

Village of Biscayne Park

County

Miami-Dade

Boundaries

North: Northeast 121st Street

South: Northeast 107th Street

West: Biscayne Canal Number C-8/Griffing Boulevard

East: Northeast 11th Place

Community Type

Municipality

History

The Village of Biscayne Park appears on the map as an inverted triangle of 0.64 square miles. It is bounded on the north by Northeast 121st Street, on the west by Biscayne Canal Number C-8/Griffing Boulevard, on the south by Northeast 107th Street, and on the east by Northeast 11th Place.

In the very early 1920s the area that is now the Village of Biscayne Park was mostly tomato fields owned by Arthur Mertlow Griffing, who had come to Florida from New York to manage the Little River Nursery. He soon established Griffing Tropical Nurseries and Groves on a seven-acre site that today is the Colonial Shopping Center along Dixie Highway and 125th Street in North Miami. Mr. Griffing was also a landscaper for Carl Fisher's Miami Beach projects. By 1917 the horticulturalist had become a developer. The nursery land was subdivided and named Griffing Biscayne Park Estates. Mr. Griffing continued his love of landscaping by carefully planting the area with shrubs and trees, so that his development resembled a huge botanical garden. In 1923 Griffing began advertising the development, targeting young families as new residents. He created environments for children to play in near their homes by laying out green spaces within broad, elongated traffic medians. The beautifully landscaped streets, medians, and park areas he designed were the backdrop for the first homes erected in the development, which cost between \$4,000 and \$4,500.

The Town of Biscayne Park was incorporated on December 31, 1931, and on June 16th, 1933, a state charter was granted changing the name to the Village

of Biscayne Park. The Works Progress Administration built a log cabin within Biscayne Park as a symbol of Depression-era hopefulness, and of the American frontier. At a ceremony on January 24th, 1935, the finished log cabin was officially turned over to the village, and to this day has been the center for the daily operations of Biscayne Park.

Land use in the village is primarily single-family residences, with some two-family homes on the eastern and northern borders. There are no commercial or industrial uses.

The Biscayne Park 2025 Comprehensive Plan states the municipal land use goal as “to maintain for the future the existing character, location and intensity of uses in the village”. The stability and livability of the municipality regarding land use is reviewed every seven years. The document also stresses the importance of the natural environment: “The conservation goal for the Village of Biscayne Park is to assist in conserving and protecting Miami-Dade County’s natural resources of air, water, and trees.”

The village has a green space located at its center, the Burke Recreation Center, with a soccer field and a tot lot called the Parque Infantil. The recreation department offers judo, soccer, yoga, and Zumba.

Biscayne Park is governed by a mayor, a vice mayor, and three commissioners. It also has a village manager. The village has a twelve-man police department.

Community Dynamics

As of 2020, Biscayne Park had a population of 3,089. The median age was 31 and the median household income was \$76,467. Between 2019 and 2020 the population of Biscayne Park declined from 3,124 to 3,089, a reduction of 1.12%. At the same time, the median household income fell from \$87,712 to \$76,467, a decrease of 12.8%. Regarding ethnicity in 2020, 34.7% of the population was Black, 30.3% was White non-Hispanic, 26% was White Hispanic, 8.68% was Multiracial Hispanic, and .291% was Asian. None of the households in Biscayne Park reported speaking a non-English language at home as a primary language, and 90.8% of the population were US citizens. As of 2020, 26.3% of the residents of Biscayne Park were born outside the US, which is much higher than the national average of 13.5%. In 2019, the percentage of foreign-born citizens was 39.2%, indicating that the rate has been decreasing. In 2020, the median property value was \$510,300, and the homeownership rate was 71.3%.

Business Landscape

Biscayne Park has no commercial properties and relies solely on residential taxes, fines, and fees to fund the municipal government.

Transportation Characteristics

The Village of Biscayne Park is bounded on its west side by Biscayne Canal Number C-8, with Griffing Boulevard running along the eastern edge of the canal. The canal is crossed by only one bridge, where Griffing Boulevard meets Northeast 6th Avenue as it runs north and south through the western edge of the village. Several streets in the village are divided at intervals, forming broad medians in the shape of elongated ovals.

Only Northeast 6th Avenue, the village's broadest street, is served by Miami-Dade Transit buses, on line #16.

According to DATA USA 2020 statistics, most people in Biscayne Park drove alone to work, with an average commute time of 33.5 minutes. The average car ownership was two cars per household.

Sources

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3. Village of Biscayne Park. Village of Biscayne Park, Florida 2025 Comprehensive Plan Adopted Component (Amended October 5, 2010). Url: https://biscayneparkfl.gov/vertical/sites/%7BC4179EE4-3062-4442-8583-B704F0600806%7D/uploads/Biscayne_Park_Comprehensive_Plan_Final.pdf
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