

Bal Harbour Village

County

Miami-Dade

Boundaries

North: Biscayne Bay

South: 96th Street/SR 922

West: Indian Creek/Biscayne Bay

East: Atlantic Ocean

Community Type

Municipality

History

The Village of Bal Harbour is 0.38 square miles of land north of Surfside, on the island of Miami Beach. The village began as 245 acres of undeveloped and partially swampy land between the bay and the Atlantic. It was owned by the Detroit-based Miami Beach Heights Corporation, comprised of Robert Graham, Walter Briggs, and Carl Fisher. Plans for Bal Harbour were begun by Harland Bartholomew & Associates in the 1930s. The original name was Bay Harbour. The name Bal Harbour was later created to describe a village that ran from the bay to the Atlantic Ocean. The “b” was taken from the word bay and the “al” was taken from the word Atlantic. During World War II, plans were put on hold and the land was rented out to the United States Air Corps for one dollar per year. The oceanfront served as a rifle range and the barracks were located on the west side of Collins Avenue. The prisoner of war camp was set up where the Bal Harbour Shops are presently located.

After the war, Bal Harbour was incorporated on August 14, 1946. A yacht basin was created, swampland was filled, and sea walls were constructed. Bal Harbour Village was the first planned community in Florida to have its utilities placed underground. Collins Avenue was paved as four lanes with a landscaped median and was later widened to the present-day six lanes. The village was re-incorporated by an act of the Florida Legislature in 1947 and its charter was issued on June 16 of that year. In 1959 the Bal Harbour beach was renovated due to severe erosion and underwent a re-nourishment initiative in 1971. In 1968 the Village Council passed a resort tax initiative, establishing a resource for funding the village's beach restoration efforts.

The Bal Harbour community and its government are dedicated to preserving the village's reputation as one of Florida's finest and most complete resort areas, while remaining a residential community of distinction. Bal Harbour is made up of mostly high-rise apartments and extravagant single-family homes.

Community Dynamics

As of 2020, Bal Harbour had a population of 2,980. The median age was 53.8 and the median household income was \$77,005. Between 2019 and 2020 the population of Bal Harbour declined from 3,004 to 2,980, a reduction of .799%. At the same time, the median household income rose from \$76,962 to \$77,005, an increase of .0559%. Regarding ethnicity in 2020, 61.7% of the population was White non-Hispanic, 25.4% was White Hispanic, 4.03% was Multiracial Hispanic, 2.38% was Other Hispanic, and 2.15% was Black. None of the households in Bal Harbour reported speaking a non-English language at home as a primary language, and 89.4% of the population were US citizens. As of 2020, 45.1% of the residents of Bal Harbour 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 53%, indicating that the rate has been decreasing. In 2020, the median property value was \$1.32 million, and the homeownership rate was 79%.

Business Landscape

The Bal Harbour Shops were opened in 1965. This famous shopping center offers a collection of high-end boutiques and designer brands. With two floors of shops and cafes, lined with palm trees, fountains, and ponds, it is a destination designed for luxury shopping in a tranquil garden setting. In 2022, the mall had sales of \$3,400 per square foot. The Bal Harbour Shops are located near the intersection of two Florida state roads: SR-922/96th Street and SR-A1A/Collins Avenue. The shops are a large traffic generator within Bal Harbour Village, with 450,000 square feet of retail space and approximately 100 luxury retailers and restaurants.

Luxury hotels like the St. Regis Bal Harbour and the Ritz-Carlton Bal Harbour cater to tourists looking for an elegant and sophisticated experience by the sea.

Bal Harbour is an avid supporter of Miami art museums and arts and culture in Southeast Florida. Visitors to Bal Harbour have complimentary access to the most dynamic museums and art institutions in Southeast Florida through its Art Access Program.

Transportation Characteristics

The two major roadways in Bal Harbour Village are SR-A1A/Collins Avenue running north and south, and SR-922/96th Street running east and west, connecting the village with the mainland. There is traffic congestion on these roadways, particularly during peak hours and peak seasons. The popularity of the Bal Harbour Shops contributes to this congestion. Both of these roadways have bus service.

According to DATA USA 2020 statistics, most people in Aventura drove alone to work, with an average commute time of 30 minutes. The average car ownership was two cars per household.

Thanks to the Beach Master Plan of 2002, a landscaped path for walking, jogging, and biking runs along the dunes from the northern end of the village all the way to the southern tip.

Sources

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3. Wikipedia. Bal Harbour Shops, 2022. Url: https://en.wikipedia.org/wiki/Bal_Harbour_Shops
4. Bal Harbour, Miami, 2022. Url: <https://www.balharbourflorida.com/>
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