

# Community Background Report

## Sunray West

### County

Miami-Dade

### Boundaries

North: Northeast 183rd Street

South: Northeast 171st Street

West: Snake Creek Canal (North Glades Drive)

East: Northeast 19th Avenue

### Community Type

Neighborhood

### History

Sunray West is a residential neighborhood in North Miami Beach. This is one of several neighborhoods that have been officially recognized by the city and are planned for in the city's Comprehensive Plan.

Sunray West is a clearly defined area consisting almost entirely of single-family homes. The only non-residential uses are an elementary school located in the middle of the neighborhood and some commercial uses on Northeast 19th Avenue. Although there are some cut-through traffic routes at the north end of the neighborhood, there are no other significant transportation issues faced by Sunray West. Crime and property maintenance are the concerns that the city is most actively addressing in the neighborhood, but these problems are not unique to the area.

Residential lots in Sunray West are relatively small. The typical lot has 50 feet of frontage and is 110 feet deep. Homes were built in the 1950s. Most of the homes are in sound condition, but there is scattered evidence of deferred maintenance. The typical home has 1,200 square feet of living area, two bedrooms and one and a half or two baths. Houses were constructed to appeal to "empty-nesters" and retired residents. During recent years many of the homes have been expanded by enclosing carports and adding rooms. One of the biggest changes in this area has been an increase in the percentage of tenant occupancy and a decrease in the percentage of owner occupancy.

North Miami Beach recognizes one land use conflict, where commercial development on the south side of Miami Gardens Drive abuts Sunray West and its

single-family homes. The houses on the south side of Northeast 183rd Street face the back of the commercial uses along Miami Gardens Drive. Although a partial wall separates the commercial uses from the single-family homes, this combination of land uses does result in problems. The maintenance performed by the commercial property owners and the county at the rear of commercial properties conflicts with the single-family homeowners' higher maintenance standards.

The Greynolds Park Elementary School is the only school in the neighborhood, located at 1536 Northeast 179th Street.

The only park within the boundaries of Sunray West is Columbia Park, a small green space located at 17731-17739 North Glades Drive, just east of the Snake Creek Canal. The park has a lake ringed by a walking and biking path, and a tot lot. The much larger Greynolds Park is just beyond the neighborhood's eastern boundary, with the park's western edge on Northeast 20th Avenue.

There is no undeveloped land within the boundaries of the Sunray West neighborhood.

## **Community Dynamics**

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Sunray West has a population of 7,622, 63.2% of which is working age from 18 to 64. The average per capita income is \$20,270, which is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 42.67% Hispanic and 57.33% non-Hispanic. Furthermore, 63.68% of the population is White (including Hispanic White), 25.39% is Black, 9.5% Asian, 0.89% multiple races, and 0.54% others. A non-English language is spoken by 8.13% of the population. Regarding education level, 50% of the population has less than a high school education, which is higher than Miami-Dade County's 48.86%. Foreign-born individuals make up 56.2% of the population, out of which 61% are naturalized citizens, while 39% are not U.S. citizens. Of the foreign-born residents, 34.8% are from the Caribbean, 7% are from Asia, 38.3% are from South America, and 11.89% are from Central America.

## **Business Landscape**

Nearly all the businesses within Sunray West are located along Northeast 19th Avenue, near Northeast 171st Street and Northeast 183rd Street. A large proportion of these businesses offer professional services. Just beyond the neighborhood's northern boundary of Northeast 183rd Street, the Skylake Mall has a supermarket, several large stores, a restaurant, and a few neighborhood services.

The Sunray West neighborhood lies entirely outside the boundaries of the North Miami Beach Community Redevelopment Area. The focus of the CRA is along the North Miami Beach Boulevard corridor, to the south of the neighborhood.

## **Transportation**

Northeast 19th Avenue is the largest street in Sunray West, forming its eastern boundary, with divided northbound and southbound lanes. Miami-Dade Transit bus line #210 runs on this street. Northeast 171st Street, forming the southern boundary, is served by bus line #3. This street also has divided lanes, running east and west. Miami-Dade bus line #10 operates on Northeast 15th Avenue, running north and south through the western part of the neighborhood.

The NMB Line, North Miami Beach's free trolley, runs southbound along the neighborhood's eastern boundary on Northeast 19th Avenue and northbound through the western part of the neighborhood on Northeast 15th Avenue. It also runs westbound for a short distance on Northeast 181st Street before heading north to Miami Gardens Drive and the Skylake Mall, beyond the northern boundary of the neighborhood. A free app allows riders to track the progress of the trolley in real time.

Northeast 183rd Street is a known cut-through street for motorists avoiding Miami Gardens Drive. Not only is the street straight and unobstructed, but there are homes only on the south side, with commercial properties on the north side. This makes the street look wide open and inviting to speeders, which negatively affects the home environment along Northeast 183rd Street.

## Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860002024, 120860002022, 120860002021, 120860002025, 120860002023, Miami-Dade County, Florida. Url: <http://www.census.gov>
- 2.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>
- 3.) Google Maps, 2022. Url: <https://www.google.com/maps>
- 4.) City of North Miami Beach. Sunray West – Dec. 22, 2017. Url: <https://www.citynmb.com/Search?searchPhrase=sunray%20west>
- 5.) City of North Miami Beach. NMB Comprehensive Plan – Volume II – Feb. 1, 2019. Url: <https://www.citynmb.com/DocumentCenter/View/4891/NMB-Comprehensive-Plan---Volume-II?bidId=>
- 6.) City of North Miami Beach. IV-2\_Development Map - May 25, 2021. Url: [https://www.citynmb.com/DocumentCenter/View/8075/IV-2-\\_-Development-Map?bidId=](https://www.citynmb.com/DocumentCenter/View/8075/IV-2-_-Development-Map?bidId=)
- 7.) City of North Miami Beach. City Map with CRA Boundaries (PDF) – Dec. 28, 2017. Url: <https://www.citynmb.com/DocumentCenter/View/2112/City-Map-with-CRA-Boundries-PDF?bidId=>
- 8.) City of North Miami Beach. NMB Line, 2022. Url: <https://www.citynmb.com/402/NMB-Line>