

# Community Background Report

## City of North Miami

### County

Miami-Dade

### Boundaries

North: N.E. 147th St

South: N.E. 121st St

West: N.W. 17th Ave

East: Biscayne Bay

### Community Type

Municipality

### History

In 1856 the United States Army Soldiers cut a military trail through thickets and rivers connecting Fort Lauderdale to Fort Dallas at the mouth of the Miami River; this was Miami-Dade County's first roadway. At a unique naturally occurring bridge along the trail a pioneer settlement developed around an old Indian settlement and it became known as Arch Creek. An overland mule-driven stage coach along Military Trail was the first mode of transportation, but that was put out of business by the Henry Flagler's railroad that passed through Arch Creek in 1896. In 1926 Arch Creek was officially incorporated as the Town of Miami Shores. In 1931 the name was changed to the Town of North Miami and in 1953 the name was changed again, this time to the City of North Miami.

### Community Dynamics

The City of North Miami has an estimated population of 58,000 residents. Average household income ranges from \$25,000 to \$60,000 and the average family size ranges from 1.8 to 3.4 persons. North Miami is a multi-ethnic community that exemplifies the vibrant diversity upon

which the region thrives. In that sense, North Miami is a unique community mixing nearly equal parts Haitian, Hispanic, and non-Hispanics. Because of its strategic location, North Miami can draw a large and qualified workforce contingent from all parts of both Miami-Dade and Broward Counties. North Miami's workforce is very diverse, offering virtually any type and skill level, language capability, and international experience.

The City of North Miami is strategically located between Miami and Fort Lauderdale. It is served by an excellent transportation network making it easily accessible from Interstate 95, US Highway 1, the Florida's Turnpike, West Dixie Highway, and the US Highway 441. The area is less than a 30-minute drive from Florida's two major airports: Fort Lauderdale/Hollywood International and Miami International Airports. It is also in close proximity to the Port of Miami and Port Everglades, both important gateways to major national and international markets.

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

- 58 percent Black, 25 percent Hispanic, and 14 percent White, Not-Hispanic
- 27 percent are under the age of 18 and 9 percent of the population is aged 65 or over
- 11 percent of family households are headed by single women with kids
- 75 percent of residents are aged 25 or older have attained a high school degree or higher while 17 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 6.9 percent of the civilian workforce was unemployed between 2005 and 2009
- 85 percent of all housing units are occupied
- The median household income is \$36,600
- 17 percent of families are in poverty; this is higher than the County's 13.5 percent poverty rate
- 53 percent of households are owner occupied

## **Business Landscape**

North Miami has over 2,500 businesses in retail and service category. The city has established a Community Redevelopment Agency to revitalize businesses located in the City's center, along the Northeast 125th Street and West Dixie Highway corridors with efforts focused on rehabilitation and beautification (in residential areas improvements encourage walkability). The overall business climate is directed toward building the attractiveness and draw of areas near the business corridors. Attractive customer bases within walking distance will encourage niche

businesses and residential redevelopment. Diversifying the retail mix is one of the CRA's top priorities.

The City of North Miami has a strong video and recording industry. This industry has a long history producing media for artists that have been distributed around the world. Popular television and film productions such as Star Trek, Miami Vice, and Flipper have been produced in North Miami.

## Sources

City of North Miami, Chamber of Commerce.

City of North Miami, Comprehensive Plan.

Urban Land Institute. 2009. Technical Assistance Panel for the North Miami Community Redevelopment Agency. City of North Miami Community Redevelopment Agency.

Wikipedia, [http://en.wikipedia.org/wiki/North\\_Miami,\\_Florida](http://en.wikipedia.org/wiki/North_Miami,_Florida)