, the cultural arts center in Cutler Bay, the restaurants of standing, the churches, the parades and festivals, the civic halls.

DEVELOPMENT AND CAPITAL · 104

Keys Gate, Waterstone, Lakes by the Bay and the master planned communities, Southplace City Center, Homestead Station, the apartment filings along US 1 and the Transitway, the logistics parks, and the developers, lenders and programs with a documented role on each.

PARKS, WATER AND RECREATION · 32

Everglades and Biscayne National Parks, Zoo Miami on the old naval air station, the Deering Estate, Homestead Bayfront and Black Point marinas, the county parks and the Everglades restoration works on the bay.

PLANS AND AGENCIES · 26

Miami-Dade County and DTPW, the five CRAs, the CDMP and the UDB, the SMART Plan and the Rapid Transit Zone, the base reuse plans, the watershed study, the downtown plans of Homestead, Cutler Bay and Palmetto Bay, We Will Rebuild and the federal recovery.

THE DIGITAL LAYER · 3

The digital layer records only public, locally rooted information infrastructure that the sources establish as South Dade serving: the South Dade News Leader, Miami's Community Newspapers and Palmetto Bay's government channel. Its thinness reflects the current source set, not a claim that digital community life is absent.

HOW THE PLACE WAS MADE

The railroad and the towns, 1895 to 1930. Henry Flagler's Florida East Coast Railway reaches Homestead in 1904 and the towns of South Dade are laid out along it: Goulds as a siding named for a railroad employee in 1903, Naranja as a Flagler town in 1904, Princeton as a depot named by Gaston Drake for his alma mater, Homestead at the railhead where William D. Horne buys the first lot. Homestead incorporates in 1913 as the second oldest municipality in the county and the Detroit colony founded by the Tatum brothers in 1910 becomes Florida City at incorporation on 29 December 1914. The Redland is settled from 1897 and its schoolhouse opens in 1904; the Overseas Railroad continues to Key West in 1912; US 1 is designated over the Dixie Highway in 1926. The 1926 and 1935 hurricanes and the end of the Keys line close the era. [\[R17\]](#) [\[R15\]](#) [\[T1\]](#)

The base, the parks and the subdivisions, 1940 to 1980. Homestead Army Air Field opens on 16 September 1942 and returns as Homestead Air Force Base in February 1955. Everglades National Park is dedicated in December 1947 with its main entrance west of Homestead; Biscayne National Monument follows in 1968 after the Seadade refinery and the Islandia resort are defeated, and becomes a park in 1980. Richmond Heights is platted in 1949 for returning Black veterans beside the old naval air station, whose land later takes Zoo Miami in 1980. The Cutler Ridge subdivisions are platted from 1954 and Cutler Ridge Shopping Center opens in 1960; Turkey Point's first units open in 1967 and its nuclear units in 1972 and 1973; the Turnpike extension arrives in 1973 and 1974; the Urban Development Boundary first appears on the county's 1975 land use map. [\[J1\]](#) [\[A39\]](#) [\[A43\]](#) [\[A31\]](#)

The storm, August 1992. Hurricane Andrew makes landfall at Elliott Key and then near Homestead early on 24 August 1992 with winds of about 165 mph. It destroys more than 63,500 houses and damages more than 124,000 others in Dade County, leaves about 175,000 people homeless and causes about 25.3 billion dollars of damage in Florida in 1992 dollars. Most of the buildings at the air force base are severely damaged, four of five Naranja Lakes condominium buildings are destroyed, Florida City loses more than 120 homes, the Cutler Ridge Mall is nearly destroyed, Zoo Miami loses its aviary and 5,000 trees, the Deering Estate and the Fruit and Spice Park are wrecked, the visitor centers of both national parks are lost. On this map 155 nodes enter before 1992 and 216 from 1992 onward; 23 carry the Andrew flag because the sources record their destruction and rebuilding. [\[T36\]](#) [\[T37\]](#)

The rebuilding, 1992 to 2007. We Will Rebuild convenes in 1992 under Alvah Chapman; the Homestead CRA is created on 7 June 1994 and the Florida City CRA in 1995; the base reopens as a reserve installation in 1994 and survives the 1995 closure round; the Homestead Air Base Developers airport plan of 1996 ends with the Air Force's Record of Decision in January 2001. Homestead Miami Speedway opens on 3 November 1995 as the recovery project Homestead recruits. The South Miami-Dade Busway opens on 3 February 1997 on 8.2 miles of the abandoned railroad right of way from Dadeland South to Cutler Ridge Mall, reaches SW 264th Street in April 2005 and Florida City in December 2007. The Naranja Lakes CRA is created in October 2002 for the area that took a decade to recover. Palmetto Bay incorporates in September 2002 and Cutler Bay in 2005, both campaigns born of the recovery. [\[J44\]](#) [\[J5\]](#) [\[R1\]](#) [\[R2\]](#)

The growth decade and the Transitway, 2010 to 2026. The eight ZCTA series rises from 191,276 in the 2010 Census to 265,396 in the ACS 2020 to 2024 five year estimate; the largest increase between consecutive displayed series points is 23,391, between the 2010 Census and ACS 2011 to 2015, and the latest displayed step is 10,273. The SMART Plan of April 2016 names the corridor, the county's transportation planning board chooses bus rapid transit over Metrorail in August 2018, construction runs from 2021 and Metro Express BRT service begins on 27 October 2025 with fourteen new stations. The Rapid Transit Zone is extended along the corridor in September 2022. Southland Mall's 80 acres change hands in May 2022 and the Southplace City Center redevelopment breaks ground on 27 February 2025; Homestead Station opens in 2019 and the Cybrarium in March 2021 in downtown Homestead; Keys Gate III, Amazon's Naranja building and the apartment filings along US 1 fill the capital lane. [\[R1\]](#) [\[R2\]](#) [\[R11\]](#) [\[J16\]](#)

	1890s	1900s	1910s	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010s	2020s
Towns and districts	2	1	5	4	1	3	1		1		2	2		
People and population	5	7	4			1	2	1		1		4	6	8
Employment anchors				1		4		3	1	1	4	1	1	1
Transit and roads	1	1		2		1		3	2	2	4	5	7	19
Agriculture and the Redland	1	4	4	6	3	6	5	2	2	4	2	1	1	1
Parks, water and recreation			4	2	4	3	2	4	3	2	2	2	2	2
Gathering places and culture		1	3	2	1	1	6		2	1	5	6	7	4
Plans and agencies	1							1	1	1	6	7	2	7
Development and capital							2			1	10	10	7	74
The digital layer			1				1						1	

Hurricane Andrew, 1992

Figure 1. Nodes entering the map by decade and layer, from the year each node is placed at. Computed from the dataset. The orange line marks 1992.

THE POPULATION SERIES, EIGHT ZCTAS

The map's population figures are its own and are stated so they can be reproduced. The geography is the eight ZIP Code Tabulation Areas (ZCTAs) 33030, 33031, 33032, 33033, 33034, 33035, 33170 and 33189, which cover Homestead, Florida City, the Redland, Princeton and Naranja, Leisure City, Goulds and east Cutler Bay. The figures are the 2010 and 2020 Census counts and the American Community Survey five year total population (table B01003) for each vintage, summed across the eight areas. The set omits west Cutler Bay (33190) and the communities north of SW 136th Street that share ZIP codes with places outside the frame (Palmetto Bay, Perrine, Richmond Heights, South Miami Heights and Palmetto Estates in 33157, 33176, 33177 and 33187), so the series understates the population of the full frame and is a consistent measure of its southern and central core rather than a total. The eight ZCTA series rises from 191,276 in the 2010 Census to 265,396 in the ACS 2020 to 2024 five year estimate. The largest increase between consecutive displayed series points is 23,391, between the 2010 Census and ACS 2011 to 2015. The latest displayed step is 10,273. Overlapping ACS five year estimates are not annual changes. [\[P1\]](#) [\[P2\]](#) [\[P3\]](#) [\[P4\]](#) [\[P5\]](#) [\[P6\]](#) [\[P7\]](#) [\[P8\]](#) [\[P16\]](#) [\[P17\]](#)

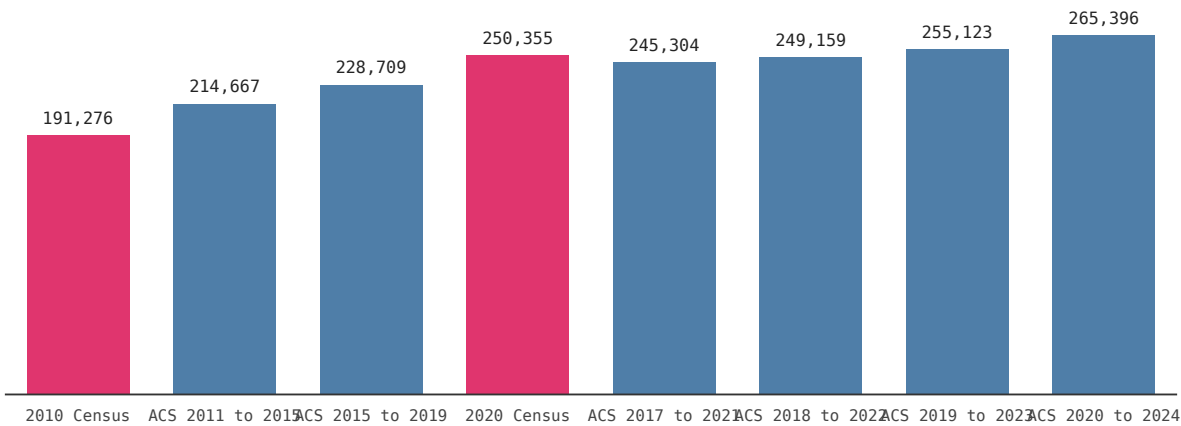


Figure 2. Population of the eight ZCTAs. Rose bars are decennial Census counts; blue bars are ACS five year estimates labeled by the last year of their window. Computed from the dataset.

SERIES POINT	PEOPLE IN EIGHT ZCTAS	CHANGE ON PRIOR DISPLAYED POINT	PER ZCTA
2010 Census	191,276		33030 34,110; 33031 5,859; 33032 34,088; 33033 49,028; 33034 18,613; 33035 13,497; 33170 12,253; 33189 23,828
ACS 2011 to 2015	214,667	+23,391	33030 34,645; 33031 7,436; 33032 40,961; 33033 55,392; 33034 21,946; 33035 15,158; 33170 13,308; 33189 25,821
ACS 2015 to 2019	228,709	+14,042	33030 35,303; 33031 7,124; 33032 50,135; 33033 58,427; 33034 22,142; 33035 16,159; 33170 14,121; 33189 25,298
2020 Census	250,355	+21,646	33030 36,776; 33031 6,560; 33032 58,727; 33033 66,871; 33034 22,850; 33035 18,065; 33170 14,908; 33189 25,598
ACS 2017 to 2021	245,304	-5,051	33030 37,225; 33031 9,190; 33032 54,545; 33033 67,265; 33034 23,044; 33035 16,127; 33170 13,788; 33189 24,120
ACS 2018 to 2022	249,159	+3,855	33030 36,405; 33031 7,692; 33032 57,327; 33033 68,121; 33034 23,774; 33035 16,788; 33170 14,477; 33189 24,575
ACS 2019 to 2023	255,123	+5,964	33030 35,957; 33031 7,795; 33032 62,021; 33033 69,075; 33034 22,129; 33035 18,756; 33170 14,763; 33189 24,627
ACS 2020 to 2024	265,396	+10,273	33030 37,678; 33031 7,323; 33032 65,132; 33033 71,458; 33034 23,823; 33035 17,202; 33170 16,652; 33189 26,128

The communities

Decennial counts and the latest estimate for each community hub, with the number of nodes the map places in it. Perrine has no count of its own after 2002, when East Perrine went into Palmetto Bay; the Redland CDP exists only for the 2010 Census. Counts by community are nodes on this map, not the size of each community's economy.

COMMUNITY	STATUS	YEAR	POPULATION RECORD	NODES ON THE MAP
Homestead	city, incorporated	1913	2010 Census 60,512; 2020 Census 80,737; 86,242 (Census July 2025 estimate)	84
Florida City	city, incorporated	1914	2010 Census 11,245; 2020 Census 13,085; 18,175 (BEBR April 2025 estimate)	29

COMMUNITY	STATUS	YEAR	POPULATION RECORD	NODES ON THE MAP
Cutler Bay	town, incorporated	2005	2010 Census 40,286; 2020 Census 45,425; 45,361 (BEBR April 2025 estimate)	28
Palmetto Bay	village, incorporated	2002	2010 Census 23,410; 2020 Census 24,439; 25,217 (BEBR April 2025 estimate)	30
Perrine	historical or unincorporated community	1903	no separate count	7
West Perrine	unincorporated community (census designated place)	2000	2010 Census 9,460; 2020 Census 10,602; 11,162 (ACS 2020 to 2024 five year)	3
Richmond Heights	unincorporated community (census designated place)	1949	2010 Census 8,541; 2020 Census 8,944; 9,992 (ACS 2020 to 2024 five year)	8
South Miami Heights	unincorporated community (census designated place)	1970	2010 Census 35,696; 2020 Census 36,770; 38,766 (ACS 2020 to 2024 five year)	2
Palmetto Estates	unincorporated community (census designated place)	1980	2010 Census 13,535; 2020 Census 13,498; 16,129 (ACS 2020 to 2024 five year)	0
Goulds	unincorporated community (census designated place)	1903	2010 Census 10,103; 2020 Census 11,446; 14,425 (ACS 2020 to 2024 five year)	12
Princeton	unincorporated community (census designated place)	1905	2010 Census 22,038; 2020 Census 39,308; 42,625 (ACS 2020 to 2024 five year)	11
Naranja	unincorporated community (census designated place)	1904	2010 Census 8,303; 2020 Census 13,509; 15,796 (ACS 2020 to 2024 five year)	12
Leisure City	unincorporated community (census designated place)	1925	2010 Census 22,655; 2020 Census 26,324; 27,808 (ACS 2020 to 2024 five year)	6
The Redland	historical or unincorporated community	1897	2010 Census 10,138	25
Homestead Base	unincorporated community (census designated place)	1942	2010 Census 964; 2020 Census 999; 1,125 (ACS 2020 to 2024 five year)	6

WHERE THE ANCHORS ARE

Figure 3 is the Cities view of the interactive map drawn for print: the communities as open circles sized by the number of nodes the map places in them, the 58 gathering places as rose dots at their addresses, the employment anchors as blue squares, the Transitway in gold with its stations, US 1 beside it, the national parks in green. The map shows where the documented anchors sit and lets the dispersion be measured; the detection's reading of that pattern is the detection's.

