

Town of Medley

County

Miami-Dade

Boundaries

North: Intersection of West Okeechobee Road/US Highway 27 and Northwest 107th Avenue

South: Northwest 71st Street

West: Northwest 107th Avenue

East: Intersection of Northwest 74th Street and West Okeechobee Road/US Highway 27

Community Type

Municipality

History

The Town of Medley was founded in 1905 by Sylvester Medley but was not incorporated until 1949. The town is primarily an industrial community with less than 1,000 residents and 1,800 businesses. When adding workers and visitors together, the daytime weekday population rises to approximately 60,000.

Medley occupies 5.98 square miles and is located twelve miles northwest of downtown Miami. It is bordered to the north by Hialeah Gardens and to the east by Hialeah, with Doral to the south. The Miami Canal forms the border between Medley and the cities of Hialeah Gardens and Hialeah.

Medley has a mayor-council form of government, with a mayor, a vice-mayor, and three council members. Agendas for council meetings are available in the town's municipal website, going back as far as 2015.

FEMA has designated approximately half of the Town of Medley as being in Special Flood Hazard Areas. The town sits in a relatively flat, low-lying area of the county. Medley has lakes, the Miami Canal, and other bodies of water that can impact the town during heavy rainfalls. In the course of these events, it is possible that man-made canals such as the C-5 and C-6 could overtop their banks or otherwise get backed up. This can cause localized flooding in areas adjacent to the canals. Past flood events such as Hurricane Irene (1999) and the No-Name storm of October 2000 left many areas of the town with flood

conditions for long periods of time, causing business disruptions, power losses, and other negative impacts to the community. The Town of Medley participates in the National Flood Insurance Program (NFIP) and offers free inspection and assistance services that can help property owners better prepare for flooding.

Community Dynamics

As of 2021, Medley had a population of 957. The median age was 58 and the median household income was \$31,875. Between 2020 and 2021 the population of Medley declined from 1,053 to 957, a decrease of 9.12%. At the same time, the median household income fell from \$32,895 to \$31,875, a decrease of 3.1%. Regarding ethnicity in 2021, 81.4% of the population was White Hispanic, 14.7% was Multiracial Hispanic, 3.34% was White non-Hispanic, and .522% was Other Hispanic. None of the households in Medley reported speaking a non-English language at home as a primary language, and 71.3% of the population were US citizens. As of 2021, 78.5% of the residents of Medley were born outside the US, which is much higher than the national average of 13.6%. In 2020, the percentage of foreign-born citizens was 79.4%, indicating that the rate has been decreasing. In 2021, the median property value was \$54,400, and the homeownership rate was 70.7%.

Business Landscape

A zoning map of the Town of Medley shows that the dominant land use is industrial, designated for light manufacturing. There is a smaller tract of land designated for heavy manufacturing, and an even smaller area designated for single-family dwellings.

First Park Miami, a new Class A industrial park located on 87th Avenue, will cover 126 acres when completed, and will contain as many as thirteen buildings.

Due to its position as a center of industry, the Town of Medley attracts as many as 60,000 workers per day to its businesses, suggesting that its economic impact is much greater than is represented by its population statistics. The following businesses are located in Medley:

- The Southern corporate office of the Florida East Coast Railroad and the FEC warehouse complex called Beacon Station
- Urbietta Oil Company, one of the fastest growing privately owned Hispanic businesses in the US
- TA Associates/Gateway Properties, with more than 350 warehouses in Medley

- US Cold Storage
- Aljoma Lumber Company, one of the largest lumber wholesalers in the Southeastern US
- Preferred Freezer Corp.
- FedEx
- AAR Corp.
- Seaboard Marine
- B/E Aerospace
- Navarro Discount Pharmacy
- Prologis
- Sysco Food Services
- PepsiCo
- US Foundry and Manufacturing
- Quirch Foods
- Ace Hardware
- Titan America/Tarmac
- SuperMix and Super Block
- Lincoln Property Company, with over 36 acres of land and 670,000 square feet of industrial warehousing

The Town is also home to a Rinker plant, one of its largest businesses and to the Titan America Pennsuco Cement Plant.

The Town of Medley has a job availability program whereby businesses notify the town of job opportunities so that they are made available to the community at large.

Transportation Characteristics

The Town of Medley is accessible via a variety of transportation resources. The Miami International Airport is three miles to the southeast and the Opa-locka Airport/Metro-Dade General Aviation facility is six miles to the northeast.

Several major roadways serve the Medley area. US Highway 27 forms the town's boundary on its northeast side and the Palmetto Expressway runs north and south through the far southeastern section of Medley. State Road 934/Northwest 74th Street runs east and west along the town's southern boundary, in the southeastern corner of the municipality. The Ronald Reagan Turnpike runs north and south outside the western boundary of the town.

In addition, the Town of Medley hosts the Metrorail Palmetto Station at 7701 Northwest 79th Avenue. The FEC railroad freight line plays a vital role in the business community by servicing many Medley businesses along its tracks.

Miami-Dade Transit buses run only in the southeastern section of the town, along Northwest 74th Street and Northwest 84th Avenue.

According to DATA USA 2021 statistics, most people in Medley drove alone to work, with an average commute time of 26.1 minutes. The average car ownership was two cars per household.

Sources

1. Wikipedia. Medley, Florida, 2023. Url: https://en.wikipedia.org/wiki/Medley,_Florida
2. Town of Medley, Florida. About Us, 2023. Url: <https://www.townofmedley.com/about-us>
3. Town of Medley, Florida. Meetings of the Town Council, 2023. Url: <https://www.townofmedley.com/council-meetings>
4. Town of Medley, Florida. Flood Information, 2023. Url: <https://www.townofmedley.com/flood-information>
5. Town of Medley Zoning Map (PDF), 2016. Url: <https://www.townofmedley.com/documents/Town%20of%20Medley%20Zoning%20Map.pdf>
6. Town of Medley, Florida. Medley Video Tour, Business & Industry, 2023. Url: https://www.elocallink.tv/m/v/Redesign4/?pid=w3w7w8Q9a91&fp=flmed21_bus_iwd#c|flmed21_bus_iwd
7. Google Maps, 2023. Url: <https://www.google.com/maps>
8. Data USA, 2021. Url: <https://datausa.io/profile/geo/medley-fl>