

City of Aventura

County

Miami-Dade

Boundaries

North: Northeast 214th Terrace

South: Island Boulevard/Intracoastal Waterway

West: FEC Railway

East: Intracoastal Waterway

Community Type

Municipality

History

Aventura, one of the newest municipalities in Miami-Dade County, was incorporated in 1995. Aventura covers 3.52 square miles located on the Intracoastal Waterway in northeast Miami-Dade County, along US Highway 1 near the Atlantic Ocean. Aventura is primarily an upscale condominium community and is known internationally as a premier shopping destination. Aventura Mall was built in 1983 and is the 5th largest mall in the United States by total square feet of retail space, and the largest mall in Florida, which is a major source of income for the city.

Since the incorporation of Aventura, millions of dollars have been spent on infrastructure improvements, including streets, sidewalks, lighting, beautification projects, drainage, and safety enhancements. The Aventura Police Department was formed in 1997.

Aventura is unique in that it emulates the private sector by privatizing services and emphasizing customer service. The city is committed to maintaining a high quality of life for its citizens, businesses, and visitors. The city maintains multiple recreational parks, the Aventura Community Recreation Center, and the Aventura Arts & Cultural Center (AACC) Along Aventura's Country Club Drive Circle, there is a three-mile, paved, scenic promenade for walking and jogging, with views of water and landscaped green space.

Community Dynamics

As of 2020, Aventura had a population of 37,200. The median age was 50.3 and the median household income was \$65,893. Between 2019 and 2020 the population of Aventura declined from 37,303 to 37,151, a reduction of .407%. At the same time, the median household income rose from \$63,892 to \$65,893, an increase of 3.13%. Regarding ethnicity in 2020, 51.9% of the population was White non-Hispanic, 33.6% was White Hispanic, 7.02% was Multiracial Hispanic, 1.85% was Asian, and 1.84% was Black. None of the households in Aventura reported speaking a non-English language at home as a primary language, and 82.5% of the population were US citizens. As of 2020, 49.6% of the residents of Aventura were born outside the US, which is much higher than the national average of 13.5%. In 2019, the percentage of foreign-born citizens was 51%, indicating that the rate has been decreasing slightly. In 2020, the median property value was \$345,100 and the homeownership rate was 64.6%.

Transportation Characteristics

Aventura is almost equidistant from the Fort Lauderdale-Hollywood International Airport and the Miami International Airport. It is near I-95 and the Golden Glades exchange, where State Road 826 and the Florida Turnpike can be accessed. The main north-south road in the city is Biscayne Boulevard (US 1) and the main east-west route is the William H. Lehman Causeway. Although no interstates run through the city, I-95 is minutes away.

Aventura is one of Miami-Dade's most car-centric communities. Due to the increasing population and the very popular Aventura Mall, with 10,000 free parking spaces, traffic congestion has risen sharply. This is in spite of the fact that Biscayne Boulevard (US 1) runs up to ten lanes wide through the city. The intersection where Ives Dairy Road meets US 1 has been raised by means of an overpass, but still creates a considerable back-up, with drivers attempting to enter the Ives Dairy Road exit blocking the right-hand lanes of Biscayne Boulevard.

Multiple Miami-Dade Transit bus lines serve Aventura on Biscayne Boulevard, and there is a bus terminal at Aventura Mall. Buses run on Country Club Drive, along its western, northern, and eastern sections. There is also limited bus service along the southern edge of William H. Lehman Causeway, with just two stops.

The city runs the Aventura Express Shuttle bus, free to its residents. An online app is available to track the shuttle buses in real time.

The Metrorail and Metromover do not serve the city, but there are Miami-Dade Metrobus connections to Government Center via Biscayne Boulevard/US 1.

The Brightline, a higher-speed rail service currently operating stations in Miami, Fort Lauderdale and West Palm Beach, projects the opening of a new station in Aventura for fall of 2022. The station will be located on the west side of Biscayne Boulevard, just across from the Aventura Mall.

Tri-Rail commuter rail service has also been proposed to run on the FEC line. Another proposal would extend the Miami Metrorail along the US 1 corridor from downtown Miami to the Broward County line, which would pass through Aventura and Hallandale Beach.

According to DATA USA 2020 statistics, most people in Aventura drove alone to work, with an average commute time of 31.6 minutes. The average car ownership was two cars per household.

Sources

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