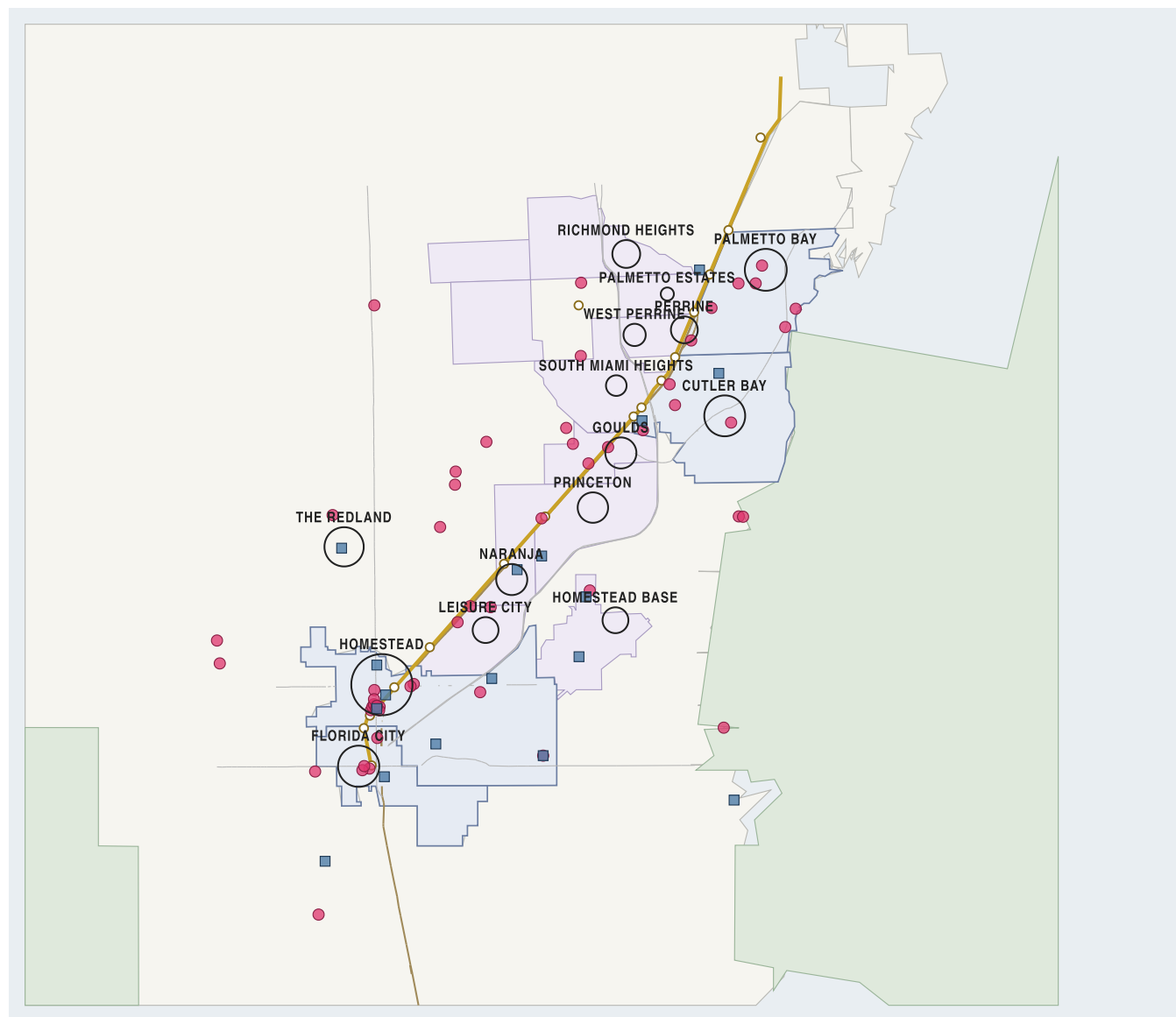


Figure 3. South Dade basemap from Miami-Dade County open data with the community hubs, gathering places (rose), employment anchors (blue) and Transitway stations (white). Nodes pinned only at a community centroid are omitted from this figure.

The pattern, as a computed dispersion. South Dade has many documented destinations and one major historic gathering cluster in downtown Homestead. The mapped pattern is dispersed: 58 documented gathering places pinned at an address, 18 within 600 meters of a Transitway station, 2 clusters of three or more within 600 meters of one another, and 34 standing alone. The largest cluster holds 15 gathering places, in Homestead: the historic downtown on Krome Avenue with its theater, library, park, churches, museum and restaurants, and a station within walking distance. The market on US 1, the farms and stands of the Redland, the marinas, the parks and the rodeo each stand at their own address. The map documents fragmentation and uneven concentration; the detection's argument about belonging remains an interpretation of that pattern. A gathering place missing from the map is a gap in the sources, not evidence of absence.

OBSERVED AND ANNOUNCED

Every project on the map, worded from the filing or report that gives its status. Observed status is what the sources record as having happened by the cutoff date; announced, approved, proposed or under construction activity has not been confirmed as delivered. The Homestead CRA, the Naranja Lakes CRA and the Rapid Transit Zone appear in the plans layer and are cited as public documents.

Delivered, operating or closed

PROJECT	COMMUNITY	YEAR	STATUS	DEVELOPED OR FUNDED BY	SOURCES
Overseas Railroad	Homestead	1905	closed 1935		[T38]
Lakes by the Bay	Cutler Bay	1990	active	Lennar	[J58] [T30]
Keys Gate	Homestead	1990	active		[J26] [J73] [J25]
South Miami-Dade Busway	South Dade (corridor wide)	1997	operating	Florida Department of Transportation District Six	[R15] [R16] [R1]
C-111 Spreader Canal	Florida City	2000	active		[A65] [A63]
Waterstone	Homestead	2002	delivered	Caribe Homes, Landstar Development Corp, Lennar, Lowell Homes	[X1] [X3] [X2]
Stonegate	Homestead	2002	delivered	Landstar Development Corp	[X1]
Granada Estates	Homestead	2004	delivered	Lowell Homes	[X3]
Waterstone Plaza	Homestead	2004	delivered	Equity One	[X2]
Krome Avenue widening program	Redland	2015	delivered	Florida Department of Transportation District Six	[R23] [R22] [R21]
South Corridor Rapid Transit Project	South Dade (corridor wide)	2018	delivered	Federal Transit Administration, Florida Department of Transportation District Six, People's Transportation Plan half penny surtax	[R4] [R9] [R10] [R8] [R2]
Downtown Palmetto Bay public private partnership	Palmetto Bay	2018	closed 2021	NAI Miami, i3 Interests	[X28] [X29] [X30]
Homestead Station	Homestead	2019	delivered	Axiom Construction Company (RISE Collective)	[J20] [J21] [J22] [J24]
Krome Avenue Truck Bypass	Homestead	2020	delivered	Florida Department of Transportation District Six	[R24] [R25]
South Dade Logistics and Technology District	Homestead	2021	approval voided 2024	Aligned Real Estate Holdings, Coral Rock Development Group	[J37] [J38] [J39] [A33] [A34]
Homestead Commerce Park	Homestead	2023	delivered	Berkowitz Development Group	[J39] [J40]

Announced, approved, proposed or under construction

PROJECT	COMMUNITY	YEAR	STATUS	DEVELOPED OR FUNDED BY	SOURCES
Biscayne Bay Coastal Wetlands	South Dade (corridor wide)	2012	under construction		[A64]
Legacy Park	Princeton	2019	proposed	Paxton Development Group	[X22]
Quail Roost Station	Perrine	2020	under construction	Atlantic Pacific Companies, Miami-Dade County	[J31] [J32] [G64]
Bloch Naranja Estates (26710 SW 144th Avenue)	Naranja	2021	proposed	Monceau Realty	[X20]
Lime Grove	Florida City	2022	announced	Lennar	[J30]
Southplace City Center	Cutler Bay	2022	under construction	American Landmark, BH Group, Electra America	[J16] [J17] [J15] [G46]
Soleste Midtown Homestead	Homestead	2022	announced	Estate Investments Group	[J60]
AMC Park Apartments	Goulds	2022	proposed	AMC Development Group	[X24]
Century Park Villas Place	Homestead	2022	under construction	Century Homebuilders Group	[X25]
Keys Gate III (Altamira)	Homestead	2023	approved	Lennar	[J25] [J27] [J72]
Sol Vista	Cutler Bay	2023	under construction		[J64]
Gertrude Pointe	Naranja	2023	announced		[J33]
Palm Cove Reserve	Homestead	2023	announced	JFM Development Corp	[J63]
Card Sound Key Apartments	Florida City	2023	approved	Coral Rock Development Group	[J65]
Cutler Bay North Cabana	Cutler Bay	2023	announced		[J75]
South Dixie townhomes (28105 SW 157th Avenue)	Homestead	2023	proposed	Palmcorp Development Group	[X12]

PROJECT	COMMUNITY	YEAR	STATUS	DEVELOPED OR FUNDED BY	SOURCES
13400 SW 248th Street apartments	Princeton	2023	proposed	MG Developer	[X18]
San Sebastian Luxury Homes	Goulds	2023	proposed	B2R Builders	[X23]
Princeton Live Local apartments (23400 SW 132nd Avenue)	Princeton	2024	announced		[J34]
24735 South Dixie Highway mixed use	Princeton	2024	announced		[J62]
Naranja Grand	Leisure City	2024	under construction	Elite Equity Development, Housing Trust Group, Naranja Lakes Community Redevelopment Agency	[J59]
Regatta Point	Homestead	2024	announced	Onyx Housing Group	[J61]
Naranja Grove Apartments	Naranja	2024	announced	Onyx Housing Group	[J74]
SW 168 Street Park and Ride Garage	West Perrine	2024	under construction	Miami-Dade Transit (DTPW)	[R3] [R4] [R7]
South Dade Transit Operations Center	Homestead	2024	under construction	Miami-Dade Transit (DTPW)	[R32] [R1]
Casa Princeton	Princeton	2024	under construction	Aconcagua Developers	[X7]
Bluenest Tower Commons	Homestead	2024	proposed	Bluenest Development	[X9]
Beacon at Princeton Hill	Princeton	2024	under construction	Beacon Hill, Coastland Residential	[X19]
Belle Apartments	Perrine	2024	proposed		[X26]
The Addison in Palmetto Bay	Palmetto Bay	2024	under construction	Coastland Residential	[X32]
Sports Performance Hub of Miami-Dade (Miami FC stadium)	Homestead	2025	approved	VSCS Facilities	[J36] [J32]
Flightway Eighteen office warehouse	Homestead	2025	approved		[J41]
Redlands Ridge	Redland	2025	approved	Adrian Homes, Lennar	[J29]
Lakeview at Naranja	Naranja	2025	approved	Housing Trust Group, Naranja Lakes Community Redevelopment Agency	[X6]
14490 SW 264th Street workforce apartments	Naranja	2025	proposed		[X13]
Homestead Commons	Homestead	2025	proposed	Bear Atlantic Group	[X14]
Princeton Commons	Princeton	2025	under construction	Alta Developers	[X15]
St. Martin de Porres Residences	Leisure City	2025	proposed	Archdiocese of Miami, Atlantic Pacific Companies	[X16]
Ambar Station	Naranja	2025	under construction	Miami-Dade County, Vestcor Companies	[X17]
The Arbors at Leisure	Leisure City	2025	proposed		[X21]
Hideaways by the Bay	Cutler Bay	2025	proposed	Miami-Dade County, Miami-Dade Homeless Trust	[X27]
Palmetto Bay Village Center redevelopment	Palmetto Bay	2025	approved		[X31]
Costco Perrine	Perrine	2026	under construction	Miami-Dade County, SG Holdings (Michael Swerdlow)	[J35] [J32]
Artisan Pointe	Naranja	2026	under construction	AM Affordable Housing, Housing Trust Group	[X8]
Sunstone	Homestead	2026	proposed	Abreu Development	[X10]
R. Homes Lux	Homestead	2026	proposed		[X11]

HOW A PLACE GETS MADE

Six cases are singled out on the interactive map because each shows a different mechanism behind the detection's argument. A case is featured only when it rests on at least one official, plan or agency source, an independent source for any historical, financial or superlative claim, a date, a defined relationship or event, and a separation of completed from announced activity. Node size and centrality are computed from the dataset and are never adjusted for a case.

Hurricane Andrew

The reset that made the current place. Landfall near Homestead on 24 August 1992. 155 nodes on the map enter before that year and 216 from it onward; 23 nodes carry the Andrew flag because a source records their destruction and rebuilding. The recovery institutions, We Will Rebuild, the Homestead CRA, the speedway, the reserve base, the CRAs of Florida City and Naranja Lakes and the incorporations of Palmetto Bay and Cutler Bay, all enter within thirteen years of the storm. Evidence rule: the damage figures come from the National Hurricane Center and Wikipedia and every rebuilt node cites its own institution or the press for the rebuilding. [\[T36\]](#) [\[T37\]](#)

The Transitway

The spine that changed what is reachable. Railroad right of way of 1904, abandoned by 1989, bought by the state in 1988, opened as a busway on 3 February 1997, extended in 2005 and 2007, rebuilt from 2021 and running bus rapid transit from 27 October 2025 with fourteen new stations. 16 stations are on the map, each connected to the community it serves, and 18 gathering places sit within 600 meters of one. Evidence rule: DTPW's own project pages, the FTA profile, the TCRP report and the press; the vote tally of August 2018 is reported by one press source and worded as reported. [\[R1\]](#) [\[R2\]](#) [\[R15\]](#) [\[R16\]](#) [\[R5\]](#)

Redland Market Village

The authentic non downtown. A family owned market on US 1 at SW 244th Street since 1987, 27 acres with a farmers market, an outdoor flea market, food trucks, a fish market and a nursery, at the intersection the SW 244 St station serves. On this dataset it carries 2 connections and no centrality, which is the point: the detection says people go there because it is the realest thing available, not because anything routes through it. Evidence rule: the market's own site for the year and the description; the county bus stop points for the station. [\[A1\]](#) [\[S1\]](#)

Downtown Homestead

The one place trying to be a center. The 1913 town center on Krome Avenue, a National Register district since 2007, rebuilt after Andrew by the Main Street program from 1993 and the CRA from 1994, with the Seminole Theatre reopened in 2015, Homestead Station in 2019, the Cybrarium in 2021 and Losner Park rebuilt by 2022. It is the largest cluster of gathering places on the map, 15 within 600 meters of one another. Evidence rule: the National Register listing, the city and CRA documents and the press for each project. [\[G2\]](#) [\[G9\]](#) [\[G8\]](#)

The population series

The condition that is changing. The eight ZCTA series rises from 191,276 in the 2010 Census to 265,396 in the ACS 2020 to 2024 five year estimate; the largest increase between consecutive displayed series points is 23,391, between the 2010 Census and ACS 2011 to 2015, and the latest displayed step is 10,273. The 33032 and 33033 ZCTAs, Princeton, Naranja and Leisure City, carry most of the gain. Evidence rule: Census tables only, with the geography and the table stated on every node so the sum can be repeated. [\[P1\]](#) [\[P2\]](#) [\[P3\]](#) [\[P4\]](#) [\[P5\]](#) [\[P6\]](#) [\[P7\]](#) [\[P8\]](#) [\[P15\]](#)

The missing center

A dispersed pattern, documented. South Dade has many documented destinations and one major historic gathering cluster in downtown Homestead. The mapped pattern is dispersed: 58 documented gathering places, 18 within 600 meters of a Transitway station, 2 clusters of three or more, and 34 standing alone. The map documents fragmentation and uneven concentration; the detection's argument about belonging remains an interpretation of that pattern. Evidence rule: the same dataset as every other case, every gathering place with a sourced year, an address and a documented link; a place missing from the map is a gap in the sources.

