

Community Background Report

Sunkist Grove

County

Miami-Dade

Boundaries

North: Northwest 135th Street

East: Northwest 7th Avenue

South: Northwest 119th Street

West: Northwest 17th Avenue

Community Type

Neighborhood

History

The neighborhood of Sunkist Grove is a square of land filling the boundaries of the City of North Miami on its western end. It was formerly known as Westside, stretching west of I-95 between Northwest 7th and Northwest 17th Avenues and between Northwest 119th and Northwest 135th Streets. In 2021, a well-known realty website quoted purchase prices for homes in the area ranging between \$250K and \$399K. Local users of the website rated the neighborhood as relatively walkable. Among these users, 85% reported that sidewalks were available, 65% reported that grocery stores were within walking distance, and 62% reported that restaurants were within walking distance. Nonetheless, 76% reported that a car was needed in the neighborhood, and 52% noted that parking was easy.

Sunkist Grove has three parks. Kiwanis Park and Oleander Park are small squares of green space with playground facilities, located in the neighborhood's southwest corner, both on Northwest 121st Street. Ben Franklin Park is larger, located at 13400 Northwest 12th Avenue. This park has restrooms and features a basketball court, weekly men's rugby games, youth soccer, and summer programming. The Thomas Sasso Pool and Water Playground is located at 1100 Northwest 125th Street. Besides offering swimming lessons, this facility has a picnic area and is available for rentals. Claude Pepper Park is just outside the northern boundary of Sunkist Grove, at 1255 Northwest 135th Street.

The Sunkist Grove Community Center is the epicenter of this neighborhood. It is available for rental on Saturdays and Sundays and hosts the NoMi Golden Silver Senior Program. Events and classes are free for North Miami residents fifty-five and older. Activities include field trips, games, health and wellness information sessions, lunches, and other social events. The center has a kitchen, restrooms, a computer lab, a picnic shelter, a tot lot, and a basketball court. It is located at 12500 Northwest 13th Avenue. Contact information for the center's manager is

available in the City of North Miami website. North Miami Community Forum meetings are sometimes held at the center, addressing the questions and concerns of the city's residents. One such meeting was scheduled in November of 2021.

There are a few schools in the vicinity of Sunkist Grove. The only public school within the neighborhood's boundaries is the Benjamin Franklin K-8 Center. The Carrie P. Meek/Westview K-8 Center is located several blocks to the west of Sunkist Grove, and the Doctor's Charter School of Miami Shores is just south and east of the neighborhood.

The Winson Water Plant pumps ground water from the Biscayne Aquifer. It treats the water through aeration, chemical processing, and filtration. The plant supplies about 60 percent of the total demand in the city. The North Miami website gives contact information for the plant and features answers to frequently asked questions.

The Sunkist Grove Homeowners' Association meets at the Sunkist Grove Community Center. Meeting schedules and contact information are available in the City of North Miami website.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Sunkist Grove has a population of 9,257, 66.58% of which is working age from 18 to 64. The average per capita income is \$17,084, which is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 30.6% Hispanic and 69.4% non-Hispanic. Furthermore, 27.22% of the population is White (including Hispanic White), 66.86% is Black, 1.2% Asian, 1.82% others, and 2.9% multi-racial. A non-English language is spoken by 11.8% of the population. Regarding education level, 58.54% 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 50.87% of the population, out of which 49.2% are naturalized citizens, while 50.8% are not U.S. citizens. Of the foreign-born residents, 78.48% are from the Caribbean, 2.45% are from South America, and 14.55% are from Central America.

Business Landscape

Two of the four roads which serve as boundaries for Sunkist Grove are also the business corridors for the neighborhood. Along Northwest 7th Avenue and Northwest 119th Street is a variety of bars and restaurants, with a few small businesses and services mixed in. There are no major shopping centers or big box retailers in the neighborhood. There is a Key Food supermarket located just outside the southwest corner of Sunkist Grove.

The North Miami Community Redevelopment Agency area covers 60% of the city, including almost all of the Sunkist Grove neighborhood (excluding a block of land in the neighborhood's northwest corner). One capital project in process as of late 2021 was the Thomas Sasso Pool façade renovation. Details of this project and others are given in the NMCRA website. The site also shows several commercial grant projects and numerous residential projects located within Sunkist Grove, in various stages of completion.

Transportation

Sunkist Grove's main transportation arteries serve as its boundaries on the south, east, and north. Miami-Dade Transit buses run on Northwest 119th Street (line #19), on Northwest 7th Avenue (lines #77 and #277), and on Northwest 135th Street (line #135). Miami-Dade buses also run along the western edge of the neighborhood on Northwest 17th Avenue (line #17), as well as on Northwest 125th Street (line G), running east and west through the center of the neighborhood, with stops at the Sunset Grove Community Center and the Thomas Sasso Pool.

The City of North Miami runs the NoMi Express, a free community bus service. The Green Route runs along the eastern sections of the northern and southern boundaries of the neighborhood (Northwest 135th Street and Northwest 119th Street) and zigzags north and south through the center of the neighborhood, with stops at the Sunset Grove Community Center and the Thomas Sasso Pool. It also serves the northern and southern portions of the neighborhood's eastern boundary, Northwest 7th Avenue. A free app is available for tracking the bus.

Sunkist Grove is located just west of a major highway, Interstate 95, which allows for easy connection with other parts of the county.

Reference

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- 4.) Trulia.com. North Miami, FL, Westside/Sunkist Grove, 2022. Url: <https://www.trulia.com/n/fl/north-miami/westside-sunkist-grove/173081/>
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- 11.) North Miami Community Redevelopment Agency. Welcome, Mission Statement, 2022. Url:
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- 12.) North Miami Community Redevelopment Agency. Projects, Capital Projects, Thomas_Sasso Pool, 2022. Url:
<https://northmiamifl.maps.arcgis.com/apps/MapSeries/index.html?appid=c0e226cd40d14d1a9e81fcd39c694e2a>
- 13.) North Miami, Florida. NoMi Express Free Bus, 2022. Url:
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