

Miami Shores Village

County

Miami-Dade

Boundaries

North: Northwest and Northeast 115th Street/Northeast 107th Street

South: Northwest and Northeast 91st Street/ Northeast 87th Street

West: Northwest 5th Avenue/Northwest 2nd Avenue

East: Biscayne Bay

Community Type

Municipality

History

Miami Shores Village occupies 2.5 square miles of land and 1.3 square miles of water in northeastern Miami-Dade County. It is bordered to the north by Biscayne Park, to the west by unincorporated Pinewood, to the southwest by El Portal, to the south by the City of Miami, and to the east by Biscayne Bay.

In the early 1870s, William H. Gleason and William H. Hunt moved up the bay from Miami and founded the community of Biscayne. Activity was spurred in Biscayne in 1892 with the building of the first county road, from Lantana to Lemon City, passing through Biscayne. A railroad depot and a school were built. By the early 1900s, the area encompassing today's Miami Shores Village was occupied by a coontie mill, a tomato packing plant, a sawmill, a pineapple plantation, and a grapefruit grove. With these varied enterprises, supported by the railroad stopping at the Biscayne Station, settlers were able to live off the land.

In 1922 Lee T. Cooper, a wealthy patent medicine producer, bought several tracts of land in the area. In 1924 he founded the Shoreland Company in order to create Miami Shores, dubbed "America's Mediterranean". Designed to be similar to the Venetian Islands development, the master plan for greater Miami Shores included 9,000 building sites, 5.6 miles of bay frontage, four miles of inland waterways, and 10 miles of main roadways.

By early 1926 construction was well under way, but was soon interrupted by the massive hurricane that struck that year. The Shoreland Company went bankrupt. It was purchased in 1928 by Bessemer Properties and managed by Roy H. Hawkins, who became known as the new principal founder of the community. In 1931, under his leadership, a request for a charter creating Miami Shores Village was presented in the State Legislature. On January 2, 1932, the village was officially inaugurated. In the ensuing decades, growth was steady. A variety of architectural styles were introduced, yet the community emerged as the type of development the original Shoreland Company had envisioned. The community retains many of its originally planned features, including tree-lined streets and wide roads, a downtown area, well-maintained homes provided with nearby services, and a variety of community activities. The village has a large recreational space, which hosts the Miami Shores Country Club and the Aquatic Center.

Today, Miami Shores is primarily a desirable bedroom community for those working in the Miami metropolitan area, and also has a sizable retired population. The Village is mostly made up of single-family homes, with very few multi-family units and only two small commercial areas along Northeast 2nd Avenue and Biscayne Boulevard.

The Village operates under a Council-Manager system. It has a City Council of five members, who are elected at-large. The Mayor is selected by the Council at its inaugural meeting, and is responsible for hiring the Village Manager. Agendas, minutes, and video recordings of all Village meetings are available on the municipal website, going back to 2019.

The Village publishes a monthly newsletter online. The March 2024 edition announces the April 2024 launch of the “Citizens Academy”, a 10-week program of interactive sessions available to all interested residents. Presentations, discussions, and activities are provided to educate participants on how decisions are made, services are delivered, and resources are allocated within the community.

Community Dynamics

As of 2021, Miami Shores had a population of 11,551. The median age was 40 and the median household income was \$127,721. Between 2020 and 2021 the population of Miami Shores grew from 10,372 to 11,551, an increase of 11.4%. At the same time, the median household income rose from \$125,202 to \$127,721, an increase of 2.01%. Regarding ethnicity in 2021, 39.1% of the population was White non-Hispanic, 18.4% was Black, 17.2% was White Hispanic, 8.82% was Multiracial Hispanic, and 7.5% was Other Hispanic.

None of the households in Miami Shores reported speaking a non-English language at home as a primary language, and 93.4% of the population were US citizens. As of 2021, 30.6% of the residents of Miami Shores 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 28.9%, indicating that the rate has been increasing. In 2021, the median property value was \$590,100 and the homeownership rate was 86.2%.

Business Landscape

Miami Shores is primarily a bedroom community for those working in greater Miami, and also has a sizable retired population. There are only two small commercial areas, along Northeast 2nd Avenue and Biscayne Boulevard. Miami Shores hosts Barry University.

The Village website offers an Economic Development Toolkit, with information on business grants, demographic data, steps to obtain business tax receipts, and details regarding the Miami Shores Village market. There is also a step-by-step guide to opening a new business in Miami Shores.

Transportation Characteristics

The main transportation artery in Miami Shores is Biscayne Boulevard/US Highway 1, running diagonally through the Village's eastern half, northeast to southwest. Other major streets include Northeast 6th Avenue, which bisects the Village running north and south and meets Biscayne Boulevard/US Highway 1 at the Village's southernmost boundary. Northeast 103rd Street runs east and west through the Village's western half, before meeting Northeast 6th Avenue at the western edge of the Miami Shores Country Club.

Traffic centered around commercial activity is limited to small areas along Biscayne Boulevard and Northeast 2nd Avenue. The Village routes its traffic onto the major streets and away from single-family residential areas by using traffic barricades.

According to DATA USA 2021 statistics, most people in Miami Shores drove alone to work, with an average commute time of 29.9 minutes. The average car ownership was two cars per household.

Miami-Dade Metrobus serves the Village on its larger streets.

The Shores Shuttle offers free transportation Monday through Friday, with twelve stations, and stops are scheduled only at limited times in the mid/late afternoon hours.

Miami Shores is 10 miles from Miami International Airport (MIA) and 10 miles from PortMiami.

There is an expanding network of facilities for bicyclists and pedestrians. Among the upcoming village projects related to transportation as of 2024 is the Flagler Trail Greenway. This project will include asphalt multi-purpose pavement on the west side of Club Drive, and north of Northeast 96th Street. A concurrent project is the Northeast 6th Avenue (State Road 915) Pedestrian Promenade, between Northeast 96th Street and Northeast 107th Street. The plan will transform the existing sidewalk into a wide, multi-purpose path, enhancing safety and mobility for pedestrians and bicyclists along the corridor. The project was in the design phase as of 2024.

Ongoing projects include incorporation of speed humps and speed tables at various locations, as recommended in a 2016 village-wide traffic calming study.

Sources

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