WHO CARRIES THE CONNECTIONS

The figures below are computed on this dataset and nothing else. Degree is the number of edges attached to a node, with every edge type except located weighted equally and parallel edges counted separately; distinct is the number of different neighbors. Betweenness is the share of shortest paths between all other pairs of nodes that pass through the node, on the simple undirected graph; it rewards nodes that bridge otherwise separate parts of the map. Personnel betweenness repeats the calculation on the subgraph of moved, developed, spawned, founded and became edges only, the lineage proper. Community hubs and the located edges are excluded from both calculations because every node is located in a hub by construction. High degree at an agency or a plan means many nodes on the map pass through it, not that it is important beyond the map.

RANK	NODE	KIND	LAYER	DEGREE	DISTINCT	BETWEENNESS
1	Miami-Dade County	agency	Plans and agencies	33	32	0.145
2	Hurricane Andrew	event	Towns and districts	20	20	0.107
3	Florida East Coast Railway extension to Homestead	road	Transit and roads	11	11	0.084
4	South Dade TransitWay	road	Transit and roads	23	20	0.074
5	US 1 South Dixie Highway	road	Transit and roads	10	10	0.059
6	Miami-Dade Parks, Recreation and Open Spaces	agency	Parks, water and recreation	10	10	0.056
7	Downtown Homestead	place	Gathering places and culture	10	10	0.054
8	Homestead Community Redevelopment Agency	agency	Development and capital	6	6	0.039
9	Krome Avenue (SR 997)	road	Transit and roads	8	8	0.039
10	Homestead Extension of Florida's Turnpike	road	Transit and roads	6	6	0.038
11	South Miami-Dade Busway	project	Transit and roads	5	5	0.037
12	Redland Riot Road Rallye	event	Agriculture and the Redland	8	8	0.034
13	Waterstone	project	Development and capital	7	7	0.033
14	Homestead Bayfront Park and Herbert Hoover Marina	place	Parks, water and recreation	6	6	0.033
15	South Dade Logistics and Technology District	project	Development and capital	5	5	0.031
16	Deering Estate	place	Towns and districts	6	6	0.030
17	Cutler Ridge	place	Towns and districts	6	6	0.029
18	Everglades National Park	place	Parks, water and recreation	8	8	0.028
19	Homestead Miami Speedway	employer	Employment anchors	5	5	0.027
20	Homestead Air Base Developers Inc (HABDI)	developer	Development and capital	5	5	0.027

Moves and capital only

Restricting the graph to the moves and capital relations changes the ranking: South Miami-Dade Busway, Lennar, Waterstone, Florida Department of Transportation District Six and South Dade TransitWay are the highest betweenness nodes in this version of the dataset, and the developers active on two or more named projects (David Blumberg and Miracle Development Corporation, Lennar, Adrian Homes, Electra America, Atlantic Pacific Companies and Housing Trust Group) carry the bridges between projects. 11 of the 41 developers on the map have a documented role on two or more named projects.

RANK	NODE	KIND	LAYER	PERSONNEL BETWEENNESS
1	South Miami-Dade Busway	project	Transit and roads	0.001
2	Lennar	developer	Development and capital	0.001
3	Waterstone	project	Development and capital	0.001
4	Florida Department of Transportation District Six	agency	Transit and roads	0.001
5	South Dade TransitWay	road	Transit and roads	0.001
6	Hurricane Andrew	event	Towns and districts	0.001
7	Florida East Coast Railway extension to Homestead	road	Transit and roads	0.001
8	Cutler Ridge	place	Towns and districts	0.001
9	David Blumberg and Miracle Development Corporation	developer	People and population	0.001
10	Southland Mall	employer	Employment anchors	0.001
11	Krome Avenue Truck Bypass	project	Transit and roads	0.001
12	Miami-Dade Transit (DTPW)	agency	Plans and agencies	0.001
13	Keys Gate III (Altamira)	project	Development and capital	0.000
14	Krome Avenue widening program	project	Transit and roads	0.000
15	Miami-Dade County	agency	Plans and agencies	0.000

CONFIDENCE AND SOURCES

Data are current through 11 September 2026. Every node was compiled from at least one reference, official, plan or press source and the 371 nodes cite 401 register entries: 126 press, 121 reference, 109 official, 30 database, 15 plan. A fact check pass verified the year, status wording and every dated or numeric claim of the seventy four most connected nodes and the case nodes against their cited sources, and its corrections are in the dataset; the sub claims it could not confirm are listed below. Each node carries a confidence grade in the index and in the interactive map: High means an official site, a public plan, a Census table or two press reports; Medium means Wikipedia or a single press report; Low means a year or detail the sources leave unconfirmed. Of the 371 nodes, 206 are High, 159 Medium and 6 Low. The preferred evidence for each kind of claim is set out below; where a claim rests on a weaker tier than its preferred one, the wording says reported.

CLAIM TYPE	PREFERRED EVIDENCE
Incorporation, founding, opening	The municipality's, agency's or institution's own site or history page; the county; a National Register listing
Population	Census decennial and ACS tables, BEBR or Census Bureau estimates, with the geography stated
Project status	The filing, agenda item, permit or press report that says approved, under construction, delivered or announced
Developer or program role	A public filing, plan, agenda item or press report naming the firm on the named project
Transit history	DTPW and FTA project pages, TCRP reports, the county's releases
Storm damage	The National Hurricane Center report and reference articles
Historical influence	A source that says one thing shaped another; never inferred
Firsts and superlatives	Two independent sources plus a defined comparison set; otherwise qualified as within this dataset or as reported

Source hierarchy

Core chronology rests first on municipal archives, National Register records, county archives, state historical resources, the National Park Service, FDOT, Miami-Dade County, the Census and institutional histories. Wikipedia is a secondary locator and reference source, not the only support for core dates, incorporation claims, storm impacts, major infrastructure or landmark origins. Nodes that are central to a case, a top twenty metric, the towns layer or an Andrew flagged asset and that currently rest on reference sources alone are flagged for source upgrading in the Nodes sheet (23 nodes); none is removed for that reason.

Status taxonomy

Every node carries three fields. Entity status is operating, open, active, closed, dissolved, delivered, under construction, approved, proposed, announced or historical, as the sources word it; events, deceased people and defunct institutions are historical, never active. Historical state is pre Andrew, Andrew affected, rebuilt or replaced, post Andrew or not applicable, set from the year the node enters and the Andrew flag. The Andrew flag marks the storm itself and every node a source records as destroyed or heavily damaged in August 1992 and rebuilt or replaced.

Terminology and names

ZCTA means a Census ZIP Code Tabulation Area; the population series is a ZCTA series, not a USPS ZIP Code series. South Dade means the frame drawn on the Cities view: the four municipalities and the census designated places south of about SW 136th Street. Community hub means the municipality or census designated place a node sits in by address or centroid. The Transitway is the county's name for the corridor that opened as the South Miami-Dade Busway; the map uses both as the sources do. Developer means any firm or fund with a documented role on a named project, including lenders and land sellers where the source names them. Gathering place is the map's own flag for a documented place where people gather: a market, a theater, a park, a main street, a festival, a church, a civic hall, a restaurant of standing. Compound descriptors are written without hyphens throughout as a house convention.

Work in progress and public disclosure policy

Work in progress. This map is not exhaustive. It presents the result of documented research at this release and changes as sources are added, corrected, or superseded. Every node is based on at least one public source and carries its sources and confidence class. Corrections and additions reach the map through the Corrections page of the site, and every submission is checked against the evidence standard before anything changes.

This map uses public business records, public corporate filings, property records, public calendars, public civic documents, public press coverage and public listings. It maps commercial infrastructure and documented civic activity, not endorsements, partnerships or private cultural behavior. Inclusion does not require participation, consent or approval. The map corrects factual errors promptly and considers removal requests case by case where a listing is outdated, an entity has closed, publication presents a material safety concern, or the entity is not conducting public facing commercial activity. Public commercial infrastructure is mappable; private cultural behavior is protected.

Open items

The following items are on the map with lower confidence or carry a sub claim the fact check could not confirm.

OPEN ITEM
Lynda Bell: Lynda Bell is the Republican incumbent for County Commission District 8 when she loses to Daniella Levine Cava in 2014. She is reported to have been mayor of Homestead before her 2
Cutler Ridge Park and Pool: Cutler Ridge Park is a 10 acre town park at 10100 SW 200th Street west of Coral Sea Road beside Cutler Ridge Elementary, with lighted fields, a recreation building, pavilion and pl
Bill Sadowski Park and Nature Center: Bill Sadowski Park is a 30 acre county preserve near Palmetto Bay with pineland, tropical hardwood hammock and a drained Everglades slough, limestone solution holes and arches, a n

OPEN ITEM

Homestead Air Reserve Park: Homestead Air Reserve Park covers 212.7 county acres in south Miami-Dade with soccer fields and picnic shelters, and hosts Soccerland Park with youth academies and six lighted synt
Coral Reef Park: Coral Reef Park at 7895 SW 152nd Street is Palmetto Bay's main village park. It gains a new volleyball court in December 2023, hosts the Palmetto Bay Artisan and Farmers Market eve
UF IFAS Extension Miami-Dade County: The University of Florida IFAS Extension office for Miami-Dade County sits at 18710 SW 288th Street in the Redland, near the Tropical Research and Education Center, and acts as the
South Corridor Rapid Transit Project: The 15 to 7 vote tally of the 30 August 2018 TPO vote is not in the cited WLRN article, which gives the BRT cost as \$243 million; the \$1.3 billion rail estimate is supported by Miami Today (R10, \$1.332 billion).
Biscayne National Park: That Congress named the Dante Fascell Visitor Center in 1998 is not in the cited Wikipedia or npplan pages; Wikipedia only records a commemorative plaque in 2002.
Charles Deering: The 60 million dollar 1922 valuation of the art collection is not in any cited source (Wikipedia Deering Estate, Clio, Palmetto Bay).
William J. Krome: The 1902 to 1903 survey years and Krome's 1929 death are not in the cited Overseas Railroad or Homestead Wikipedia pages, which give only the route choice and the 1905 construction start.
Perrine Grant: The 1909 division year and the Model Land Company role are not in the cited sources; Wikipedia gives the acreages without a year and the Cutler Bay page says the dispute was resolved in 1897.
We Will Rebuild: The 1994 dissolution year is not documented in any cited source (the note already says so); the \$27 million raised is confirmed by govtech (C53).
Urban Development Boundary: The supermajority requirement to move the UDB is not in the cited CDMP page or miamigeographic article; the 1975 and 1983 dates and the 2025 farmland acreages are confirmed.
Naranja Lakes Community Redevelopment Agency: The county special district page (G11) gives the creating ordinance as O-02-163 while the 2025 plan update (J43) gives 02-216, both dated 22 October 2002; the note follows the plan update.
Fruit and Spice Park: The Redland International Orchid Festival is confirmed only by the Redland Wikipedia page (A18), not by the park history page.
Naval Air Station Richmond: Acreage differs by source: 2,000 (NAS Richmond Wikipedia), 2,107 (Larry and Penny Thompson Park page) and 2,500 (Richmond Heights Wikipedia); the note keeps 2,000.
Florida Department of Transportation District Six: FDOT's 1969 creation year in the detail field is not covered by any cited source; the busway and bypass claims are confirmed.
1920s land boom in South Dade: The statement that the 1926 hurricane ended the boom is not explicit in the cited sources; the Florida City history says the boom collapsed in the late 1920s.
South Dade TransitWay: Original busway length is 8.2 miles in the TCRP and NBRTI reports but 8.3 miles on Wikipedia; the note keeps 8.2.

Source register

Ids are cited beside claims, tables and figures in this document, in the node panel of the interactive map, and in the Sources column of the workbook.

ID	SOURCE	TIER	ADDRESS
T1	Wikipedia, Homestead, Florida (infobox, historical population, history)	reference	https://en.wikipedia.org/wiki/Homestead,_Florida
T2	Wikipedia, Florida City, Florida	reference	https://en.wikipedia.org/wiki/Florida_City,_Florida
T3	Wikipedia, Cutler Bay, Florida	reference	https://en.wikipedia.org/wiki/Cutler_Bay,_Florida
T4	Wikipedia, Palmetto Bay, Florida	reference	https://en.wikipedia.org/wiki/Palmetto_Bay,_Florida
T5	Wikipedia, Perrine, Florida (history of the Perrine Grant, railroad camp, 1948 incorporation and dissolution, CDP split)	reference	https://en.wikipedia.org/wiki/Perrine,_Florida
T6	Wikipedia, West Perrine, Florida	reference	https://en.wikipedia.org/wiki/West_Perrine,_Florida
T7	Wikipedia, Richmond Heights, Florida	reference	https://en.wikipedia.org/wiki/Richmond_Heights,_Florida
T8	Wikipedia, South Miami Heights, Florida	reference	https://en.wikipedia.org/wiki/South_Miami_Heights,_Florida
T9	Wikipedia, Palmetto Estates, Florida	reference	https://en.wikipedia.org/wiki/Palmetto_Estates,_Florida
T10	Wikipedia, Goulds, Florida	reference	https://en.wikipedia.org/wiki/Goulds,_Florida
T11	Wikipedia, Princeton, Florida	reference	https://en.wikipedia.org/wiki/Princeton,_Florida
T12	Wikipedia, Naranja, Florida	reference	https://en.wikipedia.org/wiki/Naranja,_Florida
T13	Wikipedia, Leisure City, Florida	reference	https://en.wikipedia.org/wiki/Leisure_City,_Florida

