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Highland Village

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Community Background Report

Highland Village

County

Miami-Dade

Boundaries

North: Northeast 175 Street

South: Northeast 135 Street

West: Florida East Coast Railroad

East: Northeast 25 Avenue

Community Type

Neighborhood

History

Highland Village is a 295 square acre community of mobile homes, some single-family homes, multi-family homes, and a number of businesses running north along the Biscayne Boulevard corridor in the City of North Miami Beach. This neighborhood has limited access to other communities due to natural barriers, limited residential land use, and the large size of parcels. Only the southernmost part of this neighborhood is residential while the rest is governmental or commercial. This area has served as a mobile home park to permanent and seasonal residents. As developers have begun to build in the surrounding areas, the market value of property in Highland Village is increasing. These market pressures, coupled with flooding issues are persuading mobile home residents to relocate. While residential roads leading to area homes serve through traffic, they also serve relatively few city blocks. Unlike many City neighborhoods, residents of Washington Park do not complain about traffic cutting through the area. Area businesses provide sufficient parking for customers so much that residents do not complain of illegally parked vehicles.

Community Dynamics

Although it is known mostly for the mobile homes, Highland Village also includes a public park, some multi-family developments, and a few blocks of concrete block single-family homes. The

residents of the mobile home park are quite vocal and active in the City of North Miami Beach's functions relative to their neighborhood. The most pressing issue relates to the Munisport landfill (in North Miami) and its potential affect on the groundwater in the area. The elevation in Highland Village is the lowest in the City, so ground water contamination and flooding are major concerns. During the preparation of the Comprehensive Plan in 1987, Highland Village was identified as a potential redevelopment area. The area is within the Hurricane Vulnerability Zone and the trailers and homes are not elevated in conformance with FEMA requirements. For these reasons, the City considered land development regulation changes that would disallow new or replacement mobile homes. However, as a result of the concerns residents expressed regarding the potential negative effects of such changes, the City did not adopt these regulations. The future land use designation for the mobile home park is residential-low density (maximum eight units per acre), while the zoning allows lots of 1,200 square feet (which equates to approximately 36 units per acre). The application of Hurricane related regulations is periodically reviewed. Residents of Highland Village have benefited from a new sewer system (Blumenthal, 2005). The North Miami Beach Citizens Coalition has been instrumental in capping greater density development, at times even suing the City over issues concerning the planned height of structures. Some residents fear that North Miami Beach will become 'overdeveloped' resembling the City of Aventura.

Commercial properties north of State Road 826 (Northeast 163 Street) on Biscayne Boulevard include two marinas, retail properties, dining establishments, and other entertainment related businesses. Also along this corridor are the East Greynolds Park and several long narrow tracts of undevelopable vacant land between Biscayne Boulevard and the FEC right-of-way. With the widening of Biscayne Boulevard there has been an increase in the amount of development in this area. The City adopted a mixed-use future land use category to help spur development of vacant tracts, redevelopment of parcels affected by the road widening, and existing uses that no longer conform to the character of the corridor. While some parcels along Biscayne Boulevard south of SR-826 were redeveloped or greatly improved, a few vacant parcels remain along this commercial corridor.

The majority of households are family households (52%). Of family households, 60% are married-couple households and 22% are single-parent families. 48% of households are either unrelated persons living together or persons living alone. This compares with family type statistics for the City of North Miami Beach where the majority of households are family households (70%). Of those family households, 63% are married-couple households and 20% are single-parent families. 30% of households are either unrelated persons living together or persons living alone. Highland Village households are not of the traditional family type, with more persons living alone and more single-parent families than are typical of families in North Miami Beach (2000 Census).

Sources

North Miami Beach Comprehensive Plan

Sara Blumenthal. (August 11, 2005). Grant to help people get sewer link. Miami Herald, NM3..