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# Shenandoah

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# Community Background Report

## Shenandoah

### County

Miami-Dade

### Boundaries

North: Southwest 8 Street

East: Southwest 14 Avenue

South: Southwest 22 Street (Coral Way)

West: Southwest 27 Avenue

### Community Type

Neighborhood

### History

Shenandoah is one of Miami-Dade County's oldest neighborhoods. It was first developed as an expansion of the Riverside Community in the 1920. Shenandoah's boundaries are from Southwest 8th Street to Coral Way and Southwest 14th Avenue to Southwest 27th Avenue. There is some dispute as to the location of the western-most boundary of this community, which some say is located at Southwest 24th Avenue. Between the 1920s and the 1960s, the area was populated by ethnic Lebanese, Jews, Russians, and others. Beginning in the 1950s, the area was populated more heavily by Cubans, then Central Americans and other populations in the 1980s. Today it is over 80 percent Hispanic and the neighborhood often overlooked by people who more readily recognize Little Havana.

### Community Dynamics

The southern, western and northern corridors defining Shenandoah are lined with properties classified for commercial and office use. The northern corridor, along Southwest 8 Street, has the most concentrated commercial land use, with strip malls and low-rise buildings. There are also small restaurants and car dealerships in this area. The eastern bounding corridor, along Southwest 14 Avenue, has no commercial land. Low density and single-family residential

parcels define this corridor. The corridor also has an ample median that serves to welcome visitors to the area. Some documentation refers to the median as Cuban Memorial (999 sw 13 avenue) but there is no official designation.

Shenandoah has four parks, Bryan Park, the above mentioned Cuban Memorial Park (999 sw 13 ave), Maximo Gomez Park (1444 sw 8 st) and Shenandoah Park, which is far larger than all others mentioned. Shenandoah Park recently had renovations worth approximately 1.7 million dollars. Today the park, located at 1800 SW 21 Avenue, is used for general recreation and programming including after school, summer and winter activities for school aged children, and organized sports for youths. Bryan Park, located at 2301 sw 13 street, has four tennis courts and is used for tennis competitions and less competitive events.

This neighborhood has several homeowner and neighborhood associations representing residents. These associations can and do occasionally collaborate on specific issues. Recently the Silver Bluff Homeowners Association, Miami Shenandoah Neighborhood Association, Vizcaya Roads Homeowners Association, and Miami Roads Neighborhood Civic Association have joined for a cancer benefit. The umbrella group, Coral Way Neighborhoods Alliance, originally formed to take a position on major zoning changes documented in Miami 21. At other times, varying opinions on issues not only keep the umbrella group from functioning smoothly but spurred new neighborhood organizations. Another civic association formed in reaction to the size, placement and design of planned traffic circles. Planners engaged the community seeking input for the location and design of these traffic circles. While some attended meetings, others did not show interest until after construction had begun.

These organizations meet in neighborhood halls and offices, according to the availability of space. Often they meet at prominent churches including the St. Sophia Greek Orthodox Church or Our Lady of Lebenon Church. These religious institutions welcome community groups and attempt to build on existing networks. Though civic associations often have varying agendas, the association members are generally familiar with the members of other groups and their activities.

## **Business Landscape**

Businesses in this neighborhood are concentrated on the major corridors bounding Shenandoah. These are smaller firms with few employees per firm in industries including general merchandise and retail, bakeries, beauty salons and barbers, banks, places of worship, insurance offices and restaurants. There are also a number of professional offices located in the neighborhood. The majority of businesses in this neighborhood rely on on-street parking and surface lots with limited capacity.

## Sources

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