

Community Background Report

Eastern Shores

County

Miami-Dade

Boundaries

North: Northeast 171st Street, Intracoastal Waterway

South: Northeast 163rd Street (Sunny Isles Boulevard)

West: Northeast 26th Avenue, Maule Lake

East: Intracoastal Waterway

Community Type

Neighborhood

History

Eastern Shores is a 322 square-acre neighborhood on a peninsula in the City of North Miami Beach. The neighborhood is made up of all man-made canals except the natural canal on the North Side of NE 171st Street. Eastern Shores is bounded by Sunny Isles Blvd to the South, Maule Lake to the West, the Intracoastal Waterway to the East, and Dumfoundling Bay to the Northeast. This is one of the most exclusive neighborhoods of the City and in the County. The neighborhood is between the mainland of the City and Miami Beach, separated by water and a private, gated entrance, which is staffed 24 hours. The guardhouse and guard gates were created in 1997. Eastern Shores is a very safe neighborhood and crimes almost never occur. Eastern Shores created its own fire rescue department, named Eastern Shores Fire Rescue Station, which is located right next to the guardhouse and the Eastern Shores Basketball Court and Playground. Located in the eastern section of North Miami Beach, this residential area is bounded by Maule Lake to the west, Northeast 163rd Street to the south, and the Intracoastal Waterways to the east and north. Almost all the single-family residential lots in the Eastern Shores subdivision have water frontage. Condominium buildings and townhouses dominate the eastern part of the neighborhood.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Eastern Shores has a population of 5,756, 61.83% of which are working age from 18 to 64. The average per capita income is \$39,902, which is higher than Miami-Dade County's average per capita income of \$28,823. The population is 47.26% Hispanic, and 52.74% non-Hispanic. Furthermore, 91.28% of the population is White (including Hispanic White), 4.08% is Black, and 3.11% Others. A non-English language is spoken by only 5.94% of the population. Regarding education level,

29.86% of the population has less than a high school education, which is much lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 41.57% of the population, out of which, 50.48% are naturalized citizens, while 49.52% are not U.S. citizens. Of the foreign-born residents, 24.51% are from the Caribbean, 15.6% are from Europe, and 39.82% from South America.

Business Landscape

Business in Eastern Shores is almost entirely limited to the Intracoastal Mall, located at the southeast corner of the neighborhood and the peninsula. There is also a short commercial strip running along the southern edge of the neighborhood, along Northeast 163rd Street.

In recent years, major changes have been taking place in the mall, which has been approved for a massive redevelopment, as of November 2020. The \$1.5 billion project will be called Uptown Harbour. Dezer Development is seeking Florida Department of Transportation (FDOT) approval to build a new entryway, as construction teams will not be able to use the Northeast 35th Avenue entrance, and the developers must widen the entrance at Northeast 36th Avenue. Uptown Harbour will feature condos, retail, offices, and hotels, complete with a waterfront promenade with restaurants and retailers. When completed, the mixed-use development will bring over 2,000 residential units, which will be split among 1,750 for-sale condos spread across five towers, 200 rental apartments, and 50 townhomes. Uptown Harbor will also bring 250 hotel rooms, 375,000 square feet of retail, and 200,000 square feet of office space to the area. Of the retail component, there will be a 280,000 square foot shopping center, a 50,000 square foot supermarket and a 45,000 square foot gym. Additionally, Dezer Development will fund public improvements, including building a police department, fire station, community center, a 6-acre park, and infrastructure, as part of the proposal. The new towers will have a maximum height of 40 stories.

Transportation

Traffic in Eastern Shores is generally low, and the neighborhood has just nine named streets. Since the greater portion of the community is gated, traffic north of the mall is limited mostly to residents coming and going. The entrance to the residential areas is on Northeast 35th Avenue, north of Northeast 163rd Street. Commercial traffic is centered on the Intracoastal Mall, which is slated for major redevelopment. This will require construction of a new, wider entryway into the neighborhood at Northeast 36th Avenue, as mentioned above.

Miami-Dade Transit buses serve the neighborhood on Northeast 35th Avenue (#105), as well as on Northeast 163rd Street (#108 and #105). The North Miami Beach Line (NMBLIN), the City's free trolley, also runs on both of these streets every day except Sunday, and there is an app available for tracking the trolley's progress.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860001281, 120860001271, 120860001272, 120860001282, 120860001322. 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.) City of North Miami Beach. Eastern Shores, Dec. 22, 2017. Url: <https://www.citynmb.com/Search?searchPhrase=eastern%20shores>
- 4.) Wikipedia. Eastern Shores (North Miami Beach), 2020. Url: [https://en.wikipedia.org/wiki/Eastern_Shores_\(North_Miami_Beach\)](https://en.wikipedia.org/wiki/Eastern_Shores_(North_Miami_Beach))
- 5.) Google Maps, 2020. Url: <https://www.google.com/maps/>
- 6.) City of North Miami Beach. Intracoastal Mall Application & Supporting Documents, August 14, 2019. Url: <https://www.citynmb.com/DocumentCenter/View/5324/Intracoastal-Mall-Application--Supporting-Documents?bidId=>
- 7.) PROFILEMiami. North Miami Beach Finally Approves Dezer Development's Proposed Redevelopment of the Intracoastal Mall, November 16, 2020. Url: <http://profilemiamire.com/miamirealestate/2020/11/16/north-miami-beach-finally-approves-dezer-developments-proposed-redevelopment-of-the-intracoastal-mall>
- 8.) City of North Miami. NMB Line, 2020. Url: <https://www.citynmb.com/402/NMB-Line>