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## City Center

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# Community Background Report

## City Center

### County

Miami-Dade

### Boundaries

North: Northeast 171 Street

South: Northeast 163 Street

West: Northeast 15 Avenue

East: Biscayne Boulevard

### Community Type

Neighborhood

### History

City Center is a neighborhood of North Miami Beach which the City has designated as its main business district. This area was once a suburban “bedroom community”, with South Florida’s first enclosed regional mall (built in 1956) and a wide highway commercial corridor. City Center is currently transforming into a higher density, town center with interconnected street, a bikeway system, and mixed-use development. This district of 360 acres sees much of the east-west traffic through the City. The City is working closely with the Florida Department of Transportation to develop State Road 826 as the City’s downtown. A series of charrettes have renamed the corridor one block north of the main east-west corridor Hanford Boulevard at Fulford City Center.

### Community Dynamics

The City of North Miami Beach initiated a “Visioning Process” in May, 2005 to “reach an agreement regarding the desirable characteristics, appropriate scale and suitable locations for future projects that may be proposed”. The City had been experiencing increased market demand for higher density housing, while at the same time, residents were expressing their concerns about building heights, traffic congestion, open space and the generally sustaining the quality of life in North Miami Beach. In 2005, an average daily traffic of 70,000 cars per day passed

through the Northeast 163 Street corridor which had no feasible option for expansion. Strategies for the future of the corridor and the land uses were developed and now the area embraces providing access to businesses off of major corridors, appropriate building densities and setbacks, roadway improvements and beautification, protection of existing neighborhoods, walkable streets and connectivity between commercial and residential neighborhoods. These strategies were implemented with land use and zoning changes and capital improvements in streets, sidewalks, lighting, and landscaping.

## **Business Landscape**

The Super WalMart anchors the western side of Hanford Boulevard, thus providing a transition from Fulford City Center to the Mall. The Super WalMart brings thousands of shoppers into the district each day. This draw has been promoted as a potential benefit to the surrounding businesses in the existing mall on Northeast 163 Street and other restaurants, specialty shops, and service-oriented businesses along Hanford Blvd. The City has promoted higher density and intensity of offices, duplexes and triplexes in City Center..

## **Sources**

Glatting, Jackson, Kercher, Anglin, Lopez, Rinehart, Inc. (May 2007). Charrette summary and preliminary urban design plan. City of North Miami Beach.

Glatting, Jackson, Kercher, Anglin, Lopez, Rinehart, Inc. (September 2005). Smart Growth North Miami Beach. City of North Miami Beach.

North Miami Beach Comprehensive Plan