

Community Background Report

Highland Village

County

Miami-Dade

Boundaries

North: Northeast 175th Street

South: Northeast 135th Street

West: Florida East Coast Railroad

East: Northeast 25th Avenue

Community Type

Neighborhood

History

Highland Village is a neighborhood of 295 square acres with some single-family homes, multi-family homes, new high-rise residential developments, and a number of businesses running along the Biscayne Boulevard corridor in the City of North Miami Beach. This neighborhood has limited access to other communities due to natural barriers, limited residential land use, and the large size of parcels. The southernmost part of this neighborhood is residential, while the rest is mostly governmental or commercial. This area hosted a mobile home park in years gone by, but as developers have begun to build in the surrounding areas, the market value of property in Highland Village has gone up, and real estate development has greatly increased. These market pressures, coupled with flooding issues, have reshaped the neighborhood. While residential roads leading to area homes serve thru traffic, they also serve relatively few city blocks.

One of the most pressing issues facing the neighborhood relates to the Munisport landfill (in North Miami) and its potential effect on the groundwater in the area. The elevation in Highland Village is the lowest in the City, so ground water contamination and flooding are major concerns. The area is within the Hurricane Vulnerability Zone and the homes are not elevated in conformance with FEMA requirements.

The Highland Village Community Center is located in the south end of the neighborhood, at 13621 Highland Drive. The Center offers sports and picnic facilities, a playground, a computer lab, meeting space, and after school programs.

Along the Biscayne Boulevard corridor are East Greynolds Park and several long, narrow tracts of land between Biscayne and the FEC right-of-way. With the widening of Biscayne Boulevard, there has been a marked increase in development in this area. Major recent development projects include the Marina Palms Yacht Club, comprised of two large residential towers and a private marina, built out into Maule Lake at Biscayne Boulevard and Northeast 172nd Street, and the Harbour, a pair of large residential towers just north of Northeast 163rd Street and east of Biscayne Boulevard.

The City of North Miami Beach has a Community Redevelopment Agency, but only a small, far northern section of Highland Village falls within its boundaries. The stated purpose of the CRA is: “To eliminate and prevent the development or spread of blighted areas, improve property values, improve the public infrastructure, and prevent or reduce incidents of crime. The agency is a successful partnership between the City of North Miami Beach and Miami-Dade County. The CRA operates within the Redevelopment Area. The CRA will sunset on October 11, 2028.”

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Highland Village has a population of 3,790, 71.45% of which are working age from 18 to 64. The average per capita income is \$24,580, which is lower than Miami-Dade County’s average per capita income of \$28,823. The population is 44% Hispanic and 56% non-Hispanic. Furthermore, 68% of the population is White (including Hispanic White), 21.5% is Black, and 10.5% Others. A non-English language is spoken by 12% of the population. Regarding education level, 50.4% 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 48.5% of the population, out of which, 36.2% are naturalized citizens, while 63.8% are not U.S. citizens. Of the foreign-born residents, 38.8% are from the Caribbean, 9.6% are from Asia, and 31.4% from South America.

Business Landscape

Commercial activity in Highland Village is generally limited to the Biscayne Boulevard corridor. There is a mix of retail, restaurants, and services along this main artery. The commercial corridor is necessarily narrow and sparsely populated in many spots, due to the natural barriers of water and parkland along Biscayne Boulevard.

Transportation

Highland Village’s main transportation artery is Biscayne Boulevard, which serves the neighborhood’s business needs, as well as providing for a large volume of commuter and thru traffic. Miami-Dade Transit buses run along Biscayne Boulevard (lines #3, #135, #93, and #75). The BYHBIS line (Bay Harbor Islands shuttle) also makes a couple of stops along Biscayne in Highland Village. The North Miami Beach free shuttle, the “NMB Line”, makes stops along a stretch of Biscayne Boulevard within Highland Village’s southernmost area. An app is available to track the shuttle’s progress.

Reference

- 1) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860001091. 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, 2021. Url: <https://www.google.com/maps>
- 4) City of North Miami Beach. Highland Village Community Center, 2021. Url: <https://www.citynmb.com/Facilities/Facility/Details/Highland-Village-Community-Center-1>
- 5) City of North Miami Beach. Community Redevelopment Agency (CRA), 2021. Url: <https://www.citynmb.com/304/Community-Redevelopment-Agency-CRA>
- 6) City of North Miami Beach. 2015 North Miami Beach CRA Redevelopment Plan, 2015. Url: <https://www.citynmb.com/DocumentCenter/View/964/2015-Redevelopment-Plan-2nd-Amendment-PDF>
- 7) Moovitapp.com. BHYBIS Bay harbor Islands Shuttle, 2021. Url: https://moovitapp.com/index/en/public_transit-line-BYHBIS-Miami_FL-742-8797-494451-0
- 8) City of North Miami Beach. NMB Line, 2021. Url: <https://www.citynmb.com/402/NMB-Line>