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# Morningside

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# Community Background Report

## Moorningside

### County

Miami-Dade

### Boundaries

North: Northeast 59th Street

East: Biscayne Bay

South: Northeast 50th Terrace

West: Biscayne Boulevard

### Community Type

Neighborhood

### History

Morningside is a neighborhood in the City of Miami, near Bayside, Bay Point, and Buena Vista. This neighborhood of 130-acres is located east of Biscayne Boulevard, a major traffic corridor connecting the northeast of Miami-Dade County to the central business district. It boasts one of Miami's few registered historic districts, established to preserve both its many older Mediterranean style residential homes and landscaping in the area. The homeowner's association provides tours of these homes annually.

### Community Dynamics

Morningside is a residential neighborhood, which restricts traffic from the nearby major road, Biscayne Boulevard. This neighborhood is almost exclusively single-family, one and two story homes. There are very few condominiums or businesses within the neighborhood's boundaries. Though high-rise condominiums have been in development in many neighborhoods of Miami, Morningside has resisted the trend. Recently (2007) courts have sided with developers to move forward with construction of condominiums on the Biscayne corridor. Morningside Elementary has a student body that brings together students from the surrounding neighborhood with students from Little Haiti, which are often less from less affluent and non-English speaking families. The school's student body is

seen as building a bridge between the two neighborhoods.

In a move contrary to the trend of most area neighborhood organizations, the Morningside Civic Association separated from a neighborhood umbrella group, the Upper Eastside Miami Council. The Morningside Civic Association claimed the Upper Eastside Miami Council was not sufficiently concerned with representing the interests of lower-density area neighborhoods. The Upper Eastside Miami Council was created in 1995 and later worked with the Florida Department of Transportation (FDOT) toward designs regarding the Biscayne Boulevard construction project. The umbrella group is composed of both condominium and homeowners associations. Often condominium associations favor higher density residential development than homeowner associations.

## Business Landscape

As a result of construction along Biscayne Boulevard between Northeast 87th and Northeast 37th Streets, businesses suffered and many relocated or gone out of business. Now that neighborhood construction along the north and southbound stretches of Biscayne Boulevard are complete, new businesses, often smaller businesses, have opened from vacated storefronts. The construction has encouraged change in the composition of neighborhood businesses, focusing on boutique retail, antique shops, and restaurants. The MiMo Business Improvement Committee is currently petitioning FDOT to narrow existing lanes of traffic along Biscayne Boulevard. This would potentially slow traffic and encourage shopping.

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