

Indian Creek Village

County

Miami-Dade

Boundaries

North: Indian Creek Lake

South: Indian Creek

West: Biscayne Bay

East: Indian Creek

Community Type

Municipality

History

Indian Creek Village, situated on a man-made barrier island in Biscayne Bay, is a municipality located in northeastern Miami-Dade County. It has a total land area of approximately 0.46 square miles (294 acres). Neighboring communities are Bay Harbor Islands to the north, Surfside to the east, Miami Beach to the south, and North Miami to the west, across Biscayne Bay.

The concentration of highly affluent people on the island has earned it the nickname “Billionaire Bunker”. The village is a privately-owned, exclusive residential enclave, with 41 platted waterfront residential home sites and the ultra-exclusive private membership Indian Creek Country Club. The Village Hall complex is located at another parcel on the northeast side of the Surfside Bridge over the Indian Creek waterway. The home sites are arranged along the east, south, and west shores of the island.

The balance of the island is occupied by the country club, which consists of a clubhouse, the members’ golf course, dockage, and assembly, hospitality, and special event facilities designed by architect Maurice Fatio in 1929. The residences and club are connected to the mainland solely via the Surfside Bridge over Indian Creek at 91st Street. The creek is a tidally influenced residential canal that connects to Biscayne Bay and ultimately to the Atlantic Ocean via the Baker’s Haulover Inlet. Both the western and eastern edges of the canal have

vertical seawalls. The depth of the waterway at the bridge is approximately nine feet.

Indian Creek Village has its own police force. A guard protects the island's entrance point with 24-hour surveillance, and police officers patrol the island's main thoroughfare. A perimeter security system was installed in 2021, featuring camera and radar equipment. This integrated security system can quickly identify waterborne activities and alert village public safety officials by transmitting live thermal video coverage. The only way to gain entrance to the island is to be a resident or be invited by a resident.

The village has a mayor-council form of government. Meetings are held at the Indian Creek Village Hall, and meeting agendas are available on the municipal website.

Community Dynamics

As of 2020, Indian Creek had a population of 34. The median age was 51 and the median household income was \$101,250. Between 2019 and 2020 the population of Indian Creek declined from 44 to 34, a decrease of 22.7%. At the same time, the median household income held steady. Regarding ethnicity in 2020, 70.6% of the population was White non-Hispanic, 17.6% was White Hispanic, 8.82% was Asian, and 2.94% was Multiracial non-Hispanic. None of the households in Indian Creek reported speaking a non-English language at home as a primary language, and 79.4% of the population were US citizens. As of 2020, 41.2% of the residents of Indian Creek 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 43.2%, indicating that the rate has been decreasing. In 2020, the median property value was \$2 million, and the homeownership rate was 100%.

Business Landscape

Indian Creek Village has no commercial activity other than the private country club and golf course.

Transportation Characteristics

This small island has only one bridge connecting it to Surfside on the larger barrier island to the east, at 91st Street. The semi-circular Indian Creek Island Road is the only internal roadway, hugging the west, south, and east sides of the island, and enclosing the country club and golf course at the center of the island.

There are two main transportation arteries in the vicinity of Indian Creek Village. State Road A1A runs along the east side of the Miami Beach barrier island and can only be reached by the single bridge to Surfside at 91st Street. State Road 922 runs through Bay Harbor Islands to the north of Indian Creek Village. SR 922 can be reached via A1A at 96th Street, crossing the two Bay Harbor Islands as the Kane Concourse, and continuing across the bay to the mainland via the Broad Causeway Bridge.

According to DATA USA 2020 statistics, most people in Indian Creek drove alone to work, with an average commute time of 26.9 minutes. The average car ownership was two cars per household.

Sources

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