

Community Background Report

Sans Souci

County

Miami-Dade

Boundaries

North: Northeast 123rd Street

East: Intracoastal Waterway

South: North Bayshore Drive

West: Biscayne Boulevard

Community Type

Neighborhood

History

The North Miami neighborhood of Sans Souci (which translates as “without concerns” from the French) was built between 1940 and 1994, with most of the structures built after 1970. The canals in the area were dug and dredged during the late 1940s and early 1950s. The neighborhood is located on the Intracoastal Waterway and is considered a nautical neighborhood. It is walkable, historic, and densely populated. Sans Souci is primarily comprised of single-family homes, with a few condominium developments. The area is inhabited by a mix of owners and renters. A part of the Sans Souci neighborhood is a gated community called Sans Souci Estates. It is a more affluent area than the surrounding neighborhood outside the gate.

The only school within the neighborhood’s boundaries is the Temple Beth Moshe Preschool. Residents of the Sans Souci neighborhood can send their children to David Lawrence, Jr., which is a public school for grades K-8, to John F. Kennedy Middle School in North Miami Beach, for grades 6-8, and to Alonzo and Tracy Mourning Senior High, for grades 9-12. There is also the Miami Country Day School not far away, a large, well-established, private school.

The closest community center to Sans Souci is the Gwen Margolis Community Center at 1590 Northeast 123rd Street, to the west of the neighborhood.

There are two parks in Sans Souci, North Bayshore Park and Alfred Basade Park. There is also a park just outside the southwestern boundaries of the community, Biscayne Shores and Gardens Park. Another venue for outdoor activity is the Penny Sugarman Tennis Center at Sans Souci. This center offers group and private tennis lessons to all ages for a fee.

The Sans Souci Gated Voluntary Homeowners Organization meets on the second Thursday evening of each month at the Gwen Margolis Community Center. The email address of the organization's president is available in the City of North Miami website.

As with many coastal areas in South Florida, the Sans Souci neighborhood relies on pump stations and ample storm sewer lines to help control flooding. Recently, two pump stations within the neighborhood (station #10 and station #12) and their surrounding sewer lines have been rehabilitated.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Sans Souci has a population of 3,508, 64.5% of which are working age from 18 to 64. The average per capita income is \$46,611, which is higher than Miami-Dade County's average per capita income of \$28,823. The population is 60.7% Hispanic and 39.3% non-Hispanic. Furthermore, 72.9% of the population is White (including Hispanic White), 21.6% is Black, 4.3% Asian, and 1.2% multi-racial and others. A non-English language is spoken by 5.6% of the population. Regarding education level, 32.8% of the population has less than a high school education, which is lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 41.2% of the population, out of which 52.3% are naturalized citizens, while 47.7% are not U.S. citizens. Of the foreign-born residents, 30% are from the Caribbean, 9.6% are from Europe, 41% are from South America and 14.4% are from Central America.

Business Landscape

Sans Souci has many businesses within its boundaries, located mostly along Biscayne Boulevard on the neighborhood's western edge, and along Northeast 123rd Street, which forms the northern boundary. Several "big box" stores such as Office Max, Ross Dress for Less, and the Home Depot are located along Biscayne Boulevard, while Northeast 123rd Street has restaurants and small businesses.

A portion of Sans Souci lies within the boundaries of the North Miami Community Redevelopment Agency, specifically the area just northwest of Sans Souci Boulevard. The mission of the CRA appears in the organization's website: "North Miami Community Redevelopment Agency is an independent government agency tasked with eliminating slum and blight in a designated area. The NMCRA does this by using increases in taxable values, for a limited period of time within a deteriorating area, to transform it into one that again contributes to the overall health of the community. This transformation occurs through the various grants and incentives initiatives listed below:

- Commercial Rehabilitation and Beautification Grants
- Public Private Partnership Developments
- Infrastructure Improvements
- Neighborhood Improvement Programs
- Affordable, Workforce, Market Rate, Luxury and Mixed Income Housing

- Affordable/Workforce Housing Development & Renovation
- Transportation and Transit Developments”

The CRA website contains planning documents, budget information, annual reports and financial statements, meeting agendas and minutes, resolutions, maps, and news. The Community Redevelopment Agency Advisory Committee meets on the first Monday of every month in the North Miami Council Chambers. This committee has advisory powers and hears all items and matters that are assigned by the CRA Board and makes recommendations to the CRA Board. A list of members is available in the City of North Miami website, with contact information given.

Transportation

The main transportation arteries in Sans Souci are the roadways that form its boundaries. Biscayne Boulevard/US 1 carries a large volume of traffic on the neighborhood’s western side. Miami-Dade Transit buses run on this highway (lines #3 and #93). Northeast 123rd Street also has Miami-Dade bus service (line G) at multiple stops. This street connects with the Broad Causeway to the east.

The NoMi Express, North Miami’s free bus service, runs through Sans Souci. The Red Line makes a loop along Northeast 123rd Street and through the center of the neighborhood. An app is available for tracking the progress of buses.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860012043, 120860012041, 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.) North Miami, Florida. Parks Resource Guide, 2021. Url: <https://www.northmiamifl.gov/931/Parks-Resource-Guide>
- 5.) North Miami, Florida. Penny Sugarman Tennis Center at Sans Souci, 2021. Url: <https://www.northmiamifl.gov/facilities/facility/details/pennysugarmantenniscenteratsanssouci-30>
- 6.) North Miami, Florida. Homeowners Association, Sans Souci Gated Voluntary Homeowners Organization, LLC, SSGHOA, 2021. Url: <https://www.northmiamifl.gov/778/Homeowners-Association>
- 7.) North Miami, Florida. Pump Station Rehabilitation, 2021. Url: <https://www.northmiamifl.gov/598/Pump-Station-Rehabilitation>
- 8.) North Miami Community Redevelopment Agency. Welcome, 2021. Url: <https://northmiamifl.maps.arcgis.com/apps/MapSeries/index.html?appid=c0e226cd40d14d1a9e81fcd39c694e2a>

- 9.) North Miami CRA. Mission Statement, 2021. Url: <http://www.northmiamicra.org/our-mission-statement>
- 10.) North Miami, Florida. Community Redevelopment Agency Advisory Committee, 2021. Url: <https://www.northmiamifl.gov/398/Community-Redevelopment-Agency-Advisory->
- 11.) North Miami, Florida. NoMi Express Free Bus, 2021. Url: <https://www.northmiamifl.gov/285/NoMi-Express-Free-Bus>