

1-1-2011

Skylake

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Recommended Citation

"Skylake" (2011). *Miami Dade County*. Paper 91.
http://digitalcommons.fiu.edu/mpo_dade/91

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Community Background Report

Skylake

County

Miami-Dade

Boundaries

North: Northeast 196 Terrace

South: Northeast 185 Street (Miami Gardens Drive)

West: Northeast 18 Avenue

East: Northeast 22 Avenue

Community Type

Neighborhood

History

Skylake is a 122 acre residential neighborhood in the City of North Miami Beach which is north of Miami Gardens Drive between Northeast 18 Avenue and Northeast 22 Avenue. Skylake is a community of relatively large, well-maintained single-family homes. Also included in the neighborhood are a few commercial properties facing Miami Gardens Drive and a multifamily development to the immediate north of the commercial area. Property lots in Skylake are among the largest in the City of North Miami Beach, with a typical lot measuring 75 feet wide by 110 feet deep. Many of the homes in this area were built in the 1960's.

Community Dynamics

Local arterials in Skylake, including Northeast 18 Avenue, Northeast 22 Avenue, and Northeast 199 Street, carry high volumes of traffic and approximate the boundaries of the neighborhood. Skylake's boundary zigzags around several blocks dividing the City from unincorporated portions of Miami-Dade County as it follows a path between the lakeside properties surrounding three lakes. Some residents who live in the unincorporated properties claim an affinity to the neighborhood. City annexation of this unincorporated area was previously considered.

Miami Gardens Drive runs east and west through North Miami Beach, dividing Skylake and Sunray East, which lies just to the south. There have been problems concerning the safety of residents crossing Miami Gardens Drive to access the Skylake Mall which is just south of the Miami Gardens Drive, a state road. To the west of Skylake there is a large tract of vacant, unincorporated land, the Diplomat Golf Club, and a large development of high density condominiums. The homes in Skylake can be typified as older but in sound condition. Homes on Skylake's lake are the most valuable in the neighborhood. Their value influences the cost of other homes in the area. No vacant lots are available for development in the area.

Skylake is the only North Miami Beach neighborhood within the boundaries of the Sky Lake - Highland Lakes Homeowners Association. Other neighborhoods within this homeowners association benefit from special taxing districts. Skylake's public facilities are aging but adequate for its modest population growth. The issues of greatest concern are cut-through traffic, security, maintenance of property values, and the number of homes for sale. These issues led to a recent proposal to close many of the access points into the neighborhood, build guardhouses at the remaining entrances, and provide roving security. Because the neighborhood includes many homeowners that actively pursue improvements to the area, the City takes a more proactive role in Skylake than it does in other neighborhoods. Skylake homeowners are active and vocal, encouraging the City to provide improvements desired by the citizenry.

In 2008, the County Commission denied a petition for a patrol in the neighborhood. Local efforts collected signatures of 58% of households in the community for a Commission ruling that was necessary in order to establish a special tax district paying for security services. Twelve residents spoke against the petition, enough to derail the initiative (Teproff, 2008).

Business Landscape

Skylake is adjacent to the Skylake Mall and within a half mile of the Aventura Mall.

Sources

North Miami Beach Comprehensive Plan

Carli Teproff. (July 24, 2008). Petition for patrol is denied. Miami Herald.