

# Community Background Report

## City of Miami Gardens

### County

Miami-Dade

### Boundaries

North: County Line Road

South: N.W. 151st Street

West: N.W. 47th Ave

East: North Miami Ave

### Community Type

Municipality

### History

The City of Miami Gardens, with a land area of 20 square miles, is the third most populous city in Miami-Dade County and was incorporated in 2003. The City had previously attempted to incorporate as the 'City of Destiny', but was unsuccessful in that endeavor. The City brought together several neighborhoods, some of which had previously established their own character, but none of which was strong enough to incorporate independently. The Stadium built by Joe Robbie remains the home of the Miami Dolphins and is a major attractor of event traffic to the City. On July 23rd, 2004 the City of Miami Gardens was finally able to propose their first budget for the fiscal year 2004-2005, which was a major milestone.

### Community Dynamics

The City of Miami Gardens currently has a population of 109,300 residents and one of its challenges is in establishing its unique identity. Though some of its neighborhoods have their own character, many do not. Place-making is a top priority for the city, which is actively forming partnerships with faith-based organizations to build community support and

participation among its residents. The city has identified ongoing beautification projects and code enforcement as crucial to its success. Miami Gardens is also home to Saint Thomas University and Florida Memorial College, with whom the city is actively forming partnerships.

According to the 2005-2009 American Community Survey, fifty-three percent of households were built before 1970 and the demographic information is as follows:

- 74 percent Black, 20percent Hispanic, and 5 percent White, Not-Hispanic
- 27 percent are under the age of 18 and 11 percent of the population is aged 65 or over
- 13 percent of family households are headed by single women with kids
- 78 percent of residents aged 25 or older have attained a high school degree or higher while 16 percent have attained a bachelor degree or higher. The County percentage of residents holding high school diplomas is 77 percent and 26 percent have bachelor degrees or higher.
- An average of 8.1 percent of the civilian workforce was unemployed between 2005 and 2009
- 92 percent of all housing units are occupied
- The median household income is \$41,700
- 17 percent of families are in poverty; this is higher than the County's 13.5 percent poverty rate.
- 71 percent of households are owner occupied

## **Business Landscape**

The City of Miami Gardens' top employers include Comcast, the Football Stadium, Calder Race Track, Wal-Mart, Precision Response Corporation, and US AIG Insurance Company. These are followed by two private universities and other retail businesses. All of these firms are located near limited access highways. The City's existing commercial development is characteristic of sprawl with large surface parking lots, strip malls, and single level structures. Residential and commercial development can continue in Miami Gardens as it still has vacant and under utilized land. The City receives Community Development Block Grant (CDBG) funding and Economic Development Incentive (EDI) funding from the U.S. Department of Housing and Urban Development (HUD) to provide economic development assistance to businesses within the city's limits. The eligible activities funded are related to façade improvement, which is consistent with a policy to strengthen community identity.

## **Sources**

City of Miami Gardens. Comprehensive Plan.

City of Miami Gardens. Fiscal Year 2010 Budget.

City of Miami Gardens. 2008. Business Incentive Program Policies. Department of Community Development.

Wikipedia, [http://en.wikipedia.org/wiki/Miami\\_Gardens,\\_Florida](http://en.wikipedia.org/wiki/Miami_Gardens,_Florida)