

# Community Background Report

## Bel-Aire

### County

Miami-Dade

### Boundaries

North: Southwest 184th Street (Eureka Drive)

East: Franjo Road

South: Caribbean Boulevard

West: South Dixie Highway (US 1)

### Community Type

Neighborhood

### History

Bel-Aire is a residential neighborhood of just over a square mile in size, located in the Town of Cutler Bay. In the area near where the Peters tomato farm once stood, the first section of the Bel-Aire subdivision was created in 1957. Demand was so strong that from 1957 to 1978, the Sterling Realty Corporation and Bel Aire, Inc. added 23 more sections to the development. Most, but not all, of these subdivisions are now within Cutler Bay's town limits.

Cutler Bay was incorporated in 2005. Between 2000 and 2005, discussion concerning the boundaries of incorporation for Cutler Bay strengthened the neighborhood identity of Bel-Aire. Several south Miami-Dade neighborhoods which remain in the unincorporated portions of the County are formally acknowledged less and less often.

### Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Bel-Aire has a population of 7,322, 65.3% of which are working age from 18 to 64. The average per capita income of \$25,533 is lower than Miami-Dade County's average per capita income of \$28,823. The population is 44.6% Hispanic, and 55.4% non-Hispanic. Furthermore, 79.6% of the population is White (including Hispanic White), 13.4% is Black, and 7% Others. A non-English language is spoken by only 3.2% of the population. Regarding education level, 52.3% of the population has less than a high school education, which is higher than Miami-Dade County's 48.86%. Foreign-born individuals make up 38.5% of the population, and 48.7% of the population are naturalized citizens, while 51.3% are not U.S. citizens. Of the foreign-born residents, 67.2% are from the Caribbean.

## Business Landscape

There are several public and private schools located in Bel-Aire, including the Cutler Ridge Christian Academy, Cutler Ridge Elementary, Bel-Aire Elementary and Cutler Ridge Middle School, and Our Lady of the Holy Rosary borders the neighborhood. These are all located within a one square-mile radius. Several of these are used as public meeting places by neighborhood groups. These institutions help Bel-Aire maintain its neighborhood identity. This community is a residential neighborhood typical of those in south Miami-Dade County. The land use in the area is mostly dedicated to single-family homes and schools, with businesses located along the bounding corridors. Bel-Aire Park is a 5-acre park located on Franjo Road, south of SW 184th Street. In all, there are three Cutler Bay parks in Bel-Aire, located very near to schools.

Businesses in Bel-Aire are concentrated along US 1/South Dixie Highway, SW 184th Street/Eureka Drive, and SW 186th Street. These businesses provide typical neighborhood services, but also offer retail to traffic using South Dixie Highway. Industry represented in neighborhood businesses includes retail, restaurants, various personal services, fewer professional services than in most south Miami-Dade neighborhoods, and several banking institutions, which include credit unions and check cashing stores.

## Transportation

The main transportation artery for the Bel-Aire neighborhood is US 1/South Dixie Highway. Eureka Drive/SW 184th Street, which forms the northern boundary of the neighborhood, carries traffic to the South Dade Shopping Center. Miami-Dade buses run only on roads that mark the boundaries of the neighborhood, SW 184th Street/Eureka Drive, and Franjo Road.

## Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block groups # 120860106066, 120860106061, 120860106065, 120860106062, 120860106063, 120860106064. Miami-Dade County, Florida. Url: <http://www.census.gov>
- 2.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>
- 3.) Google Maps, 2020. Url: <https://www.google.com/maps>
- 4.) Town of Cutler Bay, 2020. Url: <https://www.cutlerbay-fl.gov/>