ID	SOURCE	TIER	ADDRESS
T14	Wikipedia, Redland, Florida (2010 CDP count, settlement history, 1926 hurricane, Hurricane Andrew)	reference	https://en.wikipedia.org/wiki/Redland,_Florida
T15	Wikipedia, Homestead Base, Florida (CDP)	reference	https://en.wikipedia.org/wiki/Homestead_Base,_Florida
T16	BEBR, University of Florida, Florida Population: Census Summary 2020 (2010 and 2020 counts by municipality, Miami-Dade)	database	https://www.bibr.ufl.edu/wp-content/uploads/2022/01/census_summary_2020.pdf
T17	BEBR, Florida Estimates of Population 2025, Table 1 (April 1, 2025 municipal estimates)	database	https://www.bibr.ufl.edu/wp-content/uploads/2025/12/estimates_2025.pdf
T18	BEBR, Florida Estimates of Population 2024, Table 1	database	https://www.bibr.ufl.edu/wp-content/uploads/2024/12/estimates_2024.pdf
T19	BEBR, Florida Estimates of Population 2023, Table 1	database	https://www.bibr.ufl.edu/wp-content/uploads/2023/12/estimates_2023.pdf
T20	BEBR, Florida Estimates of Population 2022, Table 1	database	https://www.bibr.ufl.edu/wp-content/uploads/2022/12/estimates_2022.pdf
T21	US Census Bureau QuickFacts, Homestead city, Florida (Vintage 2025 estimates, 2020 and 2010 counts)	database	https://www.census.gov/quickfacts/fact/table/homesteadcityflorida/PST045224
T22	US Census Bureau QuickFacts, Florida City city, Florida	database	https://www.census.gov/quickfacts/fact/table/floridacitycityflorida/PST045224
T23	US Census Bureau QuickFacts, Cutler Bay town, Florida	database	https://www.census.gov/quickfacts/fact/table/cutlerbaytownflorida/PST045224
T24	US Census Bureau QuickFacts, Palmetto Bay village, Florida	database	https://www.census.gov/quickfacts/fact/table/palmettobayvillageflorida/PST045224
T25	US Census Bureau QuickFacts, Princeton CDP, Florida	database	https://www.census.gov/quickfacts/fact/table/princetoncdflorida/PST045224
T26	Census Reporter, ACS 2024 5 year profiles for South Dade places (Homestead 1 year, Florida City, Cutler Bay, Palmetto Bay, West Perrine, Richmond Heights, South Miami Heights, Palmetto Estates, Goulds, Princeton, Naranja, Leisure City, Homestead Base)	database	https://censusreporter.org/profiles/16000US1232275-homestead-fl/
T27	Census Reporter, ACS 2024 5 year ZCTA profiles 33030 to 33035, 33039, 33157, 33170, 33176, 33177, 33187, 33189, 33190	database	https://censusreporter.org/profiles/86000US33030-33030/
T28	Wikipedia, List of census-designated places in Florida (2020 counts)	reference	https://en.wikipedia.org/wiki/List_of_census-designated_places_in_Florida
T29	Town of Cutler Bay, Mission: Incorporation (dates, votes, committees, first council)	official	https://www.cutlerbay-fl.gov/community/page/mission-incorporation
T30	Town of Cutler Bay, Development of Cutler Bay (developers, subdivisions, Cutler Ridge Mall)	official	https://www.cutlerbay-fl.gov/community/page/development-cutler-bay

ID	SOURCE	TIER	ADDRESS
T31	Town of Cutler Bay, Settlement in Southern Miami-Dade (Perrine grant, Cutler, Peters, railroad stations, hurricanes)	official	https://www.cutlerbay-fl.gov/community/page/settlement-southern-miami-dade
T32	Wikipedia, Cutler, Florida (pioneer town, Addison, Cutler, Fuzzard, Richmond Cottage, Deering, Cutler CDP)	reference	https://en.wikipedia.org/wiki/Cutler,_Florida
T33	Wikipedia, Cutler Ridge, Florida	reference	https://en.wikipedia.org/wiki/Cutler_Ridge,_Florida
T34	Wikipedia, Deering Estate	reference	https://en.wikipedia.org/wiki/Deering_Estate
T35	Wikipedia, Henry Perrine	reference	https://en.wikipedia.org/wiki/Henry_Perrine
T36	Wikipedia, Hurricane Andrew (landfall, damage, Dade County housing losses, Homestead AFB)	reference	https://en.wikipedia.org/wiki/Hurricane_Andrew
T37	Wikipedia, Homestead Air Reserve Base (1942 origin, Andrew, 1993 BRAC, 482nd Fighter Wing 1994)	reference	https://en.wikipedia.org/wiki/Homestead_Air_Reserve_Base
T38	Wikipedia, Overseas Railroad (FEC at Homestead 1904, Krome survey, 1912 completion, 1935 hurricane)	reference	https://en.wikipedia.org/wiki/Overseas_Railroad
T39	Wikipedia, Naval Air Station Richmond (1942 base, September 1945 hurricane and fire)	reference	https://en.wikipedia.org/wiki/Naval_Air_Station_Richmond
T40	Richmond Heights Community Development Corporation, RH History (Frank C. Martin, 1949, 457 homes by 1951)	official	https://richmondheightscdc.com/rh-history/
T41	Historic South Dade, A Brief History of Florida City (Tatum Brothers, Stiling, Sottile, Wallace 1976 and 1984)	reference	https://hsdade.com/short-history-florida-city/
T42	Historic South Dade, Detroit to Florida City article index (founded 1910 by the Tatum Brothers)	reference	https://hsdade.com/article-index/detroit-florida-city/
T43	Historic South Dade, Edward Stiling biography	reference	https://hsdade.com/edward-stiling/
T44	Historic South Dade, William D. Horne Comes to Homestead	reference	https://hsdade.com/william-d-horne-comes-to-homestead/
T45	Historic South Dade, History of the Homestead Town Hall (incorporation 27 January 1913, first mayor Russell F. Tatum, 1917 town hall, 1994 museum)	reference	https://hsdade.com/history-of-the-homestead-town-hall-building/
T46	Historical Marker Database, The Hotel Redland marker (built 1904 by W. D. Horne, rebuilt 1914, renamed 1934)	reference	https://www.hmdb.org/m.asp?m=73274
T47	Knaus Berry Farm, History page	official	https://knausberryfarm.com/history/

ID	SOURCE	TIER	ADDRESS
T48	Local 10 News, Knaus Berry Farm to reopen in Miami under new ownership, 22 August 2025	press	https://www.local10.com/news/local/2025/08/22/knaus-berry-farm-to-reopen-in-miami-under-new-ownership-with-longtime-family-involvement/
T49	Rob's Redland Riot, Burr's Berry Farm	reference	https://www.redlandriot.com/Burrs.html
T50	Rob's Redland Riot, Schnebly Redland's Winery	reference	https://www.redlandriot.com/Schnebly.html
T51	WLRN, Florida City mayor retiring after 42 years, 27 January 2026	press	https://www.wlrn.org/government-politics/2026-01-27/florida-city-mayor-retiring-after-42-years-he-fears-for-his-citys-immigran
T52	Westside Gazette, Florida City elects former FHP Lieutenant as its first new mayor in four decades, February 2026	press	https://thewestsidegazette.com/florida-city-elects-former-fhp-lieutenant-as-its-first-new-mayor-in-four-decades/
T53	Florida Politics, Homestead Mayor Steve Losner wins reelection in close race (November 2021 runoff)	press	https://floridapolitics.com/archives/469073-homestead-mayor-steve-losner-wins-reelection-in-close-race/
T54	Florida Politics, Steven Losner wins third term as Homestead Mayor (November 2025)	press	https://floridapolitics.com/archives/637566-steven-losner-wins-third-term-as-homestead-mayor-as-city-council-race-narrows-to-two-candidates/
T55	Steve Losner campaign site, Meet Steve (fourth generation Homestead resident, vice mayor six years, mayor 2019)	official	https://stevelosner.com/about/
T56	Wikipedia, John F. Cosgrove (Florida House 1986 to 2000, first mayor of Cutler Bay 2006)	reference	https://en.wikipedia.org/wiki/John_F._Cosgrove
T57	Miami's Community News, Palmetto Bay Turns 20 (incorporated 10 September 2002, 33rd municipality)	press	https://communitynewspapers.com/featured/palmetto-bay-turns-20-2/
T58	The Florida Villager, Palmetto Bay: Growing and Thriving at 20 (1995 petition, Mayor Karyn Cunningham 2022)	press	https://thefloridavillager.com/2022/08/palmetto-bay-growing-and-thriving-at-20/
T59	Wikipedia, Daniella Levine Cava (District 8 commissioner 2014 to 2020 defeating Lynda Bell, county mayor 2020, re-elected 2024)	reference	https://en.wikipedia.org/wiki/Daniella_Levine_Cava
T60	Wikipedia, Kionne McGhee (Florida House 2012 to 2020, County Commission District 9 from 2020)	reference	https://en.wikipedia.org/wiki/Kionne_McGhee
T61	FIU ETAP Community Background Report, Leisure City (1920s plat of 2,300 acres, Hurricane Andrew)	plan	https://giscloud.fiu.edu/wp_etap_new/report/leisure-city/
T62	FIU ETAP Community Background Report, Naranja (1904 railroad town, twelve year recovery from Andrew, Naranja Lakes CRA)	plan	https://giscloud.fiu.edu/wp_etap_new/report/naranja/

ID	SOURCE	TIER	ADDRESS
T63	Wikipedia, Miami-Dade County, Florida (2020 count 2,701,767, 2025 estimate)	reference	https://en.wikipedia.org/wiki/Miami-Dade_County,_Florida
J1	Wikipedia, Homestead Air Reserve Base	reference	https://en.wikipedia.org/wiki/Homestead_Air_Reserve_Base
J2	Homestead Air Reserve Base, History of Homestead Air Reserve Base (base history office PDF, 2018)	official	https://www.homestead.afrc.af.mil/Portals/134/Documents/History%20of%20Homestead%20Air%20Reserve%20Base%20%204%20Apr%202018.pdf?ver=2018-07-26-132208-790
J3	Homestead Air Reserve Base, Economic Impact fact sheet (FY2023, posted February 2024)	official	https://www.homestead.afrc.af.mil/About-Us/Fact-Sheets/Display/Article/700488/homestead-air-reserve-base-economic-impact/
J4	US Court of Appeals DC Circuit, Miami Building and Construction Trades Council v. Secretary of Defense (HABDI lease, 2001 Record of Decision)	official	https://www.courtlistener.com/opinion/186994/miami-building-construction-trades-council-v-secretary-of-defense/
J5	Wikipedia, Homestead Miami Speedway	reference	https://en.wikipedia.org/wiki/Homestead%E2%80%93Miami_Speedway
J6	Wikipedia, Turkey Point Nuclear Generating Station	reference	https://en.wikipedia.org/wiki/Turkey_Point_Nuclear_Generating_Station
J7	FPL, Turkey Point Nuclear Plant page	official	https://www.fpl.com/clean-energy/nuclear/turkey-point-plant.html
J8	FPL, Turkey Point Nuclear Power Plant economic fact sheet (PDF)	official	https://www.fpl.com/clean-energy/pdf/turkey-point-nuclear-operations.pdf
J9	South Dade News Leader, Longtime Doctor Recalls Fond Memories of Homestead Hospital	press	https://www.southdadenewsleader.com/news/longtime-doctor-recalls-fond-memories-of-homestead-hospital/article_919ed03d-82df-4ccb57c-d3dd70e20f4f.html
J10	Baptist Health South Florida, Homestead Hospital location page	official	https://baptisthealth.net/locations/hospitals/homestead-hospital
J11	Miami-Dade County Finance, 2019 bond book, Public Health Trust facilities (Jackson South, formerly Deering Hospital)	official	https://www.miamidade.gov/finance/library/bond-book/2019/revenue/public-health-trust.pdf
J12	Jackson Health System, History page	official	https://jacksonhealth.org/about/history/
J13	Miami Dade College, History of MDC	official	https://www.mdc.edu/about/history.aspx
J14	Miami Dade College, Homestead Campus information page	official	https://www.mdc.edu/homestead/campus-information/default.aspx
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X27	Florida YIMBY, Hideaways by the Bay to Offer Residency for Unhoused Individuals at 10821 Caribbean Blvd, Cutler Bay, 23 March 2025	press	https://floridayimby.com/2025/03/hideaways-by-the-bay-to-offer-residency-for-unhoused-individuals-at-10821-caribbean-blvd-cutler-bay-fl.html
X28	Miami Today, Public private development could transform Palmetto Bay, 11 June 2019	press	https://www.miamitodaynews.com/2019/06/11/public-private-development-could-transform-palmetto-bay/
X29	Miami Today, Palmetto Bay grand plan reduces scale with new team, 24 December 2019	press	https://www.miamitodaynews.com/2019/12/24/palmetto-bay-grand-plan-reduces-scale-with-new-team/
X30	Miami Today, Interest wanes in developing Palmetto Bay's core, 27 April 2021	press	https://www.miamitodaynews.com/breaking/interest-wanes-in-developing-palmetto-bays-core/
X31	Miami's Community Newspapers, Highrises That Will Reshape Palmetto Bay Are Coming to Old Cutler Road (opinion by Vice Mayor Mark Merwitzer), 24 July 2025	press	https://communitynewspapers.com/featured/highrises-that-will-reshape-palmetto-bay-are-coming-to-old-cutler-road-heres-who-let-it-happen/
X32	Florida YIMBY, Construction Commences on The Addison in Palmetto Bay at 18185 SW 98th Avenue, 22 January 2024	press	https://floridayimby.com/2024/01/construction-commences-on-the-addison-in-palmetto-bay-at-18185-sw-98th-avenue-palmetto-bay-fl.html
X33	Wikipedia, Chapman Field Park	reference	https://en.wikipedia.org/wiki/Chapman_Field_Park
X34	Town of Cutler Bay, Development of Cutler Bay (town history page)	official	https://www.cutlerbay-fl.gov/community/page/development-cutler-bay
X35	Town of Cutler Bay, Cutler Ridge Park and Pool	official	https://www.cutlerbay-fl.gov/parksrec/page/cutler-ridge-park-and-pool
X36	Town of Cutler Bay, Lakes by the Bay Park	official	https://www.cutlerbay-fl.gov/parksrec/page/lakes-bay-park
X37	Miami-Dade County Parks, Bill Sadowski Park	official	https://www.miamidade.gov/parks/bill-sadowski.asp
X38	Miami-Dade County Parks, Homestead Air Reserve Park	official	https://www.miamidade.gov/parks/homestead-air-reserve.asp
X39	Dade County Farm Bureau, About page	official	https://www.dadecountyfarmbureau.org/about
X40	Farmworker Association of Florida, About page	official	https://floridafarmworkers.org/about/
X41	UF IFAS Extension Miami-Dade County home page	official	https://sfyl.ifas.ufl.edu/miami-dade/
X42	Mexican American Council, home page	official	https://www.mexamcouncil.org/
X43	Miami's Community Newspapers, Mexican American Council Celebrates 40th Annual Farmworker Student Recognition Ceremony, 24 May 2024	press	https://communitynewspapers.com/cutler-bay/mexican-american-council-celebrates-40th-annual-farmworker-student-recognition-ceremony/

