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## Oak Grove

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# Community Background Report

## Oak Grove

### County

Miami-Dade

### Boundaries

North: Northeast 163 Street

South: Northeast 151 Street

West: Northeast 8 Avenue

East: Northeast 16 Avenue

### Community Type

Neighborhood

### History

Oak Grove is a 448 acre neighborhood of the City of North Miami Beach south of State Road 826 and west of Northeast 14 Avenue. Oak Grove's southern and western boundaries zigzag, sometimes dividing blocks while remaining consistent with City limits. The residential uses of Oak Grove extend a considerable distance south and west without encountering any major natural boundaries.

### Community Dynamics

Oak Grove is a 448 acre neighborhood of the City of North Miami Beach south of State Road 826 and west of Northeast 14 Avenue. Oak Grove's southern and western boundaries zigzag, sometimes dividing blocks while remaining consistent with City limits. The residential uses of Oak Grove extend a considerable distance south and west without encountering any major natural boundaries.

Community Dynamics:

Oak Grove consists of the commercially used properties along State Road 826 (Northeast 163 Street) from Northeast 8 Avenue to Northeast 14 Avenue and various subdivisions to the south.

The neighborhood has a residential core where residents are well organized, communicative with City officials and chiefly concerned with improving the area. The City encourages homeowner and neighborhood associations in all subdivisions of Oak Grove, which include Carl Byoir, Fleeman Heights and Breezeswept. The development of these subdivisions is uneven, with some lacking identity and others demonstrating a high degree of community cohesion.

One subdivision (Carl Byoir) has the longest running and best organized Crime Watch within the City. While the citizen's Crime Watch has an obvious and specific purpose, it also serves as a broader forum for discussion of issues for which the City can provide assistance. Another subdivision (Fleeman Heights) originally coalesced around a Crime Watch group and more recently concerned homeowners have discussed many issues with the City, including code enforcement in abandoned alleys, improving and dedicating a park as a neighborhood gathering point, sidewalk construction and reconstruction, and potential traffic mitigation measures. A third subdivision (Breezeswept) is adjacent to and directly south of Fleeman Heights. This neighborhood is attempting to raise public awareness and increase the participation of its homeowners and residents. No specific requests or issues have been brought to the City of North Miami Beach other than a request for assistance in organizing. Assuming Breezeswept organization is successful, the remainder of Oak Grove may be able to join with the three existing neighborhood organizations to represent the area's needs and desires.

The City has discussed various improvements within Oak Grove, including the possible provision of a tot-lot, additional street lighting, and traffic mitigation measures. North Miami Beach is improving Oak Grove by bringing new life to its alleyways. By 2012, alleyways will be repaved with swales and sod. Beneath the surface, improvements will be made to water pressure and measures will be taken toward better accountability of water usage (meters and meter boxes).

## Sources

North Miami Beach Comprehensive Plan