

Community Background Report

City Center

County

Miami-Dade

Boundaries

North: Northeast 171st Street

South: Northeast 163rd Street

West: Northeast 15th Avenue

East: Biscayne Boulevard

Community Type

Neighborhood

History

City Center is a neighborhood of North Miami Beach, which the City has designated as its main business district. This area was once a suburban “bedroom community”, with South Florida’s first enclosed regional mall (built in 1956) and a wide highway commercial corridor. City Center has been transforming into a higher density town center with interconnected streets, a bikeway system, and mixed-use development. This district of 360 acres sees much of the east-west traffic through the City. North Miami Beach has developed Northeast 163rd Street / State Road 826 as the City’s downtown. A series of charrettes have resulted in the renaming of 164th Street, one block north of this main east-west corridor, as “Hanford Boulevard at Fulford City Center”, and the renaming was commemorated with a ribbon cutting ceremony in 2007.

In recent years, North Miami Beach has completed several capital improvements projects, such as enhanced landscaping in swales, improvements in drainage, sidewalks, decorative street lighting, curbing, and most recently, higher wattage light bulbs for streetlights throughout the neighborhood (completion date TBA). Attractions in the vicinity of North Miami Beach include a line of popular Atlantic Ocean beaches, an ancient Spanish Monastery, Oleta River State Park, Greynolds Park, East Greynolds Park, Fulford-by-the-Sea Monument, and Aventura Mall.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, City Center North Miami Beach has a population of 7794, 62.9% of which are working age from 18 to 64. The average per capita income of \$20,570.8 is much lower than Miami-Dade County’s average per capita income of \$28,823. The population is 37.8% Hispanic, and 62.2% non-Hispanic. Furthermore, 46.2% of the population is White (including Hispanic White), 46.9% is Black, and

4.23% Asian, and 2.6% Others. A non-English language is spoken by only 8.79% of the population. Regarding education level, 49.5% 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 50.1% of the population, and 52.2% of the population are naturalized citizens, while 47.8% are not U.S. citizens. Of the foreign-born residents, 48.4% are from the Caribbean, and 24.8% are from South America.

Business Landscape

The WalMart Superstore anchors the western end of Hanford Boulevard, thus providing a transition from Fulford City Center to the Mall at 163rd Street. The WalMart Superstore brings thousands of shoppers into the district each day. This draw has been promoted as a potential benefit to the surrounding businesses in the mall on Northeast 163 Street and other restaurants, specialty shops, and service-oriented businesses along Hanford Blvd. The City has promoted higher density and intensity of offices, duplexes, and triplexes in City Center. Another outlying store in the mall complex is Home Depot. Within the mall building are a few big box stores, such as Ross and Marshalls.

Transportation

The main transportation arteries in City Center form the boundaries of the neighborhood. Biscayne Boulevard / US1 on the east side, and Northeast 163rd Street / SR 826 on the south side, carry the bulk of the traffic. Another street that sees considerable use, especially when there are traffic blockages on Biscayne Boulevard, is West Dixie Highway, running just west of the St. Bernard de Clairvaux Spanish Monastery. The Royal Glades Canal cuts east-west through the neighborhood, with three bridges crossing it. Bus lines in the neighborhood are numerous, concentrated mostly on Northeast 163rd Street / SR 826 (Miami-Dade Transit lines #3, #75, #108 and #210). Miami-Dade buses also run on Northeast 19th Avenue, Northeast 171st Street, Northeast 164th Street, and Biscayne Boulevard. The City of North Miami Beach operates the NMB Line, a free trolley service, within the boundaries of City Center. The trolley runs every day except Sunday, on four different routes. There is an app available to track the real-time progress of the trollies.

Reference

- 1) U.S. Bureau of the Census. (2010). Statistical File 3: block groups # 120860002122, 120860002143, 120860002123, 120860002022, 120860002023. 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) Wikipedia, 2020. City of North Miami Beach Neighborhoods Map. Url: https://en.wikipedia.org/wiki/North_Miami_Beach,_Florida#/media/File:Nmbhoods.jpg
- 4) City of North Miami Beach, City Center Improvement Projects, 2020. Url: <https://www.citynmb.com/648/City-Center>

- 5) Google Maps, 2020. Url: <https://www.google.com/maps>
- 6) City of North Miami Beach, Hanford Boulevard, 2020. Url: <https://www.citynmb.com/667/Hanford-Boulevard>
- 7) City of North Miami Beach, NMB Line, 2020. Url: <https://www.citynmb.com/402/NMB-Line>
- 8) Mall at 163rd Street, MallsinAmerica.com, 2020. Url: <https://www.mallsinamerica.com/florida/mall-at-163rd-street>
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