ID	SOURCE	TIER	ADDRESS
X44	Miami's Community Newspapers, Rotary Club of Homestead Charitable Foundation Stone Crab and Seafood Festival, 17 January 2019	press	https://communitynewspapers.com/south-dade/rotary-club-of-homestead-charitable-foundation-stone-crab-seafood-festival/
X45	Miami's Community Newspapers, Palmetto Bay Artisan and Farmers Market Debuts at Coral Reef Park, 23 September 2024	press	https://communitynewspapers.com/kendallgazette/palmetto-bay-artisan-and-farmers-market-debuts-at-coral-reef-park-in-palmetto-bay/
X46	Miami's Community Newspapers, Annual Mangowood Santa Parade delights community, 6 January 2026	press	https://communitynewspapers.com/featured/annual-mangowood-santa-parade-delights-community/
X47	Miami's Community Newspapers, City of Homestead's Tree Lighting Parade, 11 January 2019	press	https://communitynewspapers.com/horse-country/city-of-homesteads-tree-lighting-parade/
X48	Miami's Community Newspapers, Holiday Golf Cart Parade lights up town's streets, 7 January 2024	press	https://communitynewspapers.com/cutler-bay/holiday-golf-cart-parade-lights-up-towns-streets/
X49	Miami's Community Newspapers, First Annual Homestead Eco Fair Attracts Hundreds, 12 February 2015	press	https://communitynewspapers.com/south-dade/first-annual-homestead-eco-fair-attracts-hundreds/
X50	Miami's Community Newspapers, About Us	official	https://communitynewspapers.com/about-us/
X51	Wikipedia, Palmetto Bay, Florida	reference	https://en.wikipedia.org/wiki/Palmetto_Bay,_Florida
X52	South Dade News Leader, New Report Maps South Dade's Funding Gaps as Amazon Announces \$1 Million Investment, August 2026	press	https://www.southdadenewsleader.com/news/new-report-maps-south-dades-funding-gaps-as-amazon-announces-1-million-investment/article_91025b46-0f0d-4920-b2cb-c9a677ca92a7.html
X54	Miami's Community Newspapers, Unveiling of Buddy Benches at Coral Reef Park and Palmetto Bay Park, 5 December 2024	press	https://communitynewspapers.com/cutler-bay/unveiling-of-buddy-benches-at-coral-reef-park-and-palmetto-bay-park-fostering-kindness-and-inclusion-across-the-community/
P1	ZIP-Codes.com, ZIP 33030 profile, Population Over Time table (2010 and 2020 Decennial Census plus Census ACS five year estimates 2011 to 2024)	database	https://www.zip-codes.com/zip-code/33030/zip-code-33030.asp
P2	ZIP-Codes.com, ZIP 33031 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33031/zip-code-33031.asp
P3	ZIP-Codes.com, ZIP 33032 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33032/zip-code-33032.asp
P4	ZIP-Codes.com, ZIP 33033 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33033/zip-code-33033.asp
P5	ZIP-Codes.com, ZIP 33034 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33034/zip-code-33034.asp
P6	ZIP-Codes.com, ZIP 33035 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33035/zip-code-33035.asp
P7	ZIP-Codes.com, ZIP 33170 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33170/zip-code-33170.asp

ID	SOURCE	TIER	ADDRESS
P8	ZIP-Codes.com, ZIP 33189 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33189/zip-code-33189.asp
P9	ZIP-Codes.com, ZIP 33190 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33190/zip-code-33190.asp
P10	ZIP-Codes.com, ZIP 33157 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33157/zip-code-33157.asp
P11	ZIP-Codes.com, ZIP 33177 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33177/zip-code-33177.asp
P12	ZIP-Codes.com, ZIP 33176 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33176/zip-code-33176.asp
P13	ZIP-Codes.com, ZIP 33187 profile, Population Over Time table	database	https://www.zip-codes.com/zip-code/33187/zip-code-33187.asp
P14	ZIP-Codes.com, ZIP 33039 (Homestead Air Reserve Base) profile: 122 in 2010, 0 in 2020 and in ACS 2024	database	https://www.zip-codes.com/zip-code/33039/zip-code-33039.asp
P15	Census Reporter, ZCTA 33030 profile, total population 37,678, ACS 2024 five year (cross check of P1)	database	https://censusreporter.org/profiles/86000US33030-33030/
P16	City-Data, ZIP 33030: 34,110 in 2010 (cross check of the 2010 ZCTA count in P1)	reference	https://www.city-data.com/zip/33030.html
P17	City-Data, ZIP 33032: 34,088 in 2010 (cross check of P3)	reference	https://www.city-data.com/zip/33032.html
P18	UnitedStatesZipCodes.org, ZIP 33032: 58,727 (2020 Census; cross check of P3)	reference	https://www.unitedstateszipcodes.org/33032/
P19	UnitedStatesZipCodes.org, ZIP 33030: 36,776 (2020 Census; cross check of P1)	reference	https://www.unitedstateszipcodes.org/33030/
S1	Redland Market Village, official site, location and hours (24420 S Dixie Highway, US 1 at SW 244th Street)	official	https://www.redlandmarketvillage.com/
S2	Miami-Dade County GIS, bus stop points on the South Dade Transitway (Busway at SW 244 St)	reference	https://gis-mdc.opendata.arcgis.com/
W	Wikipedia, place, institution and person articles (checked 11 September 2026)	reference	https://en.wikipedia.org/wiki/Homestead,_Florida

Version 1.0.1: Population wording corrected; ZCTA terminology standardized; hub and status taxonomy clarified; source upgrade flags added; no new substantive claim made without source support.

Version 1.0.2: Pin corrections on the Cities view: 97 nodes re pinned from addresses and place records matched against OpenStreetMap and the Census Bureau geocoder, with the basis stated on each node; the Dadeland South and SW 104 St stations pinned at their own locations; corridor wide linear features pinned at the midpoint of their alignment; the corridor wide and outside clusters moved to open water in Biscayne Bay north of the national park; the frame extended to the Dadeland South terminus. No node, edge or source added or removed.

Version 1.0.3: Engine changes of 11 and 12 September 2026 applied: All off and All on layer button on the map filter rail, every layer chip switchable; work in progress statement on the home page, every footer, the map How to read box and the PDF cover. No data change.

Version 1.0.4: Standard rules of 12 and 14 September 2026 applied: American English throughout with a protect list for proper names; the nav label Contribute becomes Corrections (path and form name unchanged); a link back to the Street Economics® detections index on every page and in the map header; the work in progress statement reworded to the fixed block and the public disclosure policy set beside it on the cover, the method section, the home page, every footer, the How to read box and the workbook Read me; the organization kind renamed organization. No node, edge or source added or removed.

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INDEX OF NODES

All places, people and institutions on the map, grouped by layer and ordered by the year each is placed at. The swatch repeats the layer color used on the interactive map; the Layer column carries the same information in text. Source ids are expanded in the source register.

NAME	TYPE	LAYER	YEARS	COMMUNITY	ROLE	FLAG	STATUS AS OF CUTOFF	CONFIDENCE AND SOURCES
■ Perrine Grant	place	Towns and districts	1838 to 1909	Perrine	congressional land grant township		dissolved 1909	High T5 T31 T30
■ Cutler (pioneer town)	place	Towns and districts	1883 to 2002	Palmetto Bay	bayfront pioneer settlement		dissolved 2002	Medium T32 T4 · upgrade
■ Overseas Railroad	project	Towns and districts	1905 to 1935	Homestead	Key West extension of the FEC		closed 1935	Medium T38 · upgrade
■ Detroit colony	place	Towns and districts	1910 to 1914	Florida City	land promotion colony		dissolved 1914	Medium T42 T43 T2 · upgrade
■ William Anderson General Merchandise Store	place	Towns and districts	1911	Redland	pioneer general store	gathering	open	Medium T14 · upgrade
■ Homestead incorporates, 1913	event	Towns and districts	1913	Homestead	incorporation		historical	Medium T45 T1 · upgrade
■ Florida City incorporates, 1914	event	Towns and districts	1914	Florida City	incorporation		historical	Medium T2 T42 · upgrade
■ Old Homestead Town Hall	place	Towns and districts	1917	Homestead	civic hall and museum	gathering	operating	Medium T45 · upgrade
■ Deering Estate	place	Towns and districts	1922	Palmetto Bay	historic estate and county park	gathering	open	Medium T34 A53 A54 · upgrade
■ 1920s land boom in South Dade	event	Towns and districts	1924 to 1926	South Dade (corridor wide)	real estate boom		historical	High T30 T61 T41
■ Town of Tenalla	plan	Towns and districts	1924 to 1972	Cutler Bay	boom era town plat		dissolved 1972	High T30
■ 1926 Great Miami hurricane	event	Towns and districts	1926	South Dade (corridor wide)	hurricane		historical	High T14 T10 T47
■ 1935 Labor Day hurricane	event	Towns and districts	1935	Outside South Dade	hurricane		historical	High T38 T31
■ Naval Air Station Richmond	station	Towns and districts	1942 to 1945	Richmond Heights	wartime blimp base		closed 1945	High A50 A52 T39 T7 T40
■ 1945 hurricane	event	Towns and districts	1945	Richmond Heights	hurricane		historical	High T39 T37 T40
■ Perrine incorporates and dissolves, 1948	event	Towns and districts	1948 to 1948	Perrine	short lived municipality		historical	Medium T5 · upgrade
■ Cutler Ridge	place	Towns and districts	1954 to 2005	Cutler Bay	postwar suburb and former CDP	Andrew	dissolved 2005	High T33 T30 T3
■ Saga Bay	place	Towns and districts	1972	Cutler Bay	1970s subdivision		active	High X34
■ Hurricane Andrew	event	Towns and districts	1992	Homestead	category 5 hurricane landfall		historical	Medium T36 T37 · upgrade
■ Homestead AFB realignment, 1993 to 1994	event	Towns and districts	1993 to 1994	Homestead Base	base closure and realignment decision	Andrew	historical	Medium T37 T36 · upgrade
■ Palmetto Bay incorporates, 2002	event	Towns and districts	2002	Palmetto Bay	incorporation		historical	High T57 T58 T4 T32
■ Cutler Bay incorporation vote, 2005	event	Towns and districts	2005	Cutler Bay	incorporation vote		historical	High T29 T3
■ Henry Perrine	person	People and population	1838 to 1840	Perrine	botanist and land grantee		historical	High T35 T5 T31
■ Addison family	family	People and population	1864	Palmetto Bay	pioneer settlers of Cutler		active	Medium T32
■ Dr William C. Cutler	person	People and population	1883 to 1899	Palmetto Bay	land buyer and town namesake		historical	High T32 T31 T3
■ S. Howard Richmond	person	People and population	1896	Palmetto Bay	surveyor and innkeeper		active	Medium T34 T32
■ John Brinsell	person	People and population	1897	Redland	first settler of the Redland		active	Medium T14
■ William J. Krome	person	People and population	1902 to 1929	Homestead	railroad engineer		historical	Medium T38 T1
■ Lyman Gould	person	People and population	1903	Goulds	railroad employee and namesake		active	Medium T10
■ Henry Flagler	person	People and population	1904 to 1913	Outside South Dade	railroad and land developer		historical	High T38 T31 T30
■ William D. Horne	person	People and population	1904 to 1957	Homestead	merchant and town founder		historical	High T44 T46 T1 A16
■ Drake Lumber Company	employer	People and population	1905 to 1923	Princeton	saw mill and lumber company		closed 1923	Medium T11
■ Gaston Drake	person	People and population	1905	Princeton	lumberman and town founder		active	High T11 T31
■ Thomas J. Peters	person	People and population	1905	South Miami Heights	tomato grower		active	High T31 T30

NAME	TYPE	LAYER	YEARS	COMMUNITY	ROLE	FLAG	STATUS AS OF CUTOFF	CONFIDENCE AND SOURCES
■ Edward Stiling	person	People and population	1910 to 1945	Florida City	town promoter and mayor		historical	Medium T43 T41
■ Tatum Brothers	family	People and population	1910	Outside South Dade	Miami land developers		active	Medium T41 T42 T45
■ Russell F. Tatum	person	People and population	1913	Homestead	first mayor of Homestead		active	Medium T45
■ James Sottile	person	People and population	1925	Florida City	farmer, banker and land developer		active	Medium T41 A21
■ Captain Frank C. Martin	person	People and population	1949 to 1951	Richmond Heights	Pan American pilot and community founder		historical	High T40 T7
■ David Blumberg and Miracle Development Corporation	developer	People and population	1954	Cutler Bay	subdivision and mall developer		active	High T30
■ Knaus family and Knaus Berry Farm	family	People and population	1956	Redland	farm stand and bakery	gathering	operating	High T47 T48 A2 A3
■ Burr family and Burr's Berry Farm	family	People and population	1960	Goulds	strawberry farm and stand	gathering	closed	Medium T49
■ Otis T. Wallace	person	People and population	1984 to 2026	Florida City	mayor of Florida City 1984 to 2026		historical	High T51 T41 T52
■ Eugene Flinn Jr	person	People and population	2002	Palmetto Bay	founding mayor of Palmetto Bay		active	High T4 T57
■ Schnebly family and Schnebly Redland's Winery	family	People and population	2003	Redland	tropical fruit winery and brewery	gathering	operating	High T50 A6 A7
■ John F. Cosgrove	person	People and population	2006 to 2006	Cutler Bay	first mayor of Cutler Bay		historical	High T56 T29
■ Tim Meerbott	person	People and population	2006	Cutler Bay	mayor of Cutler Bay		active	High T29 T3
■ 2010 Census: 191,276 people in eight ZCTAs	event	People and population	2010	South Dade (corridor wide)	decennial census count		historical	High P1 P2 P3 P4 P5 P6 P7 P8 P16 P17
■ Lynda Bell	person	People and population	2014	Homestead	Homestead mayor then county commissioner		active	Low T59
■ Daniella Levine Cava	person	People and population	2014	Outside South Dade	county commissioner then county mayor		active	Medium T59
■ ACS 2011 to 2015: 214,667 people in eight ZCTAs	event	People and population	2015	South Dade (corridor wide)	ACS five year estimate		historical	High P1 P2 P3 P4 P5 P6 P7 P8
■ ACS 2015 to 2019: 228,709 people in eight ZCTAs	event	People and population	2019	South Dade (corridor wide)	ACS five year estimate		historical	High P1 P2 P3 P4 P5 P6 P7 P8
■ Steve Losner	person	People and population	2019	Homestead	mayor of Homestead		active	High T53 T54 T55
■ 2020 Census: 250,355 people in eight ZCTAs	event	People and population	2020	South Dade (corridor wide)	decennial census count		historical	High P1 P2 P3 P4 P5 P6 P7 P8 P18 P19
■ Kionne McGhee	person	People and population	2020	Richmond Heights	county commissioner District 9		active	Medium T60
■ ACS 2017 to 2021: 245,304 people in eight ZCTAs	event	People and population	2021	South Dade (corridor wide)	ACS five year estimate		historical	High P1 P2 P3 P4 P5 P6 P7 P8
■ ACS 2018 to 2022: 249,159 people in eight ZCTAs	event	People and population	2022	South Dade (corridor wide)	ACS five year estimate		historical	High P1 P2 P3 P4 P5 P6 P7 P8 P9
■ Karyn Cunningham	person	People and population	2022	Palmetto Bay	mayor of Palmetto Bay		active	Medium T58
■ ACS 2019 to 2023: 255,123 people in eight ZCTAs	event	People and population	2023	South Dade (corridor wide)	ACS five year estimate		historical	High P1 P2 P3 P4 P5 P6 P7 P8
■ ACS 2020 to 2024: 265,396 people in eight ZCTAs	event	People and population	2024	South Dade (corridor wide)	ACS five year estimate		historical	High P1 P2 P3 P4 P5 P6 P7 P8 P15
■ Charlotte Thompson	person	People and population	2026	Florida City	mayor of Florida City		active	High T52 T51
■ Brooks Tropicals	employer	Employment anchors	1928	Homestead	tropical fruit grower and packer	Andrew	operating	High J45
■ Baptist Health Homestead Hospital	employer	Employment anchors	1940	Homestead	community hospital	Andrew	operating	High J9 J10
■ Homestead Air Reserve Base	employer	Employment anchors	1942	Homestead Base	air force reserve base, 482nd Fighter Wing	Andrew	operating	High J1 J2 J3 J66
■ Alger Farms	employer	Employment anchors	1944	Homestead	sweet corn and snap bean grower		operating	High J49
■ Sam S. Accursio and Sons Farms	employer	Employment anchors	1948	Florida City	vegetable grower and packer		operating	Medium J48
■ Southland Mall	employer	Employment anchors	1960	Cutler Bay	regional shopping mall	Andrew	operating	High J15 J16 J17 J18 G46
■ J and C Tropicals	employer	Employment anchors	1965	Homestead	tropical fruit and vegetable grower and importer		operating	High J50
■ Turkey Point Power Plant	employer	Employment anchors	1967	Homestead	FPL nuclear and gas generating station	Andrew	operating	High J6 J7 J8

