Community Background Report
Shenandoah

County
Miami-Dade

Boundaries
North: Southwest 8th Street
East: Southwest 12th Avenue
South: Southwest 22nd Street (Coral Way)
West: Southwest 27th Avenue

Community Type
Neighborhood

History

Shenandoah is one of the oldest neighborhoods in the City of Miami. It was established in 1919 by developers from Virginia, who chose a familiar place name from their home state to designate the area. Soon afterwards, developers from Ohio and Pennsylvania rushed in, designing their own additional subdivisions, all of which make up the neighborhood of Shenandoah. The neighborhood has many buildings in the Revivalist architectural style, such as the Shenandoah Middle School, as well as numerous homes in the area close to Calle Ocho. In fact, Shenandoah boasts of having the highest concentration of 1920s and 1930s homes in all of Florida.

Shenandoah has several parks. Bryan Park, at 2301 Southwest 13th Street, has tennis courts, seasonal camps for children, after-school programs, youth programs, a playground, bathrooms, and a community center building. Shenandoah Park is the largest of the neighborhood's parks, located at 1800 Southwest 21st Avenue. It features a swimming pool, swimming lessons, seasonal camps for children, after-school programs, teen programs, free fitness classes, tennis and racquetball courts, a playground, picnic facilities, outdoor gym equipment, bathrooms, computers, and a recreation and community center that can be reserved. This community center is the site of meetings held by the Miami-Shenandoah Neighborhood Association. Maximo Gomez Park, also known as Domino Park, is located at 1444 Southwest 8th Street. It has long been a popular meeting place for domino enthusiasts, as well as a Calle Ocho landmark. Shenandoah has two mini parks: the South Shenandoah Mini Park at 1197 Southwest 19th Avenue and the Swannanoa Mini Park at 1301 Southwest 21st Avenue. There is also the Coral Way Community Center Playground, located on the eastern boundary of the neighborhood at 1320 Southwest 12th Avenue.

The Shenandoah Branch Library is part of the Miami-Dade Public Library System, located at 2111 Southwest 19th Street.

Shenandoah has several homeowners' and neighborhood associations representing residents. Among them, the Miami-Shenandoah Neighborhood Association is a nonprofit organization, whose website states the group's goals and philosophy:

"Our current projects range from beautification to preservation. But always, it's about planning, planning, planning. Thanks to our ties with city and county officials, we've been able to come up with some creative solutions that have helped us grow in concert with our neighbors and the master plan. And it all starts with respectful dialogue.

MSNA believes every resident has a voice. "Shenandoah is about us. It's about compromise, it's about progress," says former MSNA Secretary Donna Weaver, "Shenandoah's mission is to identify consensus and to convey that to the proper officials. We know that everyone won't agree but that doesn't mean that we can't move forward as a neighborhood.""

Membership in the Miami-Shenandoah Neighborhood Association is open to all residents and property owners within the neighborhood. Attendance at meetings is open to all members but voting at meetings is restricted to "active" members who have paid membership dues of $30-$50 per year.

In 2021, the MSNA resumed in-person meetings, rather than holding meetings virtually. Meetings are held at the Shenandoah Park Community Center located at 1800 Southwest 21st Avenue. Meeting notices, a schedule of meeting dates, and summaries of past meetings are available in the organization's website.

Among the projects listed in the MSNA website is an extensive and detailed traffic calming study, completed in 2018. The study includes a proposal of traffic calming treatments, maps, recorded traffic volumes and speeds, and residents' comments.

Contact information for the Miami-Shenandoah Neighborhood Association also appears in the City of Miami governmental website, along with information for the Miami Historic East Shenandoah Homeowners' Association, Inc. These associations and others are grouped within a larger list entitled "Neighborhood Associations Coral Way NET", named after the street that forms the southern boundary of the Shenandoah neighborhood.

In 2019, redevelopment along Coral Way was being discussed at community meetings held at Shenandoah Park (1800 Southwest 21st Avenue). The agenda was summarized in the meeting announcement: "How do we improve redevelopment along Coral Way to make it compatible with the surrounding neighborhoods? Please meet with City of Miami Planning staff to discuss ideas to improve the city around Coral Way. Topics will include: Neighborhood preservation; T3-T5 Parking option; Ways to transition between commercial and residential streets."

The City of Miami Little Havana NET (Neighborhood Enhancement Team) Office is located just within the eastern boundary of the Shenandoah neighborhood, at 1300 Southwest 12th Avenue.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Shenandoah has a population of 20,981, 61.9% of which are working age from 18 to 64. The average per capita income is $21,703, which is lower than Miami-Dade County's average per capita income of $28,823. The population is 89.7% Hispanic and 10.3% non-Hispanic. Furthermore, 90.6% of the population is White (including Hispanic White), 3% is Black, 2.3% Asian, and 4.1% multi-racial and others. A non-English language is spoken by 18.64% of the population. Regarding education level, 49.23% 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 68.78% of the population, out of which 49.73% are naturalized citizens, while 50.27% are not U.S. citizens. Of the foreign-born residents, 65.23% are from the Caribbean, 11.75% are from South America, and 17.55% are from Central America.

Business Landscape

The northern, western, and southern corridors which bound Shenandoah are lined with properties classified for commercial and office use. The northern corridor, along Southwest 8th Street, has the most concentrated commercial land use, with strip malls and low-rise buildings. This street features small businesses, restaurants, and fast-food venues, and serves as Little Havana's "main street". Business establishments also line Southwest 27th Avenue on the neighborhood's western edge, and Southwest 22nd Street, on the southern edge. Most businesses in this neighborhood rely on on-street parking and surface lots with limited capacity. The eastern bounding street, Southwest 12th Avenue, has almost no commercial land use. Low density and single-family residential parcels define this corridor.

The neighborhood has three schools within its boundaries: the Shenandoah Elementary School, the Shenandoah Middle Magnet School, and the Coral Way K-8 Bilingual Center

Transportation

The main transportation arteries in the Shenandoah neighborhood form its northern, western, southern, and eastern boundaries. Miami-Dade Transit buses run on Southwest 8th Street (#8 and #208), on Southwest 27th Avenue (#27), on Southwest 22nd Street (#24, #17, and Coral Way), and on Southwest 12th Avenue (#12). Bus service is also available on the neighborhood's larger north-south streets. These are Southwest 22nd Avenue (#22) and Southwest 17th Avenue (#17).

The City of Miami free trolley has routes along the northern and southern boundaries of Shenandoah but does not loop through the neighborhood. The Little Havana Route runs on Southwest 8th Street and the Coral Way Route runs on Southwest 22nd Street (Coral Way). The online Trolley Tracker shows the progress of the trolleys in real time.

Among the projects listed in the Miami-Shenandoah Neighborhood Association website is an extensive and detailed traffic calming study, completed in 2018. The study includes a proposal of traffic calming treatments, maps, recorded traffic volumes and speeds, and residents' comments.

Reference

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11.) City of Miami. Neighborhood Associations Coral Way NET, 2021. Url: https://www.miamigov.com/My-Government/Departments/Neighborhood-Service-Center-Division-Formerly-NET/Association-Coral-Way?BestBetMatch=shenandoah%20neighborhood%20enhancement%20team|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US

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