

Community Background Report

Airport West

County

Miami-Dade

Boundaries

North: Northwest 25th Street

South: Southwest 8th Street

West: Southwest 139th Avenue

East: Florida's Turnpike

Community Type

Neighborhood

History

Airport West is located within unincorporated Miami-Dade County and does not cross county commission boundaries. The 5.4 square-mile neighborhood resides in the U.S. Census block group 120860141001. The populated section of Airport West, which is north of SW 8th and south of SW 12th Streets, and west of Florida's Turnpike and east of State Road 825, is also part of the Census Designated Place "Tamiami." Previous county neighborhood-level data refers to this area as West Sweetwater.

Airport West is largely an industrial district, which has been sought for annexation by the City of Doral, although the boundaries of these two entities do not meet. The Rotary Club of Doral and its Chamber of Commerce are two stakeholders in this neighborhood.

Community Dynamics

According to the U.S. 2010 Census and American Community Survey 2015 5-year data, Airport West has a population of 2,872, 87% of which are of working age, from 18 to 64. The average per capita income of \$38,532.7 is higher than Miami-Dade County's average per capita income of \$28,823. The population is 44.67% Hispanic, 10.03% White, 44.25% Black, 2.76% and 1.05% Other. A non-English language is spoken by 9.07% of the population. Regarding education level, 64.52% 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 29.92% of the population, and 26.44% of the population are naturalized citizens, and 73.56% are not US citizens.

Business Landscape

Airport West has been gradually developed for warehouse and distribution space. Investors are attracted by the area's proximity to the airport and highway. Airport West is bounded by the Urban Development Boundary, which enters the rectangular-shaped neighborhood and wraps around two of the community's four lakes, excluding these areas from urban development. The neighborhood has three parks: Tamiami Trail Park North, a two-acre park with no amenities; the North Trail Park, a 15-acre park with fewer amenities; and the Tamiami Canal Park. This community, which bounds the fringes of urban development, has three private schools and an equal number of public schools. There are no historic places recognized in this suburban area.

Recent county capital improvement dollars spent in this area have been dedicated to drainage improvements. Though the area is not at risk of coastal flooding, it is located in the low-lying area close to the Everglades.

Airport West has many commercial properties including: general merchandise, credit institutions, automotive repair, barber shops, a few religious institutions, health-related firms, liquor stores, telecommunication firms, banks, daycare services, caterers, bars, fast food and other restaurants, freight and warehousing services, gas stations, jewelry stores, insurance agents, professional offices, pharmacies, supermarkets, and sports facilities. This is a healthy mix of retail and service industries. In 2009 alone, 1,562 building permits were granted in this neighborhood. These were issued for mostly residential repair and renovations, ranging from air conditioners to window installations. Thirteen percent of the land use in Airport West is for agricultural use. Four percent is for industrial use, and three percent is for industrial extraction or quarries. Four percent of land use is institutional, which includes schools, and one percent is dedicated to park use. Forty-one percent of land use is dedicated to low density residential uses.

Transportation

Airport West, with State Road 825, begins at the intersection of Southwest 137th Avenue and Southwest 128th Street, near the entrance of the [Miami Executive Airport](#). SR 825 heads north, with the airport in unincorporated Miami-Dade County to the west, and commercial business in the [CDP](#) of [Three Lakes](#) to the east of the road. Other main transportation arteries include Florida's Turnpike and SW 8th Street, also known as the Tamiami Trail.

Reference

- 1) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860141001, 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) Wikipedia, 2019. Url: https://en.wikipedia.org/wiki/Lindgren_Road
- 4) Google Maps, 2020. Url: <https://maps.google.com>
- 5) Miami Dade County Planning Department. (2010). Existing Land Use Data. Miami-Dade County.
- 6) Miami Dade County Property Appraiser. (2020). Property Parcel Data. Miami-Dade County.
- 7) Mooney Piedra, Jennifer. (October 21, 2004). Two rival rotary clubs duel it out. Miami Herald.
- 8) Westlund, Richard. (February 4, 2008). Bright spots in a challenging market. Miami Herald. 4G.