

Community Background Report

The Lake District

County

Miami-Dade

Boundaries

North: Miami-Dade/Broward County Line

East: State Road 821/Ronald Reagan Turnpike

South: Southwest 8th Street

West: State Road 997/Krome Avenue

Community Type

Neighborhood

History

The Lake District is a commercial and industrial area in the northwestern part of Miami-Dade County, with a small residential section. As the name indicates, the neighborhood has numerous man-made lakes grouped along its eastern edge. On the western boundary of the neighborhood is the East Coast Buffer Water Preserve Area. This public wetland, managed by the South Florida Water Management District, was identified by the Audubon Society as a critical buffer between the Everglades and urbanized areas.

The Lake District used to host the Opa-locka West Airport, a 420-acre facility with two paved runways, intended to relieve congestion at the Opa-locka Airport. Due to extensive damage resulting from Hurricane Wilma, Miami-Dade County decommissioned this airport in 2006. Countyline Dragway, a one-eighth mile drag racing strip sanctioned by the International Hot Rod Association (IHRA), operated at the former airport site from January 2007 to May 2014. It was located at the intersection of U.S. Route 27 (Okeechobee Road) and Krome Avenue, just south of the Miami-Dade/Broward County line.

The residential section of The Lake District is in the southeast corner of the neighborhood. Numerous schools are located here: the Conchita Espinosa Academy private school, the Belen Jesuit Preparatory School, the P.A.T. Homeschool Academy, Marjory Stoneman Douglas Elementary, the Paul W. Bell Middle School, and the Greater Miami Adventist Academy.

North Trail Park is also located in this residential section of the neighborhood at 780 Northwest 127th Avenue. The park features a recreation center, sports fields,

tennis and volleyball courts, a skating area, a playground, a picnic area, parking, and restrooms. The smaller Tamiami Trail Park is located near the southern boundary of the neighborhood at 12760 Southwest 6th Street. The Miami Motocross Park is just inside the northwest boundary of the neighborhood at 16665 Krome Avenue. The Everglades River Walk is a trail that follows Krome Avenue, along the western boundary of the Lake District. It is a simple, straight path running along the water.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, The Lake District has a population of 23,164, 70.2% of which is working age from 18 to 64. The average per capita income is \$24,500, which is lower than Miami-Dade County's average per capita income of \$28,823. The population is 87% Hispanic and 13% non-Hispanic. Furthermore, 90.4% of the population is White (including Hispanic White), 6.65% is Black, 1.13% Asian, 0.55% multiple races, and 1.12% others. A non-English language is spoken by 9.3% of the population. Regarding education level, 47.65% 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 57.4% of the population, out of which 61% are naturalized citizens, while 39% are not U.S. citizens. Of the foreign-born residents, 68.65% are from the Caribbean, 16% are from South America, and 12.67% are from Central America.

Business Landscape

This area is predominantly an industrial and warehouse district, with many businesses grouped in the southeast corner of the neighborhood. Amazon has a warehouse and a delivery station located here. Goya, the largest Hispanic-owned food company in the United States, opened a 338,000 square-foot distribution facility here in 2011. Other varied businesses in the area include the Bauducco Foods production facility, a John Deere parts distribution facility, the corporate offices of Quikrete, the Cemex Miami ready mix concrete plant, and the Telemundo Center, a Spanish-speaking television broadcasting enterprise. There are also a few big box stores such as Dick's Sporting Goods and Home Depot. The Miami-Dade County Metro West Detention Center, a maximum-security facility housing for up to 3,098 male inmates, is located at 13850 Northwest 41st Street, Doral. Established in 1991, it holds inmates who are awaiting trial or sentencing, or who are serving sentences after being convicted of a crime. The South Florida Reception Center is located close by at 14000 Northwest 41st Street, Doral, which can house up to 1,100 male inmates.

Transportation

The main transportation arteries in The Lake District neighborhood are on, or near, its boundaries. State Road 821/ Ronald Reagan Turnpike is a tolled facility with multiple divided lanes, along the eastern boundary. The Dolphin Expressway/State Road 836, another tolled facility, intersects the Ronald Reagan Turnpike, running east and west through the southeastern corner of the

neighborhood before turning south and becoming State Road 825. This road intersects with Southwest 8th Street/US 41 (Tamiami Trail), which forms the neighborhood's southern boundary, running east and west with divided lanes. Krome Avenue/State Road 997 forms the western boundary, with divided lanes. US 27/North Okeechobee Road crosses the northeastern section of the neighborhood, from southeast to northwest, with divided lanes. Among all these main roads, only Southwest 8th Street has a few Metrobus stops (#40, #137, and #51) serving the residential area of the neighborhood in its southeast corner. Within this residential area, Metrobus route #137 runs on Northwest 6th Street, on Northwest/Southwest 132nd Avenue, and on Northwest 118th Avenue. The #51 line runs for a short distance on Walsh Boulevard and on Southwest 118th Avenue. The Everglades River Walk (the L-30/L31 Trail) provides an open space for walkers, along Krome Avenue, following the western boundary of the neighborhood.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860145002, 120860141001, 120860143001, 120860142002, 120860144002, 120860145001, 120860142001, 120860144001, 120860124004, 120860140001, 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, 2022. Url: <https://www.google.com/maps>
- 4.) South Florida Water Management District. Land Mitigation Program, 2022. Url: <https://www.sfwmd.gov/doing-business-with-us/mitigation-program>
- 5.) Wikipedia. Opa-locka West Airport, 2021. Url: https://en.wikipedia.org/wiki/Opa-locka_West_Airport
- 6.) CountyOffice.org. Miami-Dade County Metro West Detention Center, 2022. Url: <https://www.countyoffice.org/miami-dade-county-metro-west-detention-center-miami-fl-553/>
- 7.) Florida Department of Corrections. South Florida Reception Center, 2022. Url: <http://www.dc.state.fl.us/ci/402.html>