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Oakland Grove

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Community Background Report

Oakland Grove

County

Miami-Dade

Boundaries

North: Little River

East: Florida East Coast Railway

South: Northeast 82nd Street (Little River Parkway)

West: Northeast 2nd Avenue

Community Type

Neighborhood

History

Oakland Grove is a 40-acre residential neighborhood within the City of Miami, which hugs the Little River as it bends on the northeast of the community, forming the northern and eastern boundaries. This neighborhood, which is less than a half mile square in area, contains one City of Miami mini-park at the end of a right of way which meets the River. Oakland Grove is a neighborhood of single-family homes with the occasional duplex lot. Commercial properties running along Northeast 2nd Avenue and Northeast 82nd Street are on the outer boundaries of Oakland Grove. Vehicular traffic can only enter the community through three entrances, two along Northeast 82nd Street and one along Northeast 2nd Avenue. The entrance at Northeast 3rd Place and Northeast 82nd Street generally attracts motorists looking for shortcuts to northbound Northeast 2nd Avenue. Springtime attracts spectators to stare at birthing manatee at the bend of the Little River.

Community Dynamics

Since 2000 the residential properties of Oakland Grove have dramatically increased in value. Neighborhood organizations, including the Neighbors of Oakland Grove, have worked to improve the quality of their neighborhood and resisted increasing residential density. Area developers have petitioned the City of Miami to raise the zoning density of a

property on the banks of the river to High Density. Residents of the neighborhood, which is zoned at Low Density residential, wanted to remain as such and were supported by their neighborhood association and a Miami neighborhood association umbrella group. However, City Commissioners voted in favor of higher residential density. Since this most recent issue, where both developers and organized homeowners regularly petitioned commissioners, the City has repaired sections of neighborhood sidewalks and curbs. This neighborhood, like many in south Florida, lacks paved pedestrian paths between private properties and public roads.

Business Landscape

Along Northeast 2nd Avenue there are various commercial and office properties. Between Northeast 82nd Street and the Little River, the Northeast 2nd Avenue corridor functions as the Little Haiti Business District. Retail and service businesses line ten-foot sidewalks that are shaded with a few trees. This corridor has two travel lanes with one turning lane in the center and metered on-street parking. Area businesses are also well served by several Metrobuses and jitneys traveling north and south along this corridor.

Sources

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