

City of North Miami

County

Miami-Dade

Boundaries

North: Northeast 163rd Street/State Road 826

South: Northeast/Northwest 119th Street

West: Northwest 17th Ave

East: Biscayne Bay

Community Type

Municipality

History

North Miami is a city in northeast Miami-Dade County, about 10 miles north of the City of Miami. The city fronts Biscayne Bay to the east, and its borders extend westward past Interstate 95. It is bordered by North Miami Beach on the north and by Biscayne Park on the south. North Miami is home to the Biscayne Bay Campus of Florida International University, the Museum of Contemporary Art, and Oleta River State Park, Florida's largest urban park. Arch Creek Park is on the site of the now collapsed natural stone arch that gave the area its original name.

In 1856 United States Army soldiers cut a trail through thickets and rivers, connecting Fort Lauderdale to Fort Dallas, located at the mouth of the Miami River. This was Miami-Dade County's first roadway, now known as Military Trail. At a unique, naturally occurring stone bridge along the trail, a pioneer settlement developed on the site of an old Indian village, which became known as Arch Creek. In 1891 the area's first settler, Charles J. Ihle, bought eighty acres of land and raised fruits and vegetables such as shallots, coontie, squashes, bananas, sugar cane, Puerto Rican pineapples, lemons, guavas, limes, rose apples, Jamaican apples, and tomatoes for the next 27 years. In 1896 the Florida East Coast Railroad was extended to Miami. By 1905, the area surrounding the Arch Creek Railroad Depot had become the community's hub, at 125th Street. The post office and a school opened that same year. By 1912, there were eighteen homes, a church, a general store, a blacksmith shop, and two tomato packing houses near the railroad.

The Biscayne Canal was dug in 1924 to relieve flooding in the area, but also had the effect of undermining agriculture. The land boom of the 1920s brought development and more housing. In 1926 Arch Creek was officially incorporated as the Town of Miami Shores. The devastating hurricane of that same year slowed the community's development. In 1931 a Florida Supreme Court decision removed seven miles of beachfront territory from the Town of Miami Shores, and the name was changed to the Town of North Miami. The end of World War II in 1945 brought a large influx of military veterans and their young families. Homebuilding, road building, and construction of shops and business offices now continued for decades. By 1951, it was reported nationally that North Miami was one of the fastest growing towns in the United States. In 1953 the name was changed again, this time to the City of North Miami.

North Miami is known for its large Haitian American population. In 2001 voters made Republican Josaphat Celestin the first Haitian American mayor of a large Miami-Dade County community. Since then, North Miami has seen a succession of Haitian American Mayors, including: in 2009, Democrat and Haitian immigrant Andre Pierre; in 2013, Haitian American Lucie Tondreau was the city's first female Haitian American Mayor; in 2014, Haitian immigrant Dr. Smith Joseph; in 2019, Philippe Bien-Aime, who was born in Haiti and migrated to the U.S. in 1993; and Mayor Alix Desulme, who took office in 2022. As of 2011 North Miami has a middle class Haitian American population; many Haitians moved from the inner city of Miami to North Miami.

North Miami is governed by a Mayor, a Vice Mayor, and three Council members. Agendas and minutes of meetings, as well as video recordings, are available on the municipal website.

Community Dynamics

As of 2021, North Miami had a population of 60,449. The median age was 38.2 and the median household income was \$44,283. Between 2020 and 2021 the population of North Miami declined from 62,468 to 60,449, a decrease of 3.23%. At the same time, the median household income rose from \$43,562 to \$44,283, an increase of 1.66%. Regarding ethnicity in 2021, 55.8% of the population was Black, 20.2% was White Hispanic, 8.93% was White non-Hispanic, 8.33% was Multiracial Hispanic, and 3.7% was Other Hispanic. None of the households in North Miami reported speaking a non-English language at home as a primary language, and 76.8% of the population were US citizens. As of 2021, 55.5% of the residents of North Miami were born outside the US, which is much higher than the national average of 13.6%. In 2020, the

percentage of foreign-born residents was 55.5%, indicating that the rate has been holding steady. In 2021, the median property value was \$250,200 and the homeownership rate was 44.4%.

Business Landscape

The city has established a Community Redevelopment Agency (CRA) to revitalize businesses located in the city's center, along the Northeast 125th Street and West Dixie Highway corridors, as well as in the Chinatown Cultural Arts and Innovation District on Northwest 7th Avenue. In partnership with the Greater North Miami Chamber of Commerce, both the city and the North Miami CRA have active programs to help businesses develop from concept to successful implementation.

North Miami has more than seventy businesses focused on music, video production, art, and post-production. Major television shows and movies such as *Burn Notice*, *Graceland*, *Ballers*, and the classic series *Miami Vice*, have been filmed in North Miami. The City offers both pre-production and production incentives for projects that film and do business in the city.

