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Lake District

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Community Background Report

Lake District

County

Miami-Dade

Boundaries

North: Miami-Dade/Broward County Line

East: State Road 821

South: SW 8th Street

West: State Road 997

Community Type

Neighborhood

History

The Lake District is a commercial and industrial area in the northwestern part of Miami-Dade County. The area was home to the Opa-Locka West Airport, a 420-acre facility with two paved runways intended to relieve congestion at the Opa-Locka Airport. Due to extensive damage resulting from Hurricane Wilma, in 2006 Miami-Dade County decommissioned this airport.

The Lake District houses the Metro West Detention Center, a 3,098 bed facility for male inmates of all custody levels ranging from minimum to maximum who are currently awaiting trial. The South Florida Reception Center is also located in the area. This facility houses adult male inmates and was established in 1991 for inmates of minimum and medium custody grades. The area also has a warehouse built in 2007 and condominium units, The Villages at Beacon Lake, which were built in 2006 and 2008.

Community Dynamics

Of a total population of 8,544, Lake District is primarily composed of Hispanics (65.1%). The area is predominantly male (68.5%). This large male presence is due to the housing of correctional facilities in one of the area's census tracts (141). In that census tract, there is a population of 3,235 of which 3,230 are male.

Whites constitute 73.1% of the population while African-Americans make up 23.1%. In terms of age group, the majority of the area's residents are over eighteen 85.7% with almost half the population (45.7%) between the ages of twenty-five and forty-nine. According to the 2010 Decennial Census, 81.9% of the 1,595 housing units were owner-occupied. 14.9% were occupied by renters and 3.1% were vacant units. Residential properties are characterized by mostly condominium units.

The area is part of the Northwest Transportation Planning Area of the Miami-Dade Metropolitan Planning Organization (MPO). The following highways and major roads are within or in close proximity to the Lake District: Krome Avenue, US 27 (Okeechobee Road), SW 8th Street, I-75, the Palmetto and the Dolphin Expressways, and the Florida Turnpike.

Business Landscape:

This area is predominantly an industrial complex with warehouses. Goya, the largest Hispanic-owned food company in the United States, opened a 338,000 square foot \$44 million distribution facility in the area in 2011. Other businesses in the area include: Auto Parts 4USA, Emac of America and Space Fox Electronics.

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