

Community Background Report

Uleta

County

Miami-Dade

Boundaries

North: Interstate 95

South: Northeast 167th Street

West: Interstate 95

East: Northeast 6th Avenue

Community Type

Neighborhood

History

Uleta is a 398-acre, roughly triangular neighborhood in the City of North Miami Beach. Uleta lies west of the heavily traveled Northeast 6th Avenue and north of Northeast 167th Street/State Road 826. The neighborhood is contained by I-95 on most of its northwestern side. A few square blocks of industrial land known as the I-95 Industrial Area lies adjacent to the southern part of Uleta and just west of I-95. While technically included in the Uleta neighborhood, this area is clearly set apart from it and has its own issues. Uleta has commercial land uses along Northeast 167th Street/State Road 826. The remainder of the neighborhood contains single-family homes.

Most Uleta residential lots are typical of those found in the City of North Miami Beach. They have 60 feet of frontage and are 100 feet deep. Most of Uleta's homes were built in the 1950s. The number of homes needing repair or showing other evidence of deferred maintenance is sufficient to warrant concern.

Stabilizing Uleta has been one of the city's priorities. While the issues and trends in the neighborhood are fairly evident, homeowners and residents have not been sufficiently organized, vocal, or involved to indicate by consensus to city officials what improvements they desire. In the late 1990s, three areas of concern, speeding, cut-through traffic, and crime, were used as a starting point to bring residents together.

The conglomeration of warehouses, heavy equipment yards, and light industrial uses known as the I-95 Industrial Area is separated from the rest of the neighborhood by I-95 and the Golden Glades Interchange. Despite this separation,

the city has worked closely with property and business owners in the area to address their concerns and maintain it as a thriving business location. The area has been improved by the reconstruction of the roads, installation of a storm water drainage system, landscaping, fire flow improvements, and sanitary sewers.

Future land use in Uleta, projected in 2015, is shown on a map in the City of North Miami Beach website. Land uses include industrial (west of I-95), residential low density, residential medium density, and business uses along the north side of Northeast 167th Street. An updated and more detailed zoning map, revised in June of 2021, is also available on the city's website.

Uleta Park is in the neighborhood's southeast corner. It has a multi-purpose community center with after-school programs, weekly basketball games and other intramural sports, a swimming pool, a playground, sports fields, volleyball, a computer lab, a teen lounge, meeting rooms, restrooms, and parking. The facility is available for rentals. The Uleta Park Community Center is at 386 Northeast 169th Street.

The smaller Milton Littman Park is in the neighborhood's far northeast corner, at Northeast 6th Avenue and Northeast 183rd Street. It has open green space and a tot lot.

There are no public schools in the neighborhood.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Uleta has a population of 5,126, 68% of which is working age from 18 to 64. The average per capita income is \$18,055, which is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 19.3% Hispanic and 80.7% non-Hispanic. Furthermore, 21.32% of the population is White (including Hispanic White) and 73.49% is Black. A non-English language is spoken by 8.1% of the population. Regarding education level, 52.13% 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 54.5% of the population, out of which 63.62% are naturalized citizens, while 36.38% are not U.S. citizens. Of the foreign-born residents, 70.34% are from the Caribbean, 3.47% are from Asia, 9.17% are from South America, and 16.19% are from Central America.

Business Landscape

Businesses in the Uleta neighborhood are concentrated along the Northeast 167th Street corridor and along the southernmost portion of Northeast 6th Avenue. There is a variety of restaurants, fast food venues, small food markets, and neighborhood services found here. The Jackson North Medical Center and a couple of other medical care centers are located just east of I-95, in the neighborhood's southwest corner.

The I-95 Industrial Area, west of the highway, hosts automobile-related businesses, including auto body and truck repair shops, a car dealership, and truck rental services. There is also a building materials store and an elevator and metalwork shop.

The Uleta neighborhood lies entirely outside the City of North Miami Beach Community Redevelopment Area, which has its focus on and around Northeast 163rd Street, to the east of Uleta.

Transportation

The main transportation arteries in Uleta form its boundaries. Interstate 95 runs diagonally, southwest-northeast, on the neighborhood's western edge. Northeast 167th Street, on the neighborhood's southern edge, carries a high volume of traffic and serves as the main commercial corridor. Miami-Dade Transit bus lines #22, #246, #2, and E run on this street. Northwest 168th Street also has bus service (line E) in the southwest corner of the neighborhood. On the neighborhood's eastern edge, Northeast 6th Avenue is a broad roadway, served by bus line #75.

In February of 2020, the NMB Line, North Miami Beach's free trolley, launched its newest route in the Uleta neighborhood. The route winds through the southern part of the neighborhood, with stops at Uleta Park and the Jackson North Medical Center. It then loops north to Miami Gardens Drive before turning south and following Northeast 6th Avenue almost to the southern edge of Uleta. A free app is available for tracking the trolley's progress.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860002042, 120860002041, 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.) City of North Miami Beach. North Miami Beach Comprehensive Plan, NMB Comprehensive Plan - Volume II (PDF), Printed July 26, 2004, Retrieved 2022. Url: <https://www.citynmb.com/DocumentCenter/View/4891/NMB-Comprehensive-Plan--Volume-II>
- 5.) City of North Miami Beach. North Miami Beach Comprehensive Plan, Official Future Land Use Map (PDF), 2015, Retrieved 2022. Url: <https://www.citynmb.com/DocumentCenter/View/883/Official-Future-Land-Use-Map-PDF>
- 6.) City of North Miami Beach. North Miami Beach Comprehensive Plan, City of North Miami Beach Official Zoning Map, Revised June 2021. Url: <https://www.citynmb.com/DocumentCenter/View/8394/City-of-North-Miami-Beach-Official-Zoning-Map>

- 7.) City of North Miami Beach. Facilities, Uleta Park Community Center, Dec. 20, 2017. Url: <https://www.citynmb.com/Facilities/Facility/Details/Uleta-Park-Community-Center-2>
- 8.) City of North Miami Beach. Parks Guide (PDF), June 6, 2018. Url: <https://www.citynmb.com/DocumentCenter/View/1606/Parks-Guide-PDF?bidId=>
- 9.) City of North Miami Beach. NMB Line, 2022. Url: <https://www.citynmb.com/402/NMB-Line>