The Museum of Contemporary Art (MOCA) is located at 770 Northeast 125th Street in North Miami. The 23,000-square-foot building was designed by the architecture firm Gwathmey Siegel & Associates Architects, New York City. The museum was directed by art historian and curator Bonnie Clearwater from 1993 until 2013. Clearwater considered MOCA an "education museum", and under her directorship the institution was awarded an IMLS National Medal for Museum and Library Service in 2012. MOCA is a venue that is the heart of the Haitian community where several events and outreach programs take place.

One of the most recent developments in North Miami is SoLē Mia Miami, approximately 193 acres in size, located at the intersection of Northeast 151st Street and Biscayne Boulevard. Although the neighboring residential towers of Biscayne Landings suffered from low sales and habitation, two new rental towers have been constructed at SoLē Mia, as well as smaller, mid-rise residences. The mixed-use development was first planned in 2006, but the master plan was revised in 2013. The complex includes the Warren Henry car dealership and a large Costco grocery store and gas station. Scheduled for completion in 2025 is the UHealth Medical Center, a large facility affiliated with the University of Miami.

Proposed new developments in North Miami as of 2024 include Biscayne Bay North Miami, a 20-story mixed-use development with 450 dwelling units and approximately 12,960 square feet of ground floor commercial and retail space, to be located at 1660 Northeast 127th Street and 12600 Northeast 17th Avenue. The project is pending City Council approval. Another proposed development is the 20-story North Miami Hotel & Convention Center, to be located at 13860 Northwest 6th Court. This project was pending Development Review Committee site plan approval as of 2024. The North Miami municipal website displays a variety of other projects, at varying stages of proposal and approval.

Transportation Characteristics

The City of North Miami is located between Miami and Fort Lauderdale. It is approximately 12 miles from Miami International Airport, and approximately 17 miles from Fort Lauderdale-Hollywood International Airport. It is also in close proximity to PortMiami and Port Everglades.

Major transportation arteries serve all areas of North Miami. Biscayne Boulevard/US Highway 1 runs diagonally north and south through the eastern section of the city. Dixie Highway/West Dixie Highway/State Road 909 bisects the city diagonally from northeast to southwest. Both of these roadways serve as commercial corridors.

Interstate 95 runs north and south through the western half of the city, with Northwest 7th Avenue/South US Highway 441/State Road 7 running parallel to the Interstate on its western side. Northwest/Northeast 135th Street/State Road 916 runs east and west across the northern section of the city, forming its northern boundary on the western end, and converging with US 441, Interstate 95, Dixie Highway, and US Highway 1. Northwest/Northeast 125th Street/State Road 922 runs east and west through the southern half of the city, narrowing as it passes to the west of US 441. It also converges with Interstate 95 and Dixie Highway. As Northeast 125th Street approaches US Highway 1 in the city's eastern section, it veers to the south, becoming Northeast 123rd Street. Continuing eastward, it crosses US Highway 1 and runs as far as Biscayne Bay and the Broad Causeway leading to Bay Harbor Islands. Forming the city's southern boundary on the west end of North Miami, Northwest 119th Street/State Road 924 converges with US 441 and Interstate 95 and connects with West Dixie Highway just outside the city limit.

According to DATA USA 2021 statistics, most people in North Miami drove alone to work, with an average commute time of 31.4 minutes. The average car ownership was two cars per household.

The City of North Miami has initiated a traffic calming study, with a timeline of October 2023 through July 2024. The study includes input from citizens using an online interactive map and template for posting suggestions. Strategies include raised intersections, raised crosswalks, speed tables, chicanes, mid-block bulb outs, curb extensions, roundabouts, textured pavement intersections, and median extensions.

In 2018 the North Miami Mobility Hub and TOD Strategic Plan Draft Report was published. Taking advantage of the existing Tri-Rail Coastal Link corridor, the proposed hub, centered on 125th Street, would enhance access and connections to existing transit systems including the FEC Railway, Miami-Dade Metrobus, the NoMi Express, and local jitney service. Bicycle circulation would also be an integral part of the Mobility Hub for residents using LimeBike or their personal bicycles. Pedestrians would benefit from improved streetscapes, sidewalks, and trails. Although the transit station was not built, the details of the plan remain available via the North Miami municipal website.

Miami-Dade Metrobus serves North Miami on its larger roadways.

North Miami has a free community trolley service called the NoMi Express, which operates Monday through Friday. A map and schedule are available on the municipal website. Users can download an app to track the trolley's progress. On-demand rides are also available using North Miami's Freebee service, which operates seven days a week. Users can download the Freebee app via the municipal website.

Off-street bicycle paths exist in the northeastern portions of the city, within the Oleta River State Recreation Area and the Florida International University campus. Bicyclists also use the lower volume residential streets and sidewalks along major arterials.

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