NAME	TYPE	LAYER	YEARS	COMMUNITY	ROLE	FLAG	STATUS AS OF CUTOFF	CONFIDENCE AND SOURCES
■ Dade Correctional Institution	employer	Employment anchors	1976	Florida City	state prison		operating	Medium J52
■ Palmetto Bay Village Center (former Burger King headquarters)	employer	Employment anchors	1988	Palmetto Bay	office campus and redevelopment site	Andrew	operating	Medium J42
■ Miami Dade College Homestead Campus	employer	Employment anchors	1990	Homestead	community college campus	Andrew	operating	High J13 J14
■ Florida Keys Outlet Marketplace	employer	Employment anchors	1994	Florida City	outlet shopping center		operating	High J18 J57
■ Homestead Miami Speedway	employer	Employment anchors	1995	Homestead	motorsports track and event venue	gathering	operating	Medium J5 · upgrade
■ Homestead Job Corps Center	employer	Employment anchors	1997 to 2017	Naranja	federal job training center		closed 2017	Medium J53
■ Jackson South Medical Center	employer	Employment anchors	2001	Perrine	public hospital, Jackson Health System		operating	High J11 J12
■ ShowBiz Cinemas Homestead	employer	Employment anchors	2019	Homestead	cinema and bowling entertainment center	gathering	operating	High J22 J20 J21
■ Amazon Naranja fulfillment center	employer	Employment anchors	2020	Naranja	fulfillment warehouse		announced	High X5 X52
■ Old Cutler Road	road	Transit and roads	1895	Cutler Bay	historic coastal ridge road		open	Medium R28
■ Florida East Coast Railway extension to Homestead	road	Transit and roads	1904 to 1989	South Dade (corridor wide)	railway corridor, later busway right of way		closed 1989	High R17 R15 W T38 T31 T1 T10 T62
■ US 1 South Dixie Highway	road	Transit and roads	1926	South Dade (corridor wide)	principal highway of the corridor		open	High R26 R16 W
■ Card Sound Road	road	Transit and roads	1928	Florida City	toll route from Florida City to North Key Largo		open	Medium R27 R26
■ Krome Avenue (SR 997)	road	Transit and roads	1945	Redland	north south highway named for William J. Krome		open	Medium R21 W · upgrade
■ Miami Homestead General Aviation Airport (X51)	place	Transit and roads	1963	Redland	county general aviation airport		operating	High J54 J55 J56 R30 R31
■ Federal Transit Administration	agency	Transit and roads	1964	Outside South Dade	federal transit funding agency		active	High R8 R43 R19
■ Florida Department of Transportation District Six	agency	Transit and roads	1969	Outside South Dade	state transportation agency		active	High R15 R16 R4 R22 R24 W
■ Homestead Extension of Florida's Turnpike	road	Transit and roads	1973	South Dade (corridor wide)	toll expressway from Miramar to Florida City		open	Medium R20 · upgrade
■ SW 312th Street Campbell Drive	road	Transit and roads	1973	Homestead	Homestead arterial from the Turnpike to US 1		open	High R42 R20 R24
■ SW 152nd Street Coral Reef Drive	road	Transit and roads	1983	Palmetto Bay	east west arterial, SR 992		open	Medium R29
■ Dadeland South Station	station	Transit and roads	1984	Outside South Dade	Metrorail terminus and TransitWay northern anchor		operating	Medium R18 R1
■ Busway MAX (Metrobus Route 38)	program	Transit and roads	1997 to 2025	South Dade (corridor wide)	express bus route on the busway		closed 2025	High R16 R15 R39
■ South Dade Trail	road	Transit and roads	1997	South Dade (corridor wide)	paved bike and pedestrian path beside the TransitWay		open	High R16 R33
■ South Dade TransitWay	road	Transit and roads	1997	South Dade (corridor wide)	dedicated bus corridor and bus rapid transit line		operating	High R1 R2 R15 R16 R5
■ South Miami-Dade Busway	project	Transit and roads	1997	South Dade (corridor wide)	original busway, 1997 to 2007		operating	High R15 R16 R1
■ Citizens' Independent Transportation Trust	agency	Transit and roads	2002	Outside South Dade	surtax oversight trust		active	High R12 R37
■ People's Transportation Plan half penny surtax	program	Transit and roads	2002	Outside South Dade	county transit sales surtax		active	High R12 R9 R2 R34 R38
■ Palmetto Bay IBus	program	Transit and roads	2006	Palmetto Bay	free village commuter shuttle		operating	High R38 R18
■ SW 344 St Park and Ride Transit Terminal	station	Transit and roads	2007	Florida City	southern terminal station and park and ride		operating	High R1 R3 R6 R39
■ SW 344th Street Palm Drive	road	Transit and roads	2007	Florida City	Florida City main east west street		open	High R1 R24
■ Homestead Trolley	program	Transit and roads	2010	Homestead	free city circulator		operating	Medium R34
■ Cutler Bay Town Circulator	program	Transit and roads	2012	Cutler Bay	town circulator bus		operating	Medium R36
■ Homestead National Parks Trolley	program	Transit and roads	2014	Homestead	free seasonal trolley to Biscayne and Everglades national parks	gathering	operating	Medium R35
■ Krome Avenue widening program	project	Transit and roads	2015 to 2021	Redland	FDOT four laning of SR 997		delivered	High R23 R22 R21
■ Miami-Dade Transportation Planning Organization	agency	Transit and roads	2016	Outside South Dade	metropolitan planning organization		active	High R11 R10 R9
■ SMART Plan	plan	Transit and roads	2016	Outside South Dade	six corridor rapid transit plan		active	High R11 R4 R9 G63 G62
■ South Corridor Rapid Transit Project	project	Transit and roads	2018 to 2025	South Dade (corridor wide)	BRT reconstruction of the TransitWay		delivered	High R4 R9 R10 R8 R2

NAME	TYPE	LAYER	YEARS	COMMUNITY	ROLE	FLAG	STATUS AS OF CUTOFF	CONFIDENCE AND SOURCES
■ GO Connect Cutler Bay	program	Transit and roads	2020	Cutler Bay	free on demand transit feeding the TransitWay		operating	High R37
■ Krome Avenue Truck Bypass	project	Transit and roads	2020 to 2021	Homestead	truck route around downtown Homestead		delivered	High R24 R25
■ SW 168 Street Park and Ride Garage	project	Transit and roads	2024	West Perrine	multi level transit parking garage		under construction	High R3 R4 R7
■ South Dade Transit Operations Center	project	Transit and roads	2024	Homestead	electric bus depot and maintenance base		under construction	High R32 R1
■ Civic Ct	station	Transit and roads	2025	Homestead	bus rapid transit station		operating	High R6 R7 R1
■ Marlin Rd	station	Transit and roads	2025	Cutler Bay	bus rapid transit station		operating	High R6 R7 R16
■ Metro Express (Routes 601 and 602)	program	Transit and roads	2025	South Dade (corridor wide)	all electric bus rapid transit service		operating	High R5 R3 R1 R41
■ SW 104 St / Killian Dr	station	Transit and roads	2025	Outside South Dade	bus rapid transit station		operating	High R6 R7 R16 R5
■ SW 112 Ave	station	Transit and roads	2025	Goulds	bus rapid transit station with park and ride		operating	High R6 R7 R3 R39
■ SW 136 St	station	Transit and roads	2025	Palmetto Bay	bus rapid transit station		operating	High R6 R7 R16 R5
■ SW 152 St	station	Transit and roads	2025	Palmetto Bay	bus rapid transit station with park and ride		operating	High R6 R7 R3 R16 R40
■ SW 168 St	station	Transit and roads	2025	West Perrine	bus rapid transit station with park and ride garage		operating	High R6 R7 R3 R4 R40
■ SW 177 Ave / Krome Ave	station	Transit and roads	2025	Florida City	bus rapid transit station		operating	High R6 R7 R33
■ SW 184 St	station	Transit and roads	2025	Cutler Bay	bus rapid transit station with park and ride		operating	High R6 R7 R3 R16
■ SW 200 St	station	Transit and roads	2025	Cutler Bay	bus rapid transit station with park and ride		operating	High R6 R7 R3 R16 R1
■ SW 244 St	station	Transit and roads	2025	Princeton	bus rapid transit station with park and ride		operating	High R6 R7 R3 R1
■ SW 264 St	station	Transit and roads	2025	Naranja	bus rapid transit station		operating	High R6 R7 R1 R33
■ SW 296 St	station	Transit and roads	2025	Leisure City	bus rapid transit station with park and ride		operating	High R6 R7 R3 R19
■ SW 312 St	station	Transit and roads	2025	Homestead	bus rapid transit station		operating	High R6 R7 R1
■ UF IFAS Extension Miami-Dade County	organization	Agriculture and the Redland		Redland	county agricultural extension office		active	Low X41
■ Cauley Square Historic Village	gathering place	Agriculture and the Redland	1903	Goulds	historic railroad village of shops	gathering	operating	Medium A10
■ William H. Cauley	person	Agriculture and the Redland	1903	Goulds	tomato grower and founder of Cauley Square		historical	Medium A10
■ Hotel Redland	gathering place	Agriculture and the Redland	1904	Homestead	historic hotel	gathering	operating	High A16 T46 T1
■ Silver Palm Schoolhouse	place	Agriculture and the Redland	1904	Redland	historic one room schoolhouse	gathering	private, NRHP listed	Medium A19 A18 T14
■ Pioneer Guild Hall and Redland Grocery	gathering place	Agriculture and the Redland	1912	Redland	community hall, now grocery	gathering	operating	Medium A18
■ Burr's Berry Farm	employer	Agriculture and the Redland	1916	Goulds	strawberry farm and stand	gathering	closed (reported)	Medium A9
■ Charles Burr Sr.	person	Agriculture and the Redland	1916 to 2001	Goulds	strawberry grower and farmland advocate		historical	Medium A9
■ Redland Farm Life School	place	Agriculture and the Redland	1916	Redland	historic school building	Andrew	restored, reuse planned	Medium A17 A18 · upgrade
■ Coral Castle	place	Agriculture and the Redland	1923	Leisure City	hand built limestone attraction	gathering	open	Medium A14 A68
■ David Fairchild	person	Agriculture and the Redland	1923	Outside South Dade	USDA plant explorer		historical	High A23 A40
■ Edward Leedskalnin	person	Agriculture and the Redland	1923 to 1951	Leisure City	builder of Coral Castle		historical	Medium A14
■ Orchid Jungle	place	Agriculture and the Redland	1923 to 1992	Redland	orchid garden roadside attraction	Andrew	closed 1992 (reported)	Medium A18 · upgrade
■ USDA Subtropical Horticulture Research Station (Chapman Field)	organization	Agriculture and the Redland	1923	Palmetto Bay	federal plant introduction and research station		operating	High A23 A24
■ UF IFAS Tropical Research and Education Center	organization	Agriculture and the Redland	1929	Redland	university agricultural research station		operating	High A22 A30
■ South Dade Farms (Sottile Farms)	employer	Agriculture and the Redland	1930 to 1974	Florida City	large farming company		dissolved 1974	High A21 A20
■ Joseph DuMond	person	Agriculture and the Redland	1933	Redland	founder of Monkey Jungle		historical	Medium A15
■ Monkey Jungle	place	Agriculture and the Redland	1933	Redland	primate wildlife attraction	gathering	open	High A15 A18 A69
■ Florida City State Farmers Market	employer	Agriculture and the Redland	1940	Florida City	state farmers market and packing houses	gathering	operating	High J51 J18 A20 A21

