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Windward

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Community Background Report

Windward

County

Miami-Dade

Boundaries

North: Miami Gardens Drive

South: Northeast 163 Street

West: Northeast 6 Avenue

East: South Glades Drive

Community Type

Neighborhood

History

Windward is a 640 acre neighborhood of North Miami Beach which is split by a large area of unincorporated Miami-Dade County. In 2005, a group of citizens living in the unincorporated area petitioned the County to have the City of North Miami boundaries changed, including the Windward Enclave. The Enclave is separated from other portions of the neighborhood by a canal and City boundaries.

Community Dynamics

Windward is mostly a single family residential neighborhood, with residential lots that are characteristic of the rest of the City. Portions of Windward that are not single-family residential are suitable for medium residential development, such as low rise apartments, and commercial development. The concern of residents in this area is in connecting a central portion of the area to the rest of the neighborhood. Residents have had the support of the City in this endeavor, which has funded and lent its expertise in petitioning the County for annexation. Residents have also sought for pedestrian improvements regarding connectivity. The Columbia Park Pedestrian Bridge which was used by pedestrians traveling to a neighborhood park and an elementary school was deemed unsafe in 2006. Pedestrians were detoured to cross heavily trafficked

intersections blocks away. The bridge reopened in 2008 and now contributes to the County's greenways.

Neighborhood residents have also been concerned with safety. A closely knit religious community is troubled by growing incidents of crime. Several residents have begun to investigate the benefits of establishing a special taxing district to pay for additional policing. The City of North Miami Beach has responded to residents' concerns and has added additional lighting around the neighborhood, has added additional lighting along Northeast 10 Avenue, has repaired and replaced sidewalks, and has readdressed drainage facilities.

Business Landscape

Along Northeast 163 Street between Northeast 12 and 15 Avenues is a small section of this neighborhood that is suitable for business and office development. Currently banks and professional offices are found in the district.

Sources

Berkowitz, Evan. (January 17, 2008). Annexation discussion is heating up. Miami Herald.

City of North Miami Beach. (May 9, 2005). Documents and information regarding boundary change initiated by group petition; Unincorporated Windward enclave, proposed annexation. Clerk of Circuit and County Courts, Miami-Dade County.

North Miami Beach Comprehensive Plan

Teproff, Carli. (July 27, 2008). Bridge reopens after long wait. Miami Herald.