

Community Background Report

Sunray East

County

Miami-Dade

Boundaries

North: Northeast 185th Street/Miami Gardens Drive

South: Northeast 171st Street

West: Northeast 19th Avenue

East: Northeast 22nd Avenue and West Dixie Highway

Community Type

Neighborhood

History

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

The housing stock in Sunray East consists mostly of single-family homes that were built in the 1950s and 1960s and is similar to housing in the adjacent Sunray West. The two Sunray neighborhoods meet at Northeast 19th Avenue, with Sunray East extending to the east and surrounding Greynolds Park up to West Dixie Highway on the neighborhood's southern end. The county park and West Dixie Highway dominate the character of the neighborhood. The land use of Sunray East is more diverse than that of its western neighbor, with multi-family uses at the southern end and commercial uses on its north and west sides. The neighborhood's location next to Greynolds Park results in concerns unique to its residents. Although cut-through traffic is a recurring issue in Sunray East, the residents and the city have been unable to develop an effective alternative that does not negatively affect access to Greynolds Park or traffic patterns on other streets.

Greynolds Park defines much of the neighborhood's eastern boundary, with a large block of the park's surface area jutting into the neighborhood towards the west. The park has entrances along Northeast 22nd Avenue (on the west side of the park, at the neighborhood's eastern boundary) and on West Dixie Highway (on the east side of the park, not within the neighborhood's boundaries). This beautiful county park has the Oleta River flowing through it and offers many features, such as bike trails, picnic areas, canoeing, a golf course, nature trails, a playground, restrooms, and excellent bird watching.

Victory Park, with its public pool, is located just beyond the southern boundary of the neighborhood, at its southwest corner.

Residential lots in Sunray East are relatively small. The typical lot has 50 feet of frontage and is 110 feet deep. 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. The houses were originally 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.

The homeowners in Sunray East are vocal enough to call for and get capital improvement projects for their neighborhood.

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

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Sunray East has a population of 2,567, 64.6% of which is working age from 18 to 64. The average per capita income is \$37,723, which is higher than Miami-Dade County's average per capita income of \$28,823. The population is 65.62% Hispanic and 34.38% non-Hispanic. Furthermore, 55.8% of the population is White (including Hispanic White), 34.1% is Black, 7.8% is Asian, and 2.3% multiple races. A non-English language is spoken by 7.6% of the population. Regarding education level, 46.4% of the population has less than a high school education, which is lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 51.3% of the population, out of which 54% are naturalized citizens, while 46% are not U.S. citizens. Of the foreign-born residents, 36% are from the Caribbean, 21.86% are from South America, 16% are from Asia, and 17% are from Central America.

Business Landscape

Sunray East has restaurants, convenience stores, and gas stations serving customers near busy intersecting roadways at the outer edges of the neighborhood. There is a small concentration of food venues, professional services, and banks in the northwest corner of the neighborhood, along Northeast 19th Avenue.

Almost all of the Sunray East neighborhood lies outside the boundaries of the North Miami Beach Community Redevelopment Area, with the exception of a small piece of land along West Dixie Highway, south of Greynolds Park. The focus of the CRA is along the North Miami Beach Boulevard corridor, to the south of the neighborhood.

There are no public schools located within the neighborhood's boundaries. The closest schools are Greynolds Park Elementary, a few blocks west of Sunray East, and Ojus Elementary School, just beyond the northeast corner of the neighborhood.

Transportation

As with many other residential neighborhoods, the main transportation arteries run along the outer boundaries of Sunray East. Northeast 185th Street/Miami Gardens Drive is the largest and most heavily traveled of these roadways, forming the northern boundary. Miami-Dade Transit bus lines #9, #95, and #183 run on this street. On the western boundary, Northeast 19th Avenue has divided northbound and southbound lanes, and is served by Miami-Dade Transit bus line #210. On the eastern boundary, West Dixie Highway is heavily traveled and accommodates overflow from Biscayne Boulevard to the east. West Dixie does not have Miami-Dade Transit bus service, but buses are available just to the east on Biscayne Boulevard. On the south, Northeast 171st/172nd Street has divided eastbound and westbound lanes, and Miami-Dade bus line #3 runs there.

The NMB Line, North Miami Beach's free trolley, makes two stops on Northeast 19th Avenue and two stops on Northeast 171st Street, but does not loop through the neighborhood. A free app allows riders to track the progress of the trolley in real time.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860002111, 120860002121, 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 East – Dec. 22, 2017. Url: <https://www.citynmb.com/Search?searchPhrase=sunray%20east>
- 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=
- 7.) City of North Miami Beach. Facilities, Greynolds Park, 2022. Url: <https://www.citynmb.com/Facilities/Facility/Details/Greynolds-Park-14>
- 8.) 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=>
- 9.) City of North Miami Beach. NMB Line, 2022. Url: <https://www.citynmb.com/402/NMB-Line>