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# Sunray East

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# Community Background Report

## Sunray East

### County

Miami-Dade

### Boundaries

North: Northeast 185 Street

South: Northeast Miami Gardens Drive

West: Northeast 6 Avenue

East: Northeast 11 Avenue

### Community Type

Neighborhood

### History

Sunray East 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. A series of charrettes held in 2007 show that residents of the City are politically and socially active, embrace their parks, community centers, civic and cultural facilities and support local business districts. Residents in this area vote more frequently and at a greater rate than average Miami-Dade County residents.

### Community Dynamics

Housing stock in Sunray East is very similar to the single family homes that were mostly built in the 1950s and 1960s in Sunray West. The two Sunray neighborhoods meet at Northeast 19 Avenue with Sunray East extending east and surrounding Greynolds Park and West Dixie Highway. These two features, the regional park and major 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 south end and commercial uses on its north and west sides. Its location next to Greynolds Park results in concerns unique to its residents. The homeowners in Sunray East are vocal enough to call for and gain capital improvement projects specifically for

their neighborhood. Although cut-through traffic is a recurring concern of 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.

Residential lots in Sunray East are relatively small. The typical lot has 50 foot 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. They 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. Numerous families of Hispanic origin have moved into the area.

## **Business Landscape**

Nearly 20 percent of businesses in Sunray East offer professional services, such as medical, insurance or legal consultancy. The majority of businesses in Sunray East are restaurants, convenient stores and gas stations serving customers near busy intersecting roadways at the outer edges of the neighborhood.

## **Sources**

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North Miami Beach Comprehensive Plan (2011)

Hilton, Mary. (2002). Citizen investigates substandard work. Miami Herald; 34N.