

# Community Background Report

## Windward

### County

Miami-Dade

### Boundaries

North: Miami Gardens Drive/Northeast 183rd Street

South: Northeast 167th/163rd Street/State Road 826

West: Northeast 6th Avenue

East: South Glades Drive

### Community Type

Neighborhood

### History

Windward is a 640-acre area of North Miami Beach. This neighborhood of single-family homes is on the west side of the Snake Creek Canal, from Miami Gardens Drive on the north to Northeast 167th/163rd Street on the south, with a large section of unincorporated Miami-Dade County sandwiched between the incorporated area on the northeast and the areas known as Pan Uleta and Monticello on the southwest. The unincorporated central section of Windward, with its zigzag boundaries, includes the Mall at 163rd Street, North Miami Beach High School, John F. Kennedy Jr. Middle School, some commercial and multi-family uses near Northeast 163rd Street/State Road 826 and Northeast 9th Avenue, and a large area of single-family homes bounded by Northeast 6th Avenue on the west and Pan Uleta on the south. In 2005, a group of citizens living in the unincorporated area petitioned Miami-Dade County to have the City of North Miami boundaries changed to include this part of Windward. Officially, North Miami Beach does not support or oppose the annexation of unincorporated Windward. Rather, the city suggests that the residents and homeowners in the area should decide what is best. Annexation would result in an increase in taxes for the property owners.

As with other neighborhoods, crime and cut-through traffic are of concern in Windward. Some homeowners have petitioned the city for assistance in reducing cut-through traffic.

Windward is a neighborhood of mostly single-family homes. Windward residential lots are among the largest in the city. The typical Windward lot is 65 feet wide and 110 feet deep. Homes were built during the 1960s and are generally

in sound condition. The typical home has 1,500 square feet of living area, three bedrooms, two baths and a Florida room plus carport. Portions of Windward that are not single-family residential are suitable for medium density residential development, such as low-rise apartments, and commercial development. There is no undeveloped land in Windward.

Snake Creek Park is in the neighborhood's southeast corner, just west of Snake Creek and South Glades Drive and just north of Northeast 163rd Street, at 1601 Northeast 165th Street.

The park is home to the SDG Soccer Complex and Academy, with multiple outdoor and indoor soccer fields, a baseball field, a football field, a boat ramp giving access to the Snake Creek Canal, and walking paths along the canal. The Senator Gwen Margolis Amphitheater is in the park's southeast corner. The SLAM! (Sports Leadership and Management) North Campus, a public charter middle school and high school, is located on the park's grounds, as well as the Bangladesh Cultural Organization of Miami. The Snake Creek Trail, for bikers and walkers, begins in the park and runs north on both sides of the canal. The Snake Creek Linear Park and the Barry Schreiber Promenade offer smaller green spaces along the western edge of the Snake Creek Canal, to the north of Snake Creek Park.

The North Miami Beach Library is just south of Snake Creek Park, at 1601 Northeast 164th Street.

Windward has several public schools: the North Miami Beach High School, the John F. Kennedy Middle School, the Gertrude K. Edelman Sabal Palm Elementary School, and the SLAM! North Campus Charter Middle and High School.

## **Community Dynamics**

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Windward has a population of 8,852, 59.4% of which is working age from 18 to 64. The average per capita income is \$23,776, which is lower than Miami-Dade County's average per capita income of \$28,823. The population is 17.8% Hispanic and 82.2% non-Hispanic. Furthermore, 60% of the population is White (including Hispanic White), 37.8% is Black, 1.73% Asian, and 0.44% multi-racial. A non-English language is spoken by 3.4% of the population. Regarding education level, 51.5% 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 46.3% of the population, out of which 59.8% are naturalized citizens, while 40.2% are not U.S. citizens. Of the foreign-born residents, 51.6% are from the Caribbean, 4.7% are from Europe, 10% are from Asia, and 25.6% are from South America.

## **Business Landscape**

Windward's business corridor is on Northeast 167th/163rd Street, along the neighborhood's southern boundary. The Mall at 163rd Street, anchored by the Walmart Supercenter and the Home Depot, has a variety of other stores and is a

focal point for local shopping. This business corridor also hosts fast food venues, grocery and drug stores, neighborhood services, and professional offices.

Two very small portions of Windward lie within the boundaries of the North Miami Beach Community Redevelopment Area. Both portions are located just north of Northeast 163rd Street/State Road 826 where it curves to the north to merge with Northeast 167th Street, on the neighborhood's southern boundary. The Northeast 163rd Street business corridor is the focal point of CRA activity in the city.

One of the North Miami Beach CRA projects under study is the Snake Creek Canal Pedestrian Promenade. Only a small portion of the proposed promenade enhancements would lie within the boundaries of Windward, in the neighborhood's southeastern corner, on the south side of the canal. Residents and business owners were invited to attend a North Miami Beach public planning meeting for the project on March 23, 2022. A map of the project area is available on the city's website.

## **Transportation**

The main transportation arteries in Windward form its boundaries on the south, the north, and the west. State Road 826 is designated as Northeast 167th Street and Northeast 163rd Street on the southern boundary and carries a high volume of traffic. This roadway is served by numerous Miami-Dade bus lines (#2, #3, #9, #10, #16, #19, #22, #75, #210, #246, E, and H). Miami Gardens Drive/Northeast 183rd Street forms the northern boundary and carries large volumes of traffic through a residential area of the neighborhood. Bus lines #9, #95, and #183 run on this roadway. Northeast 6th Avenue, forming the western boundary, is a broad street running through a residential area, and is served by bus line #75. Miami-Dade bus lines also run on Northeast 10th Avenue, Northeast 12th Avenue (stopping on the west side of the Mall at 163rd Street) and on Northeast 15th Avenue (stopping on the east side of the mall).

The NMB Line, North Miami Beach's free trolley, circulates through Windward, following a rectangular route around the Mall at 163rd Street. The blue, orange and purple lines all make stops at the mall, as well as at three schools: the Sabal Palm Elementary School, the JFK Middle School, and the North Miami Beach High School. An online map and a free transit app are available for tracking the trolley's progress.

The Snake Creek Trail is a pleasant, paved trail for bikers and walkers, following the Snake Creek Canal on Windward's eastern side. It runs from Snake Creek Park on the south end to Miami Gardens Drive on the north end. Used mostly by locals, the trail passes through residential areas and links several parks, with shopping and schools nearby.

## **Reference**

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- 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. Windward, Dec. 22, 2017. Url: <https://www.citynmb.com/Search?searchPhrase=windward>
- 5.) 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>
- 6.) 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=](https://www.citynmb.com/DocumentCenter/View/8075/IV-2-_-Development-Map?bidId=)
- 7.) City of North Miami Beach. City Map with CRA Boundaries, May 25, 2018. Url: <https://www.citynmb.com/DocumentCenter/View/2112/City-Map-with-CRA-Boundries-PDF?bidId=>
- 8.) City of North Miami Beach. CRA Events, 2022. Url: <https://www.citynmb.com/1308/CRA-Events>
- 9.) City of North Miami Beach. NMB Line, 2022. Url: <https://www.citynmb.com/402/NMB-Line>
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