

Community Background Report

City of North Miami Beach

County

Miami-Dade

Boundaries

North: Interstate 95

East: Intracoastal Waterway

South: Northeast 151st Street

West: Northwest 4th Avenue

Community Type

Municipality

History

When Carl Fisher (the builder of the Indianapolis Speedway) began developing the area of Miami Beach in 1925, he envisioned a winter auto-racing capital. Fisher and Associates built the speedway in what is now the Sky Lake neighborhood of North Miami Beach. In 1926 the Fulford-Miami Speedway held its first and only racing event; the event attracted a crowd of over 20,000 spectators. The hurricane of 1926 destroyed the Speedway and caused extensive damage to residential and commercial structures. At the time of the Hurricane, the surrounding area was unincorporated and in order to receive Federal and State funding, local residents banded together and incorporated as the Town of Fulford in 1927. In 1931 the State legislature authorized a new city charter for the Town of Fulford, which annexed beach property and changed its name to the City of North Miami Beach. In 1951 the opening of North Miami Beach Boulevard spawned residential and commercial growth throughout North Miami Beach. During the 1950s and 1960s businesses and professionals began moving into the area. This growth encouraged governmental changes and in 1958 the City adopted its existing council/manager governmental structure.

Community Dynamics

A series of charrettes held between 2005 and 2007 show that residents are politically and socially active and embrace their parks, community centers, civic and cultural facilities, and support local business districts. The citizenry is over 41,000 strong and of many different ethnicities.

Community leaders claim prospective residents can find everything from small starter homes to luxury waterfront condominiums in the community. There are five community centers, three aquatic facilities, a community daycare, and six parks in North Miami Beach. At the aquatic facilities, free water safety clinics are offered for the residents and their children. The City operates its own cable access channel that informs residents about community information and upcoming events.

The community largely consists of older homes and building. In some neighborhoods the newest homes were constructed in the 1970s. In 2000, the City passed a \$17.5 million bond issue called the 'Proud Neighborhoods Plan'. The plan consists of 46 different projects aimed at upgrading streets, sidewalks, drainage facilities, lighting, and landscaping in the neighborhoods throughout in the city.

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

- 41 percent Black, 31 percent Hispanic, and 22 percent White, Not-Hispanic
- 25 percent are under the age of 18 and 10 percent of the population is aged 65 or over.
- 11 percent of family households are headed by single women with kids
- 80 percent of residents are aged 25 or older have attained a high school degree or higher while 22 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 6.5 percent of the civilian workforce was unemployed between 2005 and 2009
- 84 percent of all housing units are occupied
- The median household income is \$40,800
- 16 percent of families are in poverty; this is higher than the County's 13.5 percent poverty rate.
- 61 percent of households are owner occupied

Business Landscape

Nearly 200 businesses are started annually within the City of North Miami Beach. In addition, numerous individual professionals, such as lawyers, accountants, real estate agents, and mortgage brokers obtain an occupational license to practice at an existing business in the city. The City has a long-standing policy of supporting business growth as they strive to make the process of opening a business and obtaining an occupational license as easy as possible. The City's Community Redevelopment Agency is interested in revitalizing business districts and neighborhoods by providing needed financial support for projects and programs aimed at increasing economic activity. Currently, major employers in the city include Publix supermarkets, Parkway Hospital, Aventura Hospital, and FMS restaurant management systems.

Sources

City of North Miami Beach. Comprehensive Plan.

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