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## Bel-Aire

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# Community Background Report

## Bel-Aire

### County

Miami-Dade

### Boundaries

North: Southwest 184 Street (Eureka Drive)

East: Franjo Road

South: Caribbean Boulevard

West: South Dixie Highway (US-1)

### Community Type

Neighborhood

### History

Bel-Aire is a residential neighborhood just over a square mile in size located in Cutler Bay. Cutler Bay was incorporated in 2005. Between 2000 and 2005, discussion concerning the boundaries of incorporation for Cutler Bay strengthened neighborhood identity of Bel-Aire. Several south Miami-Dade neighborhoods which remain in the unincorporated portions of the County are formally acknowledged less and less often..

### Community Dynamics

There are several public and private schools located in Bel-Aire, including the Cutler Ridge Christian Academy, Cutler Ridge Elementary, Bel-Aire Elementary, Cutler Ridge Middle School and Our Lady of the Holy Rosary borders the neighborhood. These are all located within a one square mile radius. Several of these are used as public meeting places by neighborhood groups. These institutions help Bel-Aire maintain its neighborhood identity. The Andrews Bridge, which is a pedestrian bridge over the Bel-Aire canal, and an annual boat parade which takes place at the canal also build community solidarity. This community is a residential neighborhood typical of those in south Miami-Dade County. The land use in the area is mostly dedicated to single-family homes and schools with businesses located along the bounding corridors. There are three Cutler

Bay parks in Bel-Aire and all are very near schools. The average sales value for Bel-Aire homes in 2011 is \$103,750.

## **Business Landscape**

Businesses in Bel-Aire are concentrated along South Dixie Highway and SW 186 Street. These businesses provide typical neighborhood services but also retail to traffic using South Dixie Highway. Industry represented in neighborhood businesses includes retail, restaurants, various personal services, fewer professional services than in most south Miami-Dade neighborhoods and several alternative banking institutions which include credit unions and check cashing stores.

## **Sources**

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