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Sunray West

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Community Background Report

Sunray West

County

Miami-Dade

Boundaries

North: Northeast 183 Street

South: Northeast 171 Street

West: Snake Creek Canal (North Glades Drive)

East: Northeast 19 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. 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.

Sunray West is a clearly defined area consisting almost entirely of single family homes. The western limit of Sunray West is the Snake Creek Canal. Its eastern boundary is Northeast 19 Avenue. To the north it extends to the City boundary on Northeast 183 Street, and to the south its border is Northeast 171 Street. The only non-residential uses are an elementary school located in the middle of the neighborhood and some commercial uses on Northeast 19 Avenue. Although there are some cut-through traffic routes at the north end of the neighborhood there are no major issues faced by Sunray West. Crime and property maintenance are the concerns that the City is most actively addressing in the neighborhood, but these issues are not unique to the area. Miami-Dade County has developed plans for improvements on Northeast 19 Avenue and Northeast 15 Avenue. The projects will affect Sunray West and the City is working with both the residents and the County to make sure their needs are addressed.

Community Dynamics

Residential lots in Sunray West are relatively small. The typical lot has 50 foot of frontage and is 110 feet deep. Homes were built in the 1950's. 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.

North Miami Beach recognizes one land use conflict where commercial development on the south side of Miami Gardens Drive (which is in the unincorporated area) abuts Sunray West, a single family home neighborhood in North Miami Beach. The houses on the south side of Northeast 183 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, the conflict does result in problems. First, the maintenance performed by the commercial property owners and the County at the rear of commercial properties conflicts with the single family home owners' desires and their own maintenance standards. Second, Northeast 183 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. This makes the street look wide open and inviting to speeders. These two problems negatively affect the homes on Northeast 183 Street.

Business Landscape

Nearly all businesses located within Sunray West are found along Northeast 19 Avenue, near Northeast 171 Street or Northeast 183 Street. A large proportion of these businesses offer professional services, such as medical, insurance or legal consultancy.

Sources

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