

1-1-2011

Airport West

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Recommended Citation

"Airport West" (2011). *Miami Dade County*. Paper 35.
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Community Background Report

Airport West

County

Miami-Dade

Boundaries

North: Northwest 25 Street

South: Southwest 8 Street

West: Southwest 139 Avenue

East: Florida Turnpike

Community Type

Neighborhood

History

Airport West is located within unincorporated Miami-Dade County and does not cross county commission boundaries. The 5.4 square mile neighborhood splits one 2010 Census tract and one block group. Previous county neighborhood level data refers to this area as West Sweetwater. The City of Sweetwater is an incorporated place with state recognized boundaries which place it further east of Airport West.

Airport West is an industrial district which has been sought for annexation by the City of Doral although the boundaries of these two entities do not meet. The Rotary Club of Doral and its Chamber of Commerce are two stakeholders of this neighborhood.

Community Dynamics

Airport West is on a large tract of land just off of Interstate-75 which is to be developed for warehouse and distribution space. Investors are attracted by the area's proximity to the airport and highway. Airport West is bounded by the Urban Development Boundary, which enters the rectangular shaped neighborhood and wraps around two of the community's four lakes, excluding these areas from urban development. The neighborhood has three parks, Tamiami Trail Park North, a two acre park with no amenities, the North Trail Park, a 15 acre park with fewer amenities, and the Tamiami Canal Park. This community which bounds the fringes of

urban development has three private schools and an equal number of public schools. There are no historic places recognized in this suburban area.

Business Landscape

Recent county capital improvement dollars spent in this area have been dedicated to drainage improvements. Though the area is not at risk of coastal flooding, it is located in the low-lying areas close to the Everglades.

There are 237 commercial properties in Airport West. These are varied: general merchandise, credit institutions, automotive repair, barber shops, few religious institutions, health related firms, liquor stores, telecommunication firms, banks, daycare services, caterers, bars, fast food and other restaurants, freight and warehousing services, gas stations, jewelry stores, insurance agents, professional offices, pharmacies, supermarkets, sports facilities and movie rental retail. This is a healthy mix of retail and services industries. In 2009, 1,562 building permits were granted in this neighborhood. These were issued for mostly residential repair and renovations ranging from air conditioner to window installations. Thirteen percent of the land use in Airport West is for agricultural use. Four percent is for industrial use and three percent for industrial extraction or quarries. Four percent of land use is institutional which includes schools, and one percent is dedicated to park use. Forty-one percent of land use is dedicated to low density residential uses.

Sources

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