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■ Dade County Farm Bureau	organization	Agriculture and the Redland	1942	Homestead	farm advocacy organization		active	High X39
■ Fruit and Spice Park	place	Agriculture and the Redland	1944	Redland	county tropical botanical park	Andrew	open	High A11 A12 A13 A18
■ Mary Calkins Heinlein	person	Agriculture and the Redland	1944 to 1975	Redland	founder and first superintendent of the Fruit and Spice Park		historical	High A11
■ Preston B. Bird	person	Agriculture and the Redland	1944	Redland	county commissioner who funded the Fruit and Spice Park		historical	High A11
■ Frank Basso packing house	employer	Agriculture and the Redland	1947	Florida City	tomato packing house		historical	Medium A20
■ Dr. John W. Doc DeMilly	person	Agriculture and the Redland	1952 to 1985	Homestead	Homestead Rodeo Association president		historical	High A37
■ Knaus Berry Farm	employer	Agriculture and the Redland	1956	Redland	farm stand and bakery	gathering	operating	High A2 A3 A4
■ Doc DeMilly Rodeo Arena at Harris Field	place	Agriculture and the Redland	1958	Homestead	rodeo arena and city park	Andrew	open	High A37
■ Robert Is Here	employer	Agriculture and the Redland	1959	Florida City	fruit stand and farm	gathering	operating	High A5
■ Robert Moehling	person	Agriculture and the Redland	1959	Florida City	founder of Robert Is Here		active	High A5
■ Costa Farms	employer	Agriculture and the Redland	1961	Goulds	ornamental plant grower	Andrew	operating	High A25 J46 J47
■ Jose Costa Sr.	person	Agriculture and the Redland	1961	Goulds	founder of Costa Farms		historical	High A25
■ Centro Campesino Farmworker Center	organization	Agriculture and the Redland	1972	Florida City	farmworker advocacy and housing nonprofit		operating	High A35 G29
■ Urban Development Boundary	plan	Agriculture and the Redland	1975	South Dade (corridor wide)	county growth boundary protecting farmland		active	High A31 A32 A28 A33 G66 G65
■ Everglades Alligator Farm	place	Agriculture and the Redland	1982	Florida City	alligator farm and airboat attraction	gathering	open	High A38 A69
■ Mexican American Council	organization	Agriculture and the Redland	1985	Homestead	farmworker family education nonprofit		active	High X42 X43
■ Farmworker Association of Florida	organization	Agriculture and the Redland	1986	Homestead	farmworker membership organization with a Homestead office		active	High X40
■ Redland Market Village	gathering place	Agriculture and the Redland	1987	Princeton	flea and farmers market	gathering	operating	High A1 S1
■ Redland Riot Road Rallye	event	Agriculture and the Redland	1994	Redland	annual driving tour of Redland attractions	gathering	historical	High A36 G38 G37
■ Robert Adams Burr	person	Agriculture and the Redland	1994	Redland	organizer of the Redland Riot		active	High A36
■ Schnebly Redland's Winery	employer	Agriculture and the Redland	2005	Redland	tropical fruit winery and brewery	gathering	operating	High A6 A7 A8
■ Miami Brewing Company	employer	Agriculture and the Redland	2012	Redland	production brewery		operating	High A6 A7
■ Miami-Dade Agricultural Land Use Trends and Outlook Study	plan	Agriculture and the Redland	2023	South Dade (corridor wide)	county and UF IFAS agriculture study		published	High A27 A28 A29 A30 A26
■ Charles Deering	person	Parks, water and recreation	1916 to 1927	Palmetto Bay	industrialist who built the Cutler estate		historical	Medium A53 A54 A24 T34 T32 T4
■ May Mann Jennings	person	Parks, water and recreation	1916	Outside South Dade	women's club leader who created Royal Palm State Park		historical	Medium A42
■ National Park Service	agency	Parks, water and recreation	1916	Outside South Dade	federal park agency		active	High W A45
■ Royal Palm State Park	place	Parks, water and recreation	1916 to 1947	Homestead	Florida's first state park, now Royal Palm area of Everglades National Park		absorbed 1947	Medium A42
■ Thalatta Estate Park	place	Parks, water and recreation	1926	Palmetto Bay	village bayfront estate park	gathering	open	Medium A59
■ Ernest F. Coe	person	Parks, water and recreation	1928 to 1951	Outside South Dade	landscape architect, campaigner for Everglades National Park		historical	Medium A40
■ A. D. Barnes	person	Parks, water and recreation	1930	Outside South Dade	first Dade County parks director		historical	High A67 A11
■ Bill Sadowski Park and Nature Center	place	Parks, water and recreation		Palmetto Bay	county nature preserve		open	Low X37 W
■ Miami-Dade Parks, Recreation and Open Spaces	agency	Parks, water and recreation	1930	Outside South Dade	county parks department		active	High A66 A67
■ Homestead Bayfront Park and Herbert Hoover Marina	place	Parks, water and recreation	1939	Homestead	county bayfront park, atoll pool and marina	gathering	open	High G34 A55 A21 A45
■ Everglades National Park	place	Parks, water and recreation	1947	Homestead	national park	Andrew	open	Medium A39 A40 A41 · upgrade
■ Crandon Park Zoo	place	Parks, water and recreation	1948 to 1980	Outside South Dade	county zoo on Key Biscayne, precursor of Zoo Miami		closed 1980	Medium A47

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■ Chapman Field Park	place	Parks, water and recreation	1949	Palmetto Bay	county bayfront park on a former airfield		open	Medium X33
■ Cutler Ridge Park and Pool	place	Parks, water and recreation		Cutler Bay	town park with fields and pool	gathering	open	Low X35 X34 X48
■ Gold Coast Railroad Museum	place	Parks, water and recreation	1957	Richmond Heights	railroad museum	gathering	open	High A48 A49 A50
■ Islandia	place	Parks, water and recreation	1960 to 2012	Outside South Dade	proposed resort city on the northern Keys		dissolved 2012	Medium A46 A43
■ Biscayne National Park	place	Parks, water and recreation	1968	Homestead	national park	Andrew	open	Medium A43 A44 A68 · upgrade
■ Dante Fascell	person	Parks, water and recreation	1968 to 1998	Outside South Dade	congressman who created Biscayne National Monument		historical	Medium A44
■ Card Sound Bridge	road	Parks, water and recreation	1969	Outside South Dade	toll causeway from Florida City to Key Largo		open	Medium A62
■ Black Point Park and Marina	place	Parks, water and recreation	1972	Cutler Bay	county marina and park on Biscayne Bay	gathering	open	High A56 A57 A60 A45 G35
■ Biscayne Bay Aquatic Preserve	place	Parks, water and recreation	1974	South Dade (corridor wide)	state aquatic preserve		active	Medium A61
■ Larry and Penny Thompson Memorial Park	place	Parks, water and recreation	1977	Richmond Heights	county park and campground	gathering	open	Medium A52
■ Zoo Miami	place	Parks, water and recreation	1980	Richmond Heights	county zoo	Andrew	open	Medium A47 · upgrade
■ Deering Estate Foundation	organization	Parks, water and recreation	1989	Palmetto Bay	nonprofit support foundation		active	Medium A53
■ Homestead Sports Complex	place	Parks, water and recreation	1991 to 2019	Homestead	baseball stadium built for spring training	Andrew	demolished 2019	Medium A58 · upgrade
■ Homestead Air Reserve Park	place	Parks, water and recreation		Homestead Base	county sports park on former base land	gathering	open	Low X38
■ C-111 Spreader Canal	project	Parks, water and recreation	2000	Florida City	CERP water project west of Florida City		active	High A65 A63
■ Comprehensive Everglades Restoration Plan	plan	Parks, water and recreation	2000	South Dade (corridor wide)	federal and state Everglades restoration plan		active	High A63 A64 A65
■ Biscayne Bay Coastal Wetlands	project	Parks, water and recreation	2012	South Dade (corridor wide)	CERP project restoring fresh water flow to Biscayne Bay		under construction	High A64
■ Miami-Dade Military Museum	place	Parks, water and recreation	2018	Richmond Heights	military museum in the 1942 Richmond headquarters building		open	Medium A51
■ Lakes by the Bay Park	place	Parks, water and recreation	2020	Cutler Bay	town sports park on a 23 acre lake	gathering	open	High X36
■ Coral Reef Park	place	Parks, water and recreation		Palmetto Bay	village park and market site	gathering	open	Low X45 X54
■ First United Methodist Church of Homestead	gathering place	Gathering places and culture	1904	Homestead	church, dated to the town's first year	gathering	operating	Medium G24
■ First Baptist Church of Homestead	gathering place	Gathering places and culture	1912	Homestead	downtown church	gathering	operating	Medium G25
■ Downtown Homestead	place	Gathering places and culture	1913	Homestead	historic town center on Krome Avenue	gathering	active	High G2 G9 G8
■ Historic Homestead Town Hall Museum	gathering place	Gathering places and culture	1917	Homestead	1917 city hall, now history museum	gathering	operating	High G5 G27
■ Seminole Theatre	gathering place	Gathering places and culture	1921	Homestead	historic theater and cultural center	gathering	operating	High G1 G2 J23 J24
■ Sacred Heart Catholic Church	gathering place	Gathering places and culture	1929	Homestead	Catholic parish serving Anglo, Hispanic and Haitian communities	gathering	operating	High G26
■ ChamberSOUTH	organization	Gathering places and culture	1931	Outside South Dade	chamber of commerce for South Miami, Palmetto Bay and Cutler Bay		active	High G33
■ Homestead Championship Rodeo	event	Gathering places and culture	1949	Homestead	annual PRCA rodeo and parade weekend	gathering	historical	High A37 G6 G7
■ Homestead Rodeo Association	organization	Gathering places and culture	1952	Homestead	volunteer rodeo producer		active	High A37 G6 G7
■ Shiver's BBQ	gathering place	Gathering places and culture	1957	Homestead	barbecue restaurant of standing	gathering	operating	Medium G21
■ Virgil Shiver	person	Gathering places and culture	1957	Homestead	restaurateur		closed	Medium G21
■ Capri Restaurant	gathering place	Gathering places and culture	1958	Florida City	Italian restaurant of standing	gathering	operating	Medium G23
■ Harris Field and Doc DeMilly Rodeo Arena	gathering place	Gathering places and culture	1958	Homestead	rodeo arena and park	gathering	operating	High G6
■ Richard Accursio	person	Gathering places and culture	1958	Florida City	restaurateur		active	Medium G23
■ El Toro Taco	gathering place	Gathering places and culture	1976	Homestead	family Mexican restaurant on Krome Avenue	gathering	operating	Medium G22

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■ Hernandez family (El Toro Taco)	family	Gathering places and culture	1976	Homestead	farmworker family turned restaurateurs		active	Medium G22
■ Coalition of Florida Farmworker Organizations	organization	Gathering places and culture	1983	Florida City	statewide farmworker services coalition based in Florida City		active	High G30
■ Robert Burr	person	Gathering places and culture	1991	Redland	tour organizer and Redland promoter		active	High G38 G37
■ Branches Florida City	organization	Gathering places and culture	1993	Florida City	youth and family services center	gathering	active	High G31 G32
■ Homestead Main Street	organization	Gathering places and culture	1993	Homestead	downtown revitalization nonprofit		active	High G8
■ Florida City Civic Center	place	Gathering places and culture	1994	Florida City	city hall, council chamber and police complex	gathering	operating	High G40 G53
■ Seminole Theater Group	organization	Gathering places and culture	1997	Homestead	nonprofit formed to restore the theater		active	High G2 G1
■ ArtSouth	organization	Gathering places and culture	2000	Palmetto Bay	community arts organization	gathering	active	High G18
■ Ellie Schneiderman	person	Gathering places and culture	2000	Outside South Dade	arts organizer, ArtSouth founder		active	High G18
■ Black Point Ocean Grill	gathering place	Gathering places and culture	2005	Cutler Bay	waterfront seafood restaurant with live music	gathering	operating	Medium G35
■ Cutler Bay Town Center District	place	Gathering places and culture	2008	Cutler Bay	planned mixed use downtown around Southland Mall		under construction	High G44 G47 G46
■ Homestead Pavilion	place	Gathering places and culture	2008	Homestead	regional retail center		operating	Medium G36
■ Naranja Branch Library	gathering place	Gathering places and culture	2009	Naranja	county library branch	gathering	operating	Medium G39
■ Mangowood Santa Parade	event	Gathering places and culture	2010	Palmetto Bay	neighborhood holiday parade	gathering	historical	Medium X46
■ Dennis C. Moss	person	Gathering places and culture	1993	South Dade	county commissioner, District 9, 1993 to 2020		active	High G20 G64
■ Dennis C. Moss Cultural Arts Center	gathering place	Gathering places and culture	2011	Cutler Bay	county performing arts center	gathering	operating	High G19 G20
■ Palmetto Bay Village Hall	place	Gathering places and culture	2012	Palmetto Bay	LEED Platinum municipal center	gathering	operating	High G41 G74
■ Homestead Eco Fair	event	Gathering places and culture	2015	Homestead	environmental fair at Losner Park	gathering	historical	Medium X49
■ Homestead Stone Crab and Seafood Festival	event	Gathering places and culture	2018	Homestead	Rotary charity food festival	gathering	historical	Medium X44
■ Homestead Tree Lighting Parade	event	Gathering places and culture	2018	Homestead	downtown holiday parade	gathering	historical	Medium X47
■ Homestead Cybrarium	gathering place	Gathering places and culture	2021	Homestead	city public library and technology center	gathering	operating	High G3 G4 G76 J19 J24
■ Losner Park	gathering place	Gathering places and culture	2022	Homestead	downtown signature park and event lawn	gathering	open	High G16 G17
■ Cutler Bay Holiday Celebration and Golf Cart Parade	event	Gathering places and culture	2023	Cutler Bay	town holiday festival	gathering	historical	Medium X48
■ Palmetto Bay Artisan and Farmers Market	gathering place	Gathering places and culture	2024	Palmetto Bay	weekly market	gathering	active	Medium X45
■ Miami-Dade County	agency	Plans and agencies	1836	Outside South Dade	county government, two tier federation		active	Medium G71 · upgrade
■ Miami-Dade Transit (DTPW)	agency	Plans and agencies	1960	Outside South Dade	county transit and public works department		active	Medium G72 G62 · upgrade
■ Comprehensive Development Master Plan	plan	Plans and agencies	1975	South Dade	county land use and growth plan		active	High G65 G66
■ Miami-Dade Beacon Council	agency	Plans and agencies	1985	Outside South Dade	county economic development partnership		active	High G55 G50
■ Alvah Chapman Jr.	person	Plans and agencies	1992 to 2008	Outside South Dade	Knight Ridder chairman, We Will Rebuild chair		historical	High G75 G53
■ FEMA Hurricane Andrew recovery	program	Plans and agencies	1992	South Dade	federal disaster declaration DR-955 and aid package	Andrew	closed 1992	High G73 G54
■ South Dade Planning Charrette	plan	Plans and agencies	1992 to 1992	South Miami Heights	post Andrew community rebuilding charrette	Andrew	closed 1992	High G52
■ DPZ CoDesign	organization	Plans and agencies	1994	Outside South Dade	town planning firm, Florida City civic center designer		active	High G40
■ HABDI base reuse plan	plan	Plans and agencies	1994 to 2001	Homestead Base	commercial airport plan for the former Homestead Air Force Base	Andrew	closed 2001	High G49 G48
■ Florida City Community Redevelopment Agency	agency	Plans and agencies	1995	Florida City	city redevelopment agency		active	High G14 G15
■ Homestead residential moratorium	plan	Plans and agencies	2002 to 2003	Homestead	building freeze and density rules		closed 2003	Medium X4
■ Old Cutler Road Charrette	plan	Plans and agencies	2002 to 2004	Cutler Bay	county corridor plan for Old Cutler Road		closed 2004	High G45

