

Community Background Report

Allen Park

County

Miami-Dade

Boundaries

North: Northeast 163rd Street

South: Northeast 151st Street

East: Florida East Coast (FEC) Railroad

West: Northeast 16th Avenue

Community Type

Neighborhood

History

Allen Park is a 356 square-acre neighborhood in the City of North Miami Beach, located just west of the FEC railway, south of Northeast 163rd Street, east of Northeast 16th Avenue, and north of Northeast 151st Street. Major roads running through Allen Park are West Dixie Highway and Biscayne Boulevard, which is just east of the neighborhood. Other major roads of Allen Park include Northeast 158th Street and Northeast 18th Avenue.

The Allen Park neighborhood takes its name from the park located in the far north central area of the neighborhood. The park's main feature is the DeLeonardis Youth Center, located at 1770 NE 162nd Street. This center has indoor and outdoor facilities for sports and offers a computer lab and after-school programs aimed at youth and teens.

Allen Park has a wide variety of land uses throughout the neighborhood. Allen Park consists of the area from Northeast 16th Avenue east to the FEC right-of-way and from State Road 826 south to Northeast 151st Street. It also includes a mostly residential area from Northeast 16th Avenue west to Northeast 14th Avenue, south of SR-826 to Washington Park. Land uses within Allen Park include single-family homes, multi-family developments, an elementary school, three public parks including one on a lake, the North Miami Beach Public Utilities Complex, other utility-owned buildings, a large cemetery, an industrial area, a warehouse complex, and commercial uses along SR-826 and West Dixie Highway. Allen Park includes City of North Miami Beach subdivisions, including Aqua Bowl and Taylor Park. These areas are located east of Northeast 18th Avenue, south of Northeast 159th Street, and northwest of West Dixie Highway. Household residents in this area do not change residency often, despite their location near land uses which can often conflict with residential uses. The industrialized section of Allen Park is

located between West Dixie Highway on the west and the FEC right-of-way on the east, and between Northeast 151st Street and Northeast 155th Street.

Improvements made in Allen Park by the City of North Miami Beach happened most recently in the early 2000s, focusing on upgrades to swales and street parking, street lighting, sidewalks, and drainage.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Allen Park has a population of 3,951, 64.6% of which are working age from 18 to 64. The average per capita income of \$16,998 is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 68.82% Hispanic, and 31.18% non-Hispanic. Furthermore, 32.45% of the population is White (including Hispanic White), 63.73% is Black, and 4% Other. A non-English language is spoken by 9% of the population. Regarding education level, 59% 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 49.57% of the population, and 48% of the population are naturalized citizens, while 52% are not US citizens.

Business Landscape

The industrial land uses are light industrial, automotive, and warehouse in nature. Developers are attracted to the redevelopment of properties in this area for several reasons: the variety of land uses in Allen Park; the proximity to major traffic corridors; its proximity to Broward County; and the size of property parcels. The West Dixie Highway Industrial area has undergone substantial redevelopment by both the City and private interests, and the City's Public Utilities Department has built a new complex within the neighborhood. City planning goals for Allen Park are to develop a cohesive land use and redevelopment plan for the neighborhood that addresses the full range of industrial uses and commercial uses, as well as multi-family and single-family residential uses. Objectives include improving the quality of the housing stock, addressing the lack of parking in the residential areas, identifying possible changes in land use designations aimed at addressing the City's projected housing shortage, and buffering existing and future residential uses from existing or future non-residential uses.

Transportation

The major roadways in the Allen Park neighborhood are Northeast 163rd Street/State Road 826 at the neighborhood's northern boundary, West Dixie Highway running diagonally through the southeast corner of the neighborhood, Northeast 151st Street at the southern boundary, and Biscayne Boulevard bounding the northeast corner of the neighborhood.

Public transit service in North Miami Beach includes seventeen Miami-Dade Transit Agency bus routes (16% of all MDTA routes), a local municipal circulator system, the NMB Line, and several privately operated jitney services. With fourteen of the seventeen bus routes utilizing the Mall at 163rd Street as a terminal or transfer point, the City of North Miami Beach has the second highest concentration of bus service in Miami-Dade County.

The NMB Line, a free trolley service running Monday through Saturday, serves the Allen Park neighborhood, and has an online tracking service to show where buses are up to the moment.

North Miami Beach also benefits from the proximity of the Golden Glades Inter-Modal Transit Center located west of I-95 near the southwestern limit of the City. This inter-modal center serves as the primary park-and-ride facility in northeast Miami-Dade County as well as functioning as a bus transfer point (with nine routes) and a Tri-Rail station.

Reference

- 1) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860002062, 120860002061. 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) City of North Miami Beach Neighborhoods and Sub-Neighborhoods Map Including CRA Boundaries. URL: <https://www.citynmb.com/DocumentCenter/View/2112/City-Map-with-CRA-Boundries-PDF?bidId=>
- 4) Allen Park/DeLeonardis Youth Center. 2020. URL: <https://www.citynmb.com/Facilities/Facility/Details/Allen-Park-DeLeonardis-Youth-Center-7>
- 5) North Miami Beach Comprehensive Plan, 2004. URL: <https://www.citynmb.com/DocumentCenter/View/4891/NMB-Comprehensive-Plan---Volume-II>
- 6) City of North Miami Beach. Allen Park Improvement Projects URL: <https://www.citynmb.com/647/Allen-Park>
- 7) City of North Miami. Getting Around NMB. 2020. URL: <https://www.citynmb.com/997/Getting-Around-NMB>
- 8) City of North Miami Beach. Trolley Schedules Corrected October 2017. URL: <https://www.citynmb.com/DocumentCenter/View/3254/Route-Schedules?bidId=>
- 9) City of North Miami Beach. NMB Line. 2020. URL: <https://www.citynmb.com/402/NMB-Line>