

City of Miami Springs

County

Miami-Dade

Boundaries

North: Okeechobee Road/US Highway 27 and Miami River Canal

South: Northwest 41st Street and Northwest 36th Street/State Road 948

West: Northwest 67th Avenue and Ludlam Canal

East: Intersection of Northwest South River Drive and Northwest 31st Street

Community Type

Municipality

History

The City of Miami Springs occupies approximately three square miles of land northwest of Downtown Miami. It is bordered on the northeast by the City of Hialeah and on the southwest by the Village of Virginia Gardens. To the south, Miami Springs is bordered by Miami International Airport (MIA). The city is shaped like a triangle, with the Miami River Canal running along the northeastern boundary, and the Ludlam Canal and the Florida East Coast Railroad Yard running along the western boundary.

Miami Springs was founded by aviation pioneer, inventor, and land developer Glenn H. Curtiss in 1926, and was originally known as “Country Club Estates”. Along with other cities in Miami-Dade County such as Coral Gables and Opa-Locka, Miami Springs was one of the first planned communities in the state. Like its counterparts, the city had an intended theme. The city’s style of architecture, called Pueblo Revival, developed in the American Southwest and incorporates design elements of pueblo architecture. The original Hotel Country Club was designed to resemble a pueblo village. Other buildings incorporated Mission Style design.

Significant landmarks include Pueblo Revival homes, the Curtiss Mansion, the Fair Haven Nursing Home, the Hotel Country Club, and the Miami Battle Creek Sanitarium.

Historically, the development of Miami Springs has been tied to (MIA), and the airport still serves as the largest economic engine for the city. The

economy of Miami Springs took a major hit in the early 1990s with the bankruptcy of Pan American and Eastern Airlines. Since then, Miami Springs has developed a more diversified economy that caters to the needs of its residents and the people living within the surrounding area, while remaining closely tied to (MIA) and the airline industry.

The Miami Springs government is headed by a City Manager who serves at the will of five elected officials: a Mayor and four Council Members, all of whom have an equal vote in decision-making. The municipal website includes a calendar of government meetings, as well as agendas, limited minutes documentation, and video recordings of meetings. The City of Miami Springs is served by a sizeable number of public and private educational institutions and is part of the Miami-Dade County Public Schools System (M-DCPS).

Community Dynamics

As of 2021, Miami Springs had a population of 13,880. The median age was 44.8 and the median household income was \$73,991. Between 2020 and 2021 the population of Miami Springs declined from 14,041 to 13,880, a decrease of 1.15%. At the same time, the median household income rose from \$65,910 to \$73,991, an increase of 12.3%. Regarding ethnicity in 2021, 50.4% of the population was White Hispanic, 21.2% was White non-Hispanic, 20.6% was Multiracial Hispanic, 4.51% was Other Hispanic, and 1.16% was Asian. None of the households in Miami Springs reported speaking a non-English language at home as a primary language, and 83.9% of the population were US citizens. As of 2021, 49.8% of the residents of Miami Springs 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 52%, indicating that the rate has been decreasing. In 2021, the median property value was \$436,700 and the homeownership rate was 62.3%.

Business Landscape

Miami Springs is mostly made up of single-family dwellings and limited apartments, with a historic downtown area of professional offices, restaurants, and small retail stores. The Miami Springs Golf & Country Club occupies a large piece of land in the south-central area of the city.

The city's economy is closely intertwined with (MIA) and its ancillary businesses, such as airport hotels. The airline industry brought many residents engaged as airline crew members, as well as other employment opportunities at the airport, enabling prosperity in the city. This dependence, however, left the city vulnerable. The sudden collapse of both Eastern

Airlines and Pan American World Airways in 1991 left many Miami Springs residents unemployed and unable to afford living in the area. The bankruptcy of both corporations in the same year created a chain reaction, eventually causing many small local businesses to close their doors. From a residential standpoint, the appeal of Miami Springs was still strong, but the legacy of the closures remains.

Transportation Characteristics

The main transportation arteries in Miami Springs defines its borders. Northwest 36th Street/State Road 948 forms most of the southern boundary of the city, with (MIA) located on the south side of the roadway. Okeechobee Road/US Highway 27 defines the northeastern side of the city, but is actually just outside the boundary line. Inside the boundary line, running along the Miami River Canal, is Royal Poinciana Boulevard. The Curtiss Parkway runs diagonally northeast to southwest through the southeastern wedge of the city, before joining with Northwest 36th Street/State Road 948 at the southern boundary. In the far southeastern corner of the city, within irregular boundaries, Northwest 42nd Avenue/State Road 953/ South Le Jeune Road serves an area occupied by airport hotels.

According to DATA USA 2021 statistics, most people in Miami Springs drove alone to work, with an average commute time of 24.6 minutes. The average car ownership was two cars per household.

The City of Miami Springs Comprehensive Plan, last amended in 2022, promotes a multi-modal transportation system with minimum negative impact on the quality of life of its citizens. This includes regulating peak hour Level of Service standards, particularly on major roadways within the city boundaries. Included are Northwest 36th Street, Okeechobee Road, and Royal Poinciana Boulevard. Other parts of the plan support development of bicycle path facilities, landscaping on the Miami River Canal and the Ludlam Canal, enhancement of parking infrastructure, reduction of noise levels, and increasing the frequency of bus service along Northwest 36th Street, Okeechobee Road, and Le Jeune Road.

MIA is located below the southern boundary of Miami Springs, driving the city's economy and generating traffic in the area.

Miami-Dade County Metrobus serves Miami Springs on major roadways.

Miami Springs is also served by the free MS/VG Shuttle, with seventeen stops throughout the city. A map of routes and stops is available on the municipal website.

Sources

1. Wikipedia, Miami Springs, Florida, 2024. Url: https://en.wikipedia.org/wiki/Miami_Springs,_Florida
2. Miami Springs, Our Community, About Us, About Miami Springs, 2024. Url: <https://www.miamisprings-fl.gov/community/about-miami-springs>
3. Miami Springs, Government, City Council Overview, City Council, 2024. Url: <https://www.miamisprings-fl.gov/citycouncil>
4. Miami Springs, Government, Meeting Calendar, 2024. Url: <https://www.miamisprings-fl.gov/calendar>
5. Miami Springs, Government, Agendas & Minutes, 2024. Url: <https://www.miamisprings-fl.gov/meetings>
6. Miami Springs, Government, City Council Meetings Video, 2024. Url: <https://www.miamisprings-fl.gov/cityclerk/city-council-meetings-video>
7. Miami Springs, Government, Planning, Comprehensive Planning, Zoning and Planning Department, Comprehensive Plan, Comprehensive Plan 2022 (PDF), Transportation Element, p. 21. Url: <https://www.miamisprings-fl.gov/planning/comprehensive-plan-1>
8. Miami Springs, Our Community, Free MS/VG Shuttle, 2024. Url: <https://www.miamisprings-fl.gov/community/new-shuttle-bus-map-route-timetable>
9. Google Maps, 2024. Url: <https://www.google.com/maps>
10. Data USA, 2021. Url: <https://datausa.io/profile/geo/miami-springs-fl>