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■ South Miami-Dade Watershed Study	plan	Plans and agencies	2003 to 2008	South Dade	regional land use and water study for South Dade		closed 2008	High G67
■ Homestead Air Reserve Base Joint Land Use Study	plan	Plans and agencies	2005 to 2020	Homestead Base	compatible land use study around the base		closed 2020	High G50 G51
■ West Perrine Community Redevelopment Agency	agency	Plans and agencies	2005	West Perrine	county redevelopment agency		active	High G12 G15
■ Cutler Bay Growth Management Plan	plan	Plans and agencies	2008	Cutler Bay	town comprehensive plan		active	High G44
■ Miami-Dade Parks and Open Space Master Plan	plan	Plans and agencies	2008	South Dade	fifty year county park system plan		active	High G59
■ Palmetto Bay Downtown Urban Village	plan	Plans and agencies	2015 to 2020	Palmetto Bay	downtown zoning district on Franjo Road and US 1		closed 2020	Medium G42
■ Opportunity Zones in Homestead	program	Plans and agencies	2018	Homestead	federal tax incentive tracts		active	High G58 G47
■ Downtown Palmetto Bay Code	plan	Plans and agencies	2020	Palmetto Bay	revised downtown zoning code		active	High G43 G42
■ Sasaki	organization	Plans and agencies	2020	Outside South Dade	landscape and planning firm, Losner Park designer		active	High G16 G17
■ Library Systems and Services	organization	Plans and agencies	2021	Outside South Dade	private library operator of the Cybrarium		active	High G4 G76
■ Goulds Community Redevelopment Agency	agency	Plans and agencies	2023	Goulds	county redevelopment agency		active	High G13 G15
■ Citizens' Master Plan for Homestead	plan	Plans and agencies	2024	Homestead	downtown and citywide master plan from a public charrette		approved	High G68 G69 G70
■ Valle Valle and Partners	organization	Plans and agencies	2024	Outside South Dade	Coral Gables town planning firm		active	High G69 G70
■ South Dade Community Needs and Nonprofit Funding Landscape	plan	Plans and agencies	2026	South Dade (corridor wide)	philanthropy study		active	Medium X52
■ Lennar	developer	Development and capital	1954	Outside South Dade	homebuilder		operating	High W J28 J29 J72 T30
■ Archdiocese of Miami	organization	Development and capital	1958	Outside South Dade	church landowner and housing partner		active	High W X16
■ Miami-Dade Economic Advocacy Trust	agency	Development and capital	1983	Outside South Dade	county economic equity trust		active	High J68 J69 G56 G57
■ Keys Gate	project	Development and capital	1990	Homestead	master planned community		active	High J26 J73 J25
■ Keys Gate Golf Club	organization	Development and capital	1990 to 2014	Homestead	former public golf course		closed 2014	High J26 J25 J27
■ Lakes by the Bay	project	Development and capital	1990	Cutler Bay	master planned community	Andrew	active	High J58 T30
■ Ralph Sanchez	person	Development and capital	1991	Outside South Dade	motorsports promoter, founder of the speedway		active	Medium J5
■ Hurricane Andrew federal disaster relief (HR 5620)	program	Development and capital	1992 to 1994	South Dade (corridor wide)	federal recovery funding		dissolved 1994	Medium J66
■ We Will Rebuild	program	Development and capital	1992 to 1994	South Dade (corridor wide)	business led Hurricane Andrew recovery committee		dissolved 1994	High J67 J66 G53 G52 G75
■ Miami-Dade Homeless Trust	agency	Development and capital	1993	Outside South Dade	county homeless services agency		active	High W X27
■ Homestead Community Redevelopment Agency	agency	Development and capital	1994	Homestead	tax increment redevelopment agency		active	High J44 G10 G9
■ Homestead Air Base Developers Inc (HABDI)	developer	Development and capital	1996 to 2001	Homestead Base	proposed commercial airport developer		dissolved 2001	High J4
■ International Speedway Corporation	organization	Development and capital	1997 to 2019	Outside South Dade	track owner, NASCAR affiliate		dissolved 2019	Medium J5
■ Caribe Homes	developer	Development and capital	2002	Outside South Dade	homebuilder in Waterstone		operating	High X1 X2
■ Century Homebuilders Group	developer	Development and capital	2002	Outside South Dade	homebuilder		operating	High X1 X25
■ Landstar Development Corp	developer	Development and capital	2002	Outside South Dade	master developer of Waterstone and Stonegate		operating	High X1 X4 X3
■ Lowell Homes	developer	Development and capital	2002	Outside South Dade	homebuilder in Waterstone and Granada Estates		operating	High X1 X3
■ Naranja Lakes Community Redevelopment Agency	agency	Development and capital	2002	Naranja	county tax increment redevelopment agency	Andrew	active	High J43 G11 G15
■ Stonegate	project	Development and capital	2002	Homestead	master planned community		delivered	Medium X1
■ Waterstone	project	Development and capital	2002	Homestead	master planned community		delivered	High X1 X3 X2
■ Equity One	developer	Development and capital	2004	Outside South Dade	shopping center REIT		operating	Medium X2
■ Granada Estates	project	Development and capital	2004	Homestead	single family subdivision		delivered	Medium X3

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■ Waterstone Plaza	project	Development and capital	2004	Homestead	Publix anchored shopping center		delivered	Medium X2
■ Axiom Construction Company (RISE Collective)	developer	Development and capital	2018	Homestead	contractor and developer of Homestead Station		operating	High J20 J21
■ Downtown Palmetto Bay public private partnership	project	Development and capital	2018 to 2021	Palmetto Bay	proposed civic and mixed use redevelopment		closed 2021	High X28 X29 X30
■ i3 Interests	developer	Development and capital	2018	Outside South Dade	proposer of the 2018 downtown Palmetto Bay plan		operating	High X28 X29
■ Homestead Station	project	Development and capital	2019	Homestead	parking garage, cinema and transit hub		delivered	High J20 J21 J22 J24
■ Legacy Park	project	Development and capital	2019	Princeton	workforce apartments		proposed	Medium X22
■ NAI Miami	developer	Development and capital	2019	Outside South Dade	second choice developer for downtown Palmetto Bay		operating	High X29 X30
■ Paxton Development Group	developer	Development and capital	2019	Outside South Dade	workforce apartment developer		operating	Medium X22
■ B2R Builders	developer	Development and capital	2020	Outside South Dade	garden apartment developer		operating	Medium X23
■ Quail Roost Station	project	Development and capital	2020	Perrine	transit oriented affordable apartments		under construction	High J31 J32 G64
■ Adrian Homes	developer	Development and capital	2021	Homestead	land developer and homebuilder		operating	High J28 J29
■ Bloch Naranja Estates (26710 SW 144th Avenue)	project	Development and capital	2021	Naranja	workforce apartments		proposed	Medium X20
■ Monceau Realty	developer	Development and capital	2021	Outside South Dade	workforce apartment developer		operating	Medium X20
■ South Dade Logistics and Technology District	project	Development and capital	2021	Homestead	proposed industrial park outside the urban development boundary		approval voided 2024	High J37 J38 J39 A33 A34
■ AMC Development Group	developer	Development and capital	2022	Outside South Dade	apartment developer		operating	Medium X24
■ AMC Park Apartments	project	Development and capital	2022	Goulds	garden apartments		proposed	Medium X24
■ Aligned Real Estate Holdings	developer	Development and capital	2022	Outside South Dade	industrial developer, South Dade Logistics District		operating	Medium J37
■ American Landmark	developer	Development and capital	2022	Outside South Dade	apartment developer, Southplace City Center		operating	High J16 J17 G46
■ BH Group	developer	Development and capital	2022	Outside South Dade	developer, Southplace City Center		operating	High J16 J17
■ Century Park Villas Place	project	Development and capital	2022	Homestead	townhome community		under construction	Medium X25
■ Coral Rock Development Group	developer	Development and capital	2022	Outside South Dade	developer, Card Sound Key and South Dade Logistics District		operating	High J37 J65
■ Electra America	developer	Development and capital	2022	Outside South Dade	real estate investor, Southplace City Center		operating	High J16 J17 G46
■ Estate Investments Group	developer	Development and capital	2022	Outside South Dade	apartment developer, Soleste brand		operating	Medium J60
■ Lime Grove	project	Development and capital	2022	Florida City	townhome and villa community		announced	Medium J30
■ Miami-Dade Rapid Transit Zone	plan	Development and capital	2022	South Dade (corridor wide)	county transit zoning district		active	High J70 J71 R13 R14 G60 G61
■ Soleste Midtown Homestead	project	Development and capital	2022	Homestead	mixed use apartments		announced	Medium J60
■ Southplace City Center	project	Development and capital	2022	Cutler Bay	mixed use redevelopment of Southland Mall		under construction	High J16 J17 J15 G46
■ 13400 SW 248th Street apartments	project	Development and capital	2023	Princeton	12 story apartments with retail		proposed	Medium X18
■ Berkowitz Development Group	developer	Development and capital	2023	Outside South Dade	industrial developer, Homestead Commerce Park		operating	High J39 J40
■ Card Sound Key Apartments	project	Development and capital	2023	Florida City	workforce and market rate apartments		approved	Medium J65
■ Cutler Bay North Cabana	project	Development and capital	2023	Cutler Bay	ten story apartment tower		announced	Medium J75
■ Gertrude Pointe	project	Development and capital	2023	Naranja	garden apartments		announced	Medium J33
■ Homestead Commerce Park	project	Development and capital	2023	Homestead	industrial park		delivered	High J39 J40
■ JFM Development Corp	developer	Development and capital	2023	Outside South Dade	townhome developer, Palm Cove Reserve		operating	Medium J63
■ Keys Gate III (Altamira)	project	Development and capital	2023	Homestead	residential subdivision on the former golf course		approved	High J25 J27 J72
■ MG Developer	developer	Development and capital	2023	Outside South Dade	apartment developer		operating	Medium X18

NAME	TYPE	LAYER	YEARS	COMMUNITY	ROLE	FLAG	STATUS AS OF CUTOFF	CONFIDENCE AND SOURCES
■ Onyx Housing Group	developer	Development and capital	2023	Outside South Dade	apartment developer, Regatta Point and Naranja Grove		operating	Medium J61
■ Palm Cove Reserve	project	Development and capital	2023	Homestead	townhome community		announced	Medium J63
■ Palmcorp Development Group	developer	Development and capital	2023	Outside South Dade	townhome developer		operating	Medium X12
■ San Sebastian Luxury Homes	project	Development and capital	2023	Goulds	garden apartments		proposed	Medium X23
■ Sol Vista	project	Development and capital	2023	Cutler Bay	affordable senior apartments		under construction	Medium J64
■ South Dixie townhomes (28105 SW 157th Avenue)	project	Development and capital	2023	Homestead	townhome community		proposed	Medium X12
■ 24735 South Dixie Highway mixed use	project	Development and capital	2024	Princeton	eight story apartments over retail		announced	Medium J62
■ Aconcagua Developers	developer	Development and capital	2024	Outside South Dade	apartment developer		operating	Medium X7
■ Atlantic Pacific Companies	developer	Development and capital	2024	Outside South Dade	affordable housing developer, Quail Roost Station		operating	High J31 G64
■ Beacon Hill	developer	Development and capital	2024	Outside South Dade	workforce apartment developer		operating	Medium X19
■ Beacon at Princeton Hill	project	Development and capital	2024	Princeton	Live Local Act workforce apartments		under construction	Medium X19
■ Belle Apartments	project	Development and capital	2024	Perrine	small transit oriented apartments		proposed	Medium X26
■ Bluenest Development	developer	Development and capital	2024	Outside South Dade	townhome developer		operating	Medium X9
■ Bluenest Tower Commons	project	Development and capital	2024	Homestead	townhome community		proposed	Medium X9
■ Casa Princeton	project	Development and capital	2024	Princeton	mid rise apartments		under construction	Medium X7
■ Coastland Residential	developer	Development and capital	2024	Outside South Dade	rental community developer and contractor		operating	High X32 X19
■ Elite Equity Development	developer	Development and capital	2024	Outside South Dade	affordable housing co developer, Naranja Grand		operating	Medium J59
■ Housing Trust Group	developer	Development and capital	2024	Outside South Dade	affordable housing developer, Naranja Grand		operating	Medium J59
■ Naranja Grand	project	Development and capital	2024	Leisure City	affordable senior and family apartments		under construction	Medium J59
■ Naranja Grove Apartments	project	Development and capital	2024	Naranja	apartments		announced	Medium J74
■ Princeton Live Local apartments (23400 SW 132nd Avenue)	project	Development and capital	2024	Princeton	workforce apartments		announced	Medium J34
■ Regatta Point	project	Development and capital	2024	Homestead	workforce apartments		announced	Medium J61
■ SG Holdings (Michael Swerdlow)	developer	Development and capital	2024	Outside South Dade	developer of Costco Perrine		operating	Medium J35
■ The Addison in Palmetto Bay	project	Development and capital	2024	Palmetto Bay	garden style rental community		under construction	Medium X32
■ 14490 SW 264th Street workforce apartments	project	Development and capital	2025	Naranja	small workforce apartment building		proposed	Medium X13
■ Alta Developers	developer	Development and capital	2025	Outside South Dade	apartment developer		operating	Medium X15
■ Ambar Station	project	Development and capital	2025	Naranja	transit oriented apartments		under construction	Medium X17
■ Bear Atlantic Group	developer	Development and capital	2025	Outside South Dade	mixed use developer		operating	Medium X14
■ Flightway Eighteen office warehouse	project	Development and capital	2025	Homestead	industrial flex building		approved	Medium J41
■ Hideaways by the Bay	project	Development and capital	2025	Cutler Bay	supportive housing in a former hotel		proposed	Medium X27
■ Homestead Commons	project	Development and capital	2025	Homestead	mixed use apartments with church		proposed	Medium X14
■ Lakeview at Naranja	project	Development and capital	2025	Naranja	affordable apartments		approved	Medium X6
■ Palmetto Bay Village Center redevelopment	project	Development and capital	2025	Palmetto Bay	mixed use towers on the former Burger King campus		approved	Medium X31
■ Princeton Commons	project	Development and capital	2025	Princeton	multiphase apartments		under construction	Medium X15
■ Redlands Ridge	project	Development and capital	2025	Redland	single family subdivision		approved	Medium J29

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■ Sports Performance Hub of Miami-Dade (Miami FC stadium)	project	Development and capital	2025	Homestead	stadium, hotel and sports academy		approved	High J36 J32
■ St. Martin de Porres Residences	project	Development and capital	2025	Leisure City	affordable apartments on church land		proposed	Medium X16
■ The Arbors at Leisure	project	Development and capital	2025	Leisure City	workforce apartments		proposed	Medium X21
■ VSGS Facilities	developer	Development and capital	2025	Outside South Dade	developer of the Sports Performance Hub		operating	Medium J36
■ Vestcor Companies	developer	Development and capital	2025	Outside South Dade	affordable and workforce apartment developer		operating	Medium X17
■ AM Affordable Housing	developer	Development and capital	2026	Outside South Dade	nonprofit affordable housing developer		operating	Medium X8
■ Abreu Development	developer	Development and capital	2026	Outside South Dade	mixed use developer		operating	Medium X10
■ Artisan Pointe	project	Development and capital	2026	Naranja	affordable apartments		under construction	Medium X8
■ Costco Perrine	project	Development and capital	2026	Perrine	warehouse club store		under construction	High J35 J32
■ R. Homes Lux	project	Development and capital	2026	Homestead	condominium building		proposed	Medium X11
■ Sunstone	project	Development and capital	2026	Homestead	mixed use apartments and retail		proposed	Medium X10
■ South Dade News Leader	organization	The digital layer	1912	Homestead	Homestead newspaper and local news site		active	High G27 G28
■ Miami's Community Newspapers	organization	The digital layer	1958	Outside South Dade	community weekly publisher and video podcasts		active	High X50 X51
■ WBAY Palmetto Bay government television	program	The digital layer	2012	Palmetto Bay	village government access channel		active	Medium X51