

Community Background Report

Skylake

County

Miami-Dade

Boundaries

North: Northeast 196th Terrace

South: Northeast 185th Street (Miami Gardens Drive)

West: Northeast 18th Avenue

East: Northeast 22nd Avenue

Community Type

Neighborhood

History

Skylake is a 122-acre residential neighborhood in the City of North Miami Beach, located north of Miami Gardens Drive between Northeast 18th Avenue and Northeast 22nd Avenue. Skylake is a community of relatively large, well-maintained single-family homes. Also included in the neighborhood are a few commercial properties facing Miami Gardens Drive, and a multifamily development to the immediate north of the commercial area. Property lots in Skylake are among the largest in the City of North Miami Beach, with a typical lot measuring 75 feet wide by 110 feet deep. Many of the homes in this area were built in the 1960s.

The official City of North Miami Beach boundary zigzags within the boundaries of the Skylake neighborhood, and over half of the homes within the neighborhood are in unincorporated Miami-Dade County. City annexation of this unincorporated area was previously considered.

Homes on Skylake's lake are the most valuable in the neighborhood. Their value influences the cost of other homes in the area. No vacant lots are available for development in the neighborhood.

Skylake is the only North Miami Beach neighborhood within the boundaries of the Sky Lake & Highland Lakes Area Homeowners' Association. The website of the organization designates the geographic area of its coverage: "Our community includes residents north of Miami Gardens Drive (but inclusive of the entire Ojus neighborhood), east of I-95, south of the Broward County Line and west of Aventura (the FEC Railroad)." The mission of the association is "To serve as the collective voice for the Sky Lake-Highland Lakes area neighborhoods to promote an exceptional quality of life for our community through advocacy and involvement." The site further states, "The Board of Directors is made up of volunteers that live throughout the community and work together focusing on key quality of life issues such as security, traffic,

safety, land use, education, and beautification. By communicating with elected leaders and government officials, regarding our community, we speak as one organized voice.” The website features a membership application, news items, board meeting agendas and minutes, a calendar, and a contact form.

Skylake’s public facilities are aging but adequate for its modest population growth. The issues of greatest concern are cut-through traffic, security, maintenance of property values, and the number of homes for sale. These issues led to a recent proposal to close many of the access points into the neighborhood, build guardhouses at the remaining entrances, and provide roving security. Because the neighborhood has many homeowners who actively pursue improvements to the area, the city takes a more reactive role in Skylake than it does in other neighborhoods. Skylake homeowners are vocal, encouraging the city to facilitate discussion and take actions desired by most residents.

There are no schools or public parks in the Skylake neighborhood.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Skylake has a population of 3,658, 64% of which are working age from 18 to 64. The average per capita income is \$44,238, which is much higher than Miami-Dade County’s average per capita income of \$28,823. The population is 34% Hispanic and 66% non-Hispanic. Furthermore, 88.9% of the population is White (including Hispanic White), 3.4% is Black, 5.6% Asian and 2.1% multi-racial and others. A non-English language is spoken by 7.9% of the population. Regarding education level, 36.6% 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 37.3% of the population, out of which 61% are naturalized citizens, while 39% are not U.S. citizens. Of the foreign-born residents, 16.4% are from Europe, 14.5% are from Asia, 23% are from the Caribbean, 7.1% are from Central American countries, and 35.5% are from South America.

Business Landscape

A small number of stores, neighborhood services and food venues operate within Skylake in the Skylake Center shopping complex, located at the neighborhood’s southeast corner on Miami Gardens Drive. Skylake is adjacent to the Shops at Skylake (south of the neighborhood’s southern boundary) and within a half mile of the Aventura Mall.

Transportation

The main transportation arteries in Skylake form its boundaries on three sides: Northeast 185th Street (Miami Gardens Drive) on the south side, Northeast 18th Avenue on the west side, and Northeast 22nd Avenue on the east side. Among these roads, Miami Gardens Drive carries the heaviest traffic.

Miami-Dade Transit buses run on all three of the main arteries. Miami Gardens Drive is served by bus lines #9, #10, #95, #183 and #210. Bus line # 210 runs on Northeast 18th Avenue, and bus line #95 runs on Northeast 22nd Avenue.

The NMB Line, the City of North Miami Beach free trolley, runs along Miami Gardens Drive on Route B and stops at the Shops at Skylake but does not loop through the neighborhood to the north. The NMB Transit App tracks the trolley's progress in real time.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860097041, 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.) City of North Miami Beach. NMB Comprehensive Plan-Volume II, Feb. 1, 2019 (revised 1998, printed 2004). Url: <https://www.citynmb.com/DocumentCenter/View/4891/NMB-Comprehensive-Plan-Volume-II?bidId=>
- 5.) City of North Miami Beach. IV-2 Development Map, May 25, 2021. Url: https://www.citynmb.com/DocumentCenter/View/8075/IV-2-_-Development-Map?bidId=
- 6.) Sky Lake & Highland Lakes Area Homeowners Association, 2021. Url: <https://www.skyhighhomes.com/>
- 7.) City of North Miami Beach. NMB LINE Trolley Schedule April 2021, May 17, 2021. Url: <https://www.citynmb.com/DocumentCenter/View/7968/NMB-LINE-Trolley-Schedule-April-2021?bidId=>