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North Bay Village

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Community Background Report

North Bay Village

County

Miami-Dade

Boundaries

North: Intracoastal Waterway

South: Intracoastal Waterway

West: City of Miami boundary

East: City of Miami Beach boundary

Community Type

Municipality

History

North Bay Village is a municipality of comprised of two small islands, totaling less than one-third square miles. Prior to 1940, most of what is now North Bay Village lay beneath the waters of Biscayne Bay. In 1940, dredging and bulk-heading created North Bay Island. By 1941, palm-lined streets had been laid out, and 12 homes had been built and occupied. Today, the Island has grown into a neighborhood of attractive single- and multi-family residences. During the mid-1940's, dredging and filling created Harbor Island and Treasure Island. Harbor Island is composed primarily of multi-family buildings. Treasure Island is a mixture of single-family dwellings and multi-family dwellings. North Bay Village was incorporated in 1945 and was primarily a haven for winter residents. Today's residents are mostly year-round residents.

Community Dynamics

The population of North Bay Village is estimated at 7,137 persons in 2010. 83 percent of this populace is white and 55 percent of the population is Hispanic. In 2009 the median family income was over 61 thousand dollars and over 42 percent had attained bachelor degrees or higher.

Sixty-three percent of the land use in North Bay Village is dedicated to residential land use. Thirty-seven percent for single-family use and seventeen percent for multi-family use; this is one of the more dense municipalities in the Miami-Dade County. Only 7% of the municipalities land use is reserved for commercial use, nearly all of these properties are on the Kennedy Causeway.

There are no public or private schools in North Bay Village. Students are served by schools located in Miami Beach, the City of Miami, and Miami Shores.

Business Landscape

Businesses in North Bay Village are a healthy mix of professional and service oriented firms. While there are beauty salons, cafeterias, restaurants and liquor stores there are also interior design services, professional offices, broadcasting studios and few religious institutions.

Sources

Census Bureau. (2011). 2010 Census Interactive Population Search. US Bureau of the Census.

Miami Dade County Planning Department. (2010). Existing Land Use Data. Miami-Dade County.

Miami Dade County Property Appraiser. (2010). Property Parcel Data. Miami-Dade County.

North Bay Village Comprehensive Plan (2011)