

Community Background Report

Oakland Grove

County

Miami-Dade

Boundaries

North: Little River

East: Florida East Coast Railway

South: Northeast 82nd Street (Little River Parkway)

West: Northeast 2nd Avenue

Community Type

Neighborhood

History

Oakland Grove is a 40-acre residential neighborhood within the City of Miami. The Little River bends on the northeast edge of the community, forming the northern and eastern boundaries. This neighborhood, which is less than half a square mile in area, contains one City of Miami mini-park at the end of a right of way, which meets the river. Oakland Grove is a neighborhood of single-family homes, with the occasional duplex lot. Commercial properties running along Northeast 2nd Avenue and Northeast 82nd Street are on the western and southern boundaries of Oakland Grove. Vehicular traffic can only enter the community through three entrances, two along Northeast 82nd Street and one along Northeast 2nd Avenue.

Since 2000, the residential properties of Oakland Grove have dramatically increased in value. Neighborhood organizations, including the Neighbors of Oakland Grove, worked to improve the quality of their neighborhood and tried to resist increasing residential density. Area developers petitioned the City of Miami to raise the zoning density of property on the banks of the river to High Density. Residents of the neighborhood, which was zoned for Low Density residential, wanted to remain as such, and were supported by their neighborhood association and a Miami neighborhood association umbrella group. However, City Commissioners voted in favor of higher residential density. This neighborhood, like many in South Florida, lacks paved pedestrian paths between private properties and public roads.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Oakland Grove has a population of 2,354, 49% of which are working age from 18 to 64. The average per capita income is \$17,468, which is much lower than Miami-Dade County's average per capita

income of \$28,823. The population is 10% Hispanic and 90% non-Hispanic. Furthermore, 15% of the population is White (including Hispanic White), 83% is Black, and 1.4% multi-race and others. A non-English language is spoken by 11% of the population. Regarding education level, 69% 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 46% of the population, out of which 38% are naturalized citizens, while 62% are not U.S. citizens. Of the foreign-born residents, 93.8% are from the Caribbean, 4.6% are from Central American countries, and 1.5% are from South America.

Business Landscape

Along Northeast 2nd Avenue, there are various commercial and office properties. Between Northeast 82nd Street and the Little River, the Northeast 2nd Avenue corridor functions as the Little Haiti Business District. Restaurants, as well as retail and service businesses, line sidewalks that are shaded with a few trees. Miami-Dade Transit bus lines traveling north and south along this corridor serve area businesses.

Transportation

Vehicular traffic can only enter the Oakland Grove community through three entrances, two along Northeast 82nd Street and one along Northeast 2nd Avenue. The entrance at Northeast 3rd Place and Northeast 82nd Street generally attracts motorists looking for shortcuts to northbound Northeast 2nd Avenue.

Miami-Dade Transit buses (#2, #9, and #10) run north and south along Northeast 2nd Avenue, which forms the western boundary of the neighborhood. The Little Haiti route of the City of Miami free trolley also runs along Northeast 2nd Avenue at the western edge of the neighborhood, south of Northeast 84th Street.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 12086001402, 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.) Miami New Times. Best of Sports & Recreation, 2001. Best Public Park No One Knows About, Oakland Grove Mini-Park, 2001. Url: <https://www.miaminewtimes.com/best-of/2001/sports-and-recreation/best-public-park-no-one-knows-about-6398937>
- 5.) City of Miami. Trolley Maps, Little Haiti Trolley Map, 2021. Url: https://www.miamigov.com/files/assets/public/document-resources/pdf-docs/trolley-maps/little_haiti_trolley_map508.pdf