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## Allen Park

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# Community Background Report

## Allen Park

### County

Miami-Dade

### Boundaries

North: Northeast 163 Street

South: Northeast 151 Street

West: Florida East Coast (FEC) Railroad

East: Northeast 16 Avenue

### Community Type

Neighborhood

### History

Allen Park is a 356 square acre neighborhood in the City of North Miami Beach located just west of the FEC railway, south of Northeast 163 Street, east of Northeast 16 Avenue, and north of Northeast 151 Street. Major roads running through Allen Park are West Dixie Highway and Biscayne Boulevard, which is just east of the neighborhood. Other major roads of Allen Park include Northeast 158 Street and Northeast 18 Avenue. North Miami Beach has given Allen Park high priority over the next five years as an area for redevelopment. This has come with future land use changes to support redevelopment and increase population in designated areas.

### Community Dynamics

Neighborhood residents are vocal and organized in the Allen Park Neighborhood Association. Previously they have sought the City's help with building and zoning code enforcement (Mary Hilton 2002). The neighborhood of Allen Park is similar to Oak Grove, another City of North Miami Beach neighborhood, in that it does not have an identity that is widely known or obvious physical boundaries. Allen Park is named according to a similarly named park where the City runs a youth center and athletic field. Allen Park is has a wide variety of land uses throughout

the neighborhood. Allen Park consists of the area from Northeast 16 Avenue east to the FEC right-of-way and from State Road 826 south to Northeast 151 Street. It also includes a mostly residential area from Northeast 16 Avenue west to Northeast 14 Avenue, south of SR-826 to Washington Park. Land uses within Allen Park include single-family homes, multi-family developments, an elementary school, three public parks including one on a lake, the North Miami Beach Public Utilities Complex, other utility owned buildings, a large cemetery, an industrial area, a warehouse complex, and commercial uses along SR-826 and West Dixie Highway. Allen Park includes City of North Miami Beach subdivisions including Aqua Bowl and Taylor Park. These areas are located east of Northeast 18 Avenue, south of Northeast 159 Street, and northwest of West Dixie Highway. Household residents in this area do not change residency often, despite their location near land uses which can often conflict with residential uses. Although unique and fairly well secluded from other areas of the City, the Aqua Bowl area has only recently been active in working with the City. Potential improvements include reduction in vehicle speed, traffic mitigation, and street lighting. The industrialized section of Allen Park is located between West Dixie Highway on the west and the FEC right-of-way on the east, and between Northeast 151 Street and Northeast 155 Street.

## **Business Landscape**

The industrial land uses are light industrial, automotive, and warehouse in nature. The City of North Miami Beach has begun an improvement project in the district that will connect each property to sanitary sewer and improve water pressure for firefighting as well as drainage. Developers are attracted to the redevelopment of properties in this area for several reasons: the variety of land uses in Allen Park; the proximity to major traffic corridors; its proximity to Broward County; and the size of property parcels. Friendly Ford, located in the northeast corner of Allen Park, has undertaken significant redevelopment of their operations. The West Dixie Highway Industrial area is undergoing substantial redevelopment by both the City and private interests, and the City's Public Utilities Department is building a new complex within the neighborhood. City planning goals for Allen Park are to develop a cohesive land uses and a redevelopment plan for the neighborhood that addresses the full range of industrial uses, commercial uses, as well as multi-family and single-family residential uses. Objectives include improving the quality of the housing stock, addressing the lack of parking in the residential areas, identifying possible changes in land use designations aimed at addressing the City's projected housing shortage, and buffering existing and future residential uses from existing or future non-residential uses.

## Sources

North Miami Beach Comprehensive Plan

Mary Hilton. 2002. Citizen investigates substandard work. *Miami Herald*; 34N.