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Uleta

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Community Background Report

Uleta

County

Miami-Dade

Boundaries

North: I-95

South: Northeast 163 Street

West: I-95

East: Northeast 6 Avenue

Community Type

Neighborhood

History

Uleta is a 398 acre neighborhood in the City of North Miami Beach and is also one of the largest and most heavily populated. Uleta lies west of the heavily traveled, 4-lane, Northeast 6 Avenue and north of State Road 826. The neighborhood is contained by I-95 on its third, or northwesterly, side. A few blocks of industrial land known as the I-95 Industrial Area lies adjacent to Uleta and just west of I-95. While technically included in the Uleta neighborhood, this area is clearly set apart from it and has its own issues. The southern part of Uleta includes commercial uses along State Road 826 and along Northeast 6 Avenue. Offices, duplexes and triplexes, and Parkway Regional Hospital are found in the south and east parts of the neighborhood. The remainder of Uleta contains single-family homes.

Community Dynamics

Most Uleta residential lots are typical of those generally found in the City of North Miami Beach. They have 60-feet of frontage and are 100-feet deep. The blocks fronting on Northeast 4 Place and the square blocks south of Northeast 174 Street are platted with 25-foot lots. These 25-foot lots are developed with one structure on two lots. More than half the structures on these 25-foot lot pairs are two-family structures. Uleta area homes were built in the 1950's. The number of

homes needing repair or showing other evidence of deferred maintenance is sufficiently substantial to warrant concern.

Stabilizing Uleta has been placed at the top of the City's list of priorities. While the issues and trends in the neighborhood are fairly evident, homeowners and residents within the neighborhood are not organized, vocal, or involved enough to indicate by consensus to City officials what improvements they desire or believe would be helpful. The City formed a Task Force of representatives from a number of different city departments to study the neighborhood, talk with its residents, and develop a list of improvements and activities that should occur. Three areas of concern -- speeding, cut through traffic, and crime -- were used as a starting point to bring residents together. The City has developed alternatives for the residents to consider and is attempting to raise public awareness and input before implementing any improvements. The conglomeration of warehouses, heavy equipment yards, and light industrial uses known as the I-95 Industrial Area is completely separated from the rest of the City by I-95 and the Golden Glades Interchange. Despite this separation, the City has worked closely with property owners and business owners in the area to address their concerns and maintain it as a thriving business location. The area was recently improved by the reconstruction of the roads, installation of a storm water drainage system, landscaping, fire flow improvements, and sanitary sewers.

Sources

North Miami Beach Comprehensive Plan