

North Bay Village

County

Miami-Dade

Boundaries

North: Biscayne Bay

South: Biscayne Bay

West: Biscayne Bay

East: Biscayne Bay

Community Type

Municipality

History

North Bay Village is located on two islands in Biscayne Bay: Harbor Island (also known as North Bay Island) to the west, and Treasure Island to the east. The village is joined with mainland Miami to the west and Normandy Isle to the east by the John F. Kennedy Causeway.

The village occupies .82 square miles, of which .37 square miles is land and .45 square miles is water.

Before 1940 most of the village's current area was below the surface of Biscayne Bay. Broadcast Key was the only dry land, a 5-acre island from which WIOD Radio began broadcasting in 1926. Although the radio station has since moved to the mainland, television station WSVN maintains its headquarters on its original site, which is now part of Treasure Island. In the mid-1940s, dredging and filling created Harbor Island and Treasure Island. Harbor Island is occupied primarily by multi-family housing. Treasure Island, whose street names were drawn from Robert Louis Stevenson's novel of the same name, is a mixture of single-family dwellings on the western end and multi-family dwellings on the eastern end.

North Bay Village was incorporated in 1945. Harbor and Treasure Islands were annexed several years later. Broadcast Key, also known as Cameo Island, was annexed in 1963. During its early years, North Bay Village was primarily a haven for winter residents. Restaurants and nightclubs attracted celebrities like Frank Sinatra, Dean Martin, and Judy Garland in the 1950s and 1960s.

Today, most residents of North Bay Village live there year-round. The majority of construction in the village since 2000 has been luxury high-rise condominium buildings. Since 2023, multiple luxury developments and some mixed-use constructions have been underway.

The Island Walk, a pedestrian walkway that will span over two miles along the northern boundaries of Treasure Island and at key locations on Harbor Island, is under expansion. The new Island Walk North Plaza will complement the existing South Plaza, completed in 2019. Completion of the new section is scheduled for summer, 2024.

The North Bay Village government consists of a Mayor, four City Commissioners, and a Village Manager. The Village maintains its own police department. The municipal website has a calendar of village government meetings, with agendas, minutes, and video recordings of past meetings going back to 2019.

Community Dynamics

As of 2021, North Bay Village had a population of 8,057. The median age was 40.7 and the median household income was \$65,857. Between 2020 and 2021 the population of North Bay Village declined from 8,108 to 8,057, a decrease of .629%. At the same time, the median household income fell from \$69,239 to \$65,857, a decrease of 4.88%. Regarding ethnicity in 2021, 44.4% of the population was White Hispanic, 29.6% was White non-Hispanic, 12.2% was Other Hispanic, 4.02% was Multiracial Hispanic, and 2.93% was Asian. None of the households in North Bay Village reported speaking a non-English language at home as a primary language, and 76.5% of the population were US citizens. As of 2021, 55.1% of the residents of North Bay Village 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 58.4%, indicating that the rate has been decreasing. In 2021, the median property value was \$340,100, and the homeownership rate was 35.9%.

Business Landscape

North Bay Village is primarily residential, with scattered service and food venues. The zoning map for the village shows general commercial activity limited to a very small area on Harbor Island, on the north edge of Northeast 79th Street/State Road 934. However, the future land use map from 2022 shows a large swath of commercial use along the northern edge of Treasure Island, on both sides of Northeast 79th Street/State Road 934.

Among the companies based in North Bay Village is the cable television channel GOL TV. The Sunbeam Television Corporation/WSVN-TV (WCKT), a Fox affiliate, has maintained its studios in North Bay Village since 1956. In recent years, village entrepreneurs have been opening additional restaurants to improve the quality of the city and generate more revenue.

Transportation Characteristics

North Bay Village is joined with mainland Miami to the west by the John F. Kennedy Causeway. The causeway, which features a drawbridge in the section just east of the mainland coast, carries Northeast 79th Street/State Road 934 eastward across the bay, crossing a small island in incorporated Miami before crossing Harbor Island/North Bay Island on the west and Treasure Island on the east. The causeway continues eastward, connecting the village with Normandy Isle. Access to and from Miami Beach is via 71st Street/State Road 934 running eastward across Normandy Isle, and via Normandy Drive/State Road 934 running westward across Normandy Isle.

On both of the islands that comprise North Bay Village, surface streets form branches and loops joined with Northeast 79th Street/State Road 934 at very few junctions, greatly limiting through traffic.

Street parking on Harbor Island, especially on the eastern and western peninsulas extending from the north edge of the island, is extremely problematic. The village has instituted a complex set of rules governing parking on Harbor Island, differentiating access for residents and visitors, as well as for “legacy” and “non-legacy” residential buildings, with a variety of parking permit fees. Parking is exceptionally scarce for older structures.

According to DATA USA 2021 statistics, most people in North Bay Village drove alone to work, with an average commute time of 30.6 minutes. The average car ownership was two cars per household.

Miami-Dade Metrobus stops are limited to Northeast 79th Street/State Road 934, on both islands.

The free Downtown Express shuttle has designated stops located on surface streets, and three stops on Northeast 79th Street/State Road 934 connecting with Miami-Dade Metrobus service. Hours of operation are Monday-Friday between 7:00 am and 10:00 am and between 4:00 pm and 7:00 pm. In addition to the shuttle, the village offers Freebee on-demand rides, using electric cars. Riders can use the Freebee app or request rides by telephone. Freebee hours of operation are Monday-Friday 7:00 am to 7:00 pm and Saturday 10:00 am to 6:00 pm.

The Florida Department of Transportation's SR 934/NE 79 Street Bridges Project Development and Environment (PD&E) Study has the objective of evaluating bridge replacement alternatives and addressing structural deficiencies of four existing bridges (two bridge pairs) along State Road 934/Northeast 79th Street (John F. Kennedy Causeway). Other objectives include provision of new and/or improved paved shoulders, marked bicycle lanes, and sidewalks, as well as facilitating emergency evacuation traffic flow between the islands and the mainland. The project is located in the City of Miami and North Bay Village. This study started in August, 2022 and is expected to be complete in summer, 2024. The design phase begins once the study is complete.

Sources

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