

Community Background Report

Oak Grove

County

Miami-Dade

Boundaries

North: Northeast 163rd Street

South: Northeast 151st Street

West: Northeast 8th Avenue

East: Northeast 16th Avenue

Community Type

Neighborhood

History

Oak Grove is a 448-acre neighborhood of the City of North Miami Beach, south of Northeast 163rd Street/State Road 826 and west of Northeast 8th Avenue. Oak Grove's southern and western boundaries zigzag, sometimes dividing blocks while remaining consistent with City limits. The residential uses of Oak Grove extend a considerable distance south and west without encountering any major natural boundaries.

The neighborhood has a residential core, where residents are well-organized, communicative with City officials, and concerned with improving the area. The City encourages homeowner and neighborhood associations in all subdivisions of Oak Grove, which include Carl Byoir, Fleeman Heights and Breezeswept. The development of these subdivisions is uneven, with some lacking identity and others demonstrating a high degree of community cohesion. Oak Grove has a working relationship with the North Miami Beach Police Department, as evidenced by a 2021 meeting of "PACT" (Police and Community Together), hosted by the police department at Northeast 157th Terrace and Northeast 11th Court. The meeting appears in the online calendar of the City of North Miami Beach website, with its agenda described as follows: "In partnership with our crime prevention unit and community policing unit, detectives will be present to discuss and obtain information on issues affecting the community. The purpose of this meeting is to have an open and transparent dialogue with community members as well as leaders in an effort to forge a stronger bond between police and the community." The City's website also provides a map of Community Policing Units for each neighborhood within the City, with the pertinent police detective's name and contact information provided.

Oak Grove has green space at Washington Park. The Washington Park Community Center is located at 15290 Northeast 15th Court. The park features a 20-yard pool, a tot lot for toddlers, a basketball court, a multi-purpose sports field, a playground, intramural sports programs, an after-

school program, a computer lab, restrooms, parking, and facility rentals. Other green spaces within the boundaries of Oak Grove are Sauls Park, Hazel Fazzino Park, and Martin Luther King Park.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Oak Grove has a population of 9,227, 65% of which are working age from 18 to 64. The average per capita income is \$18,077, which is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 22% Hispanic and 78% non-Hispanic. Furthermore, 25% of the population is White (including Hispanic White), 73% is Black, and 1% Asian. A non-English language is spoken by 13% of the population. Regarding education level, 53% of the population has less than a high school education, which is higher than Miami-Dade County's 48.86%. Foreign-born individuals make up 56% of the population, out of which 49% are naturalized citizens, while 51% are not U.S. citizens. Of the foreign-born residents, 1% are from Asia, 85% are from the Caribbean, 8% are from Central American countries, and 4% are from South America.

Business Landscape

The Oak Grove business corridor consists of the commercially used properties along Northeast 163rd Street/State Road 826, from Northeast 8th Avenue to Northeast 16th Avenue, with various residential subdivisions situated to the south. Northeast 163rd Street is dense with business establishments, fast food shops and restaurants, and retail and service venues. Beth Jacob High School and the Dade Institute of Technology are also located just south of this main drag, where it begins to curve to the north at Northeast 11th Court.

Part of the Oak Grove neighborhood falls within the boundaries of the North Miami Beach Community Redevelopment Agency area. The area covered lies along the northern boundary of the neighborhood, extending only a little to the south of Northeast 163rd Street. This area comprises the general business district and residential office district of the neighborhood. The stated mission of the CRA is "to eliminate and prevent the development or spread of blighted areas, improve property values, improve the public infrastructure, and prevent or reduce incidents of crime. The agency is a successful partnership between the City of North Miami Beach and Miami-Dade County. The CRA operates within the Redevelopment Area. The CRA will sunset on October 11, 2028." A CRA map is available in the City of North Miami Beach website. The meeting schedule of the CRA Board is also available in the City's website, along with meeting agendas and minutes.

Transportation

The main transportation artery in the Oak Grove neighborhood is Northeast 163rd Street/State Road 826, which is also where the bulk of the neighborhood's businesses are located. Other larger streets in the neighborhood are Northeast 12th Avenue and Northeast 16th Avenue, and all

three of these major streets have stops for Miami-Dade Transit bus lines. Miami-Dade buses also run on Northeast 15th Avenue.

The free North Miami Beach shuttle bus, the NMB Line, also serves Oak Grove. The shuttle has three routes that run through the neighborhood. An app is available for tracking the shuttle's progress.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860002161, 120860002063, 120860002062, 120860002163, 120860002162, Miami-Dade County, Florida. Url: <http://www.census.gov>
- 2.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>
- 3.) Google Maps, 2021. Url: <https://www.google.com/maps>
- 4.) City of North Miami Beach. Calendar. PACT Meeting (Police and Community Together), Monday, March 15, 2021. Url: <https://www.citynmb.com/calendar.aspx?eid=5052>
- 5.) City of North Miami Beach. Community Policing Unit Neighborhood Map (PDF), December 22, 2017. Url: <https://www.citynmb.com/DocumentCenter/View/1844/Community-Policing-Unit-Neighborhood-Map-PDF?bidId=>
- 6.) City of North Miami Beach. Washington Park Community Center, December 20, 2017. Url: <https://www.citynmb.com/Facilities/Facility/Details/Washington-Park-Community-Center-4>
- 7.) City of North Miami Beach. Community Redevelopment Agency (CRA), 2021. Url: <https://www.citynmb.com/304/Community-Redevelopment-Agency-CRA>
- 8.) City of North Miami Beach. About the CRA, 2021. Url: <https://www.citynmb.com/1286/About-the-CRA>
- 9.) City of North Miami Beach. NMB Line, 2021. Url: <https://www.citynmb.com/402/NMB-Line>