

# Community Background Report

## Pickwick

### County

Miami-Dade

### Boundaries

North: Northeast 185th Street

South: Northeast Miami Gardens Drive

West: Northeast 6th Avenue

East: Northeast 11th Avenue

### Community Type

Neighborhood

### History

Pickwick Estates, also known as Pickwick Lake Estates, is a comparatively small, completely residential neighborhood in the northwestern section of the City of North Miami Beach. This neighborhood is located north of Miami Gardens Drive and just east and south of the sound barrier wall of Interstate 95. It is bounded on the northeast by the Glades Canal and on the east by Northeast 11th Avenue. The secluded neighborhood of 93 single-family homes has only one access point, on Northeast Miami Gardens Drive at Northeast 9th Court. A lake takes up a large portion of the neighborhood's northeastern area, just southwest of the Glades Canal. With its convenient but self-contained location, Pickwick Estates is relatively stable.

Land use in Pickwick Estates is single-family residential, except for a small amount of land reserved for institutional uses, which include railway, canals, and highways.

The Snake Creek Trail runs along the northern edge of Pickwick and allows pedestrians and bicyclists to follow the Snake Creek Canal from Miami Gardens to Greynolds Park.

### Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Pickwick has a population of 6,031, 62.4% of which are working age from 18 to 64. The average per capita income is \$21,456, which is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 20.4% Hispanic and 79.6% non-Hispanic. Furthermore, 48% of the population is White (including Hispanic White), 50% is Black, 0.8% Asian, and 1.1% multi-racial and others. A non-English language is spoken by 4% of the population. Regarding education level, 51% 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 45.4% of the population, out of which 56.7% are naturalized citizens, while 43.3% are not U.S. citizens. Of the foreign-born residents, 56% are from the Caribbean, 9.8% are from Asia, and 25.4% are from South America.

## Business Landscape

Land use in Pickwick Estates is restricted entirely to single-family residential use, except for a few areas reserved for institutional uses, which include railway, canals, and highways.

There is only one school serving the neighborhood, the Yeshiva Toras Chaim School.

Pickwick does not fall within the boundaries of the North Miami Beach Community Redevelopment Area, which is focused on the North Miami Beach Boulevard/Northeast 163rd Street corridor.

## Transportation

The main transportation arteries in the Pickwick neighborhood run along its boundaries. These are Interstate 95 on the western edge and Northeast Miami Gardens Drive/Northeast 183rd Street on the south.

Buses run only on Northeast Miami Gardens Drive/Northeast 183rd Street, with just four stops. One of these stops is located at the neighborhood's only entrance and exit, where Northeast 9th Court joins Northeast Miami Gardens Drive/Northeast 183rd Street.

The NMB Line, North Miami Beach's free trolley, does not operate within the boundaries of the Pickwick neighborhood, but does pass by the neighborhood's southwest corner, where Interstate 95 intersects with Miami Gardens Drive.

## Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860002131, 120860002132, 120860002133, 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.) Wikipedia. North Miami Beach, Florida, 2021. Map of NMB's neighborhoods. Url: [https://en.wikipedia.org/wiki/North\\_Miami\\_Beach,\\_Florida](https://en.wikipedia.org/wiki/North_Miami_Beach,_Florida)

- 5.) City of North Miami Beach. Pickwick, Dec. 22, 2017. Url: <https://www.citynmb.com/Search?searchPhrase=pickwick%20&pageNumber=1&perPage=10&departmentId=-1>
- 6.) City of North Miami Beach. City Map with CRA Boundaries (PDF), Dec. 28, 2017. Url: <https://www.citynmb.com/DocumentCenter/View/2112/City-Map-with-CRA-Boundries-PDF?bidId=>
- 7.) City of North Miami Beach. NMB Line, NMB-LINE-Trolley-Schedule-April-2021. Url: <https://www.citynmb.com/DocumentCenter/View/7968/NMB-LINE-Trolley-Schedule-April-2021>