

1-1-2011

Park West

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Recommended Citation

"Park West" (2011). *Miami Dade County*. 81.
http://digitalcommons.fiu.edu/mpo_dade/81

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Community Background Report

Park West

County

Miami-Dade

Boundaries

North: Northeast 17th Terrace

East: Biscayne Bay

South: Northeast 6th Street

West: Northwest 1st Avenue

Community Type

Neighborhood

History

Park West is a neighborhood just north of downtown Miami in the City of Miami, located just east of Overtown. It is located between Interstate 95 and the Port of Miami, and Interstate 395 runs through it. The neighborhood consisted mostly of large warehouses and vacant lots until recently where large-scale night clubs and high-rise condominiums have been developed. Land use in Park West is comprised of a large number of vacant, paved lots, which serve as parking lots during evening events.

Community Dynamics

Since the 1990s the City of Miami has worked with developers to enable entertainment establishments to operate in Park West until the early morning hours. These large night clubs have transformed warehouses to accommodate up to 1,500 customers nightly. The City has allowed the clubs 24-hour liquor licenses. A number of clubs are now located along Northeast 11th Street, neighbors to one another. As the neighborhood continues to attract more residents, the loud music and often drunken partygoers are largely unwanted. The confrontation between residents and club owners has culminated in arrests of club owners for noise violations. The confrontation is pitched in terms of ‘quality of life’, which residents demand versus the millions of dollars in taxes the club owners are bringing the City of

Miami. Similar confrontations have occurred in Miami Beach and in Coconut Grove where entertainment establishments are located near residential dwellings with little or no buffers between.

Though the housing boom of the 2000s is over, leaving many partially finished high-rise condos in Park West, the number of residents was expected to triple by 2010. The completed condominiums were developed at market rate or luxury rates, which contrast harshly with slum and blight conditions of the area. Currently most of the daytime traffic flows east and west between the Port of Miami and the Interstate highways. Morning and afternoon rush hour traffic flows north and south through Park West on Northeast 2nd Avenue, Northwest 2nd Avenue, and North Miami Avenue. The many one way streets in the area accommodate commercial traffic, but seem to confuse evening visitors. Currently, business owners are the most vocal community representatives, but condominium associations are expected to grow in number and influence elected officials.

Business Landscape

Business interests in Park West are residential developers, night club owners, the Florida East Coast Railway, and industry related to activities at the Port of Miami. Park West also lies within a Community Redevelopment Agency (CRA), which is looking to use federal funding for redevelopment of properties in Park West and neighboring Overtown. Residents and the Overtown Community Oversight Board have been communicating with City and County officials and the CRA. Stakeholders' major concerns are with affordable housing for existing residents, support for small businesses, and the creation of new jobs for current residents.

Sources

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