

Community Background Report

Bayside

County

Miami-Dade

Boundaries

North: Northeast 72nd Street

South: Northeast 59th Street

West: Biscayne Boulevard

East: Biscayne Bay

Community Type

Neighborhood

History

Bayside is a residential neighborhood in the City of Miami, covering less than a quarter of a square mile, and bounded by Biscayne Bay on its east side. It is considered as a sub-neighborhood of the Upper Eastside area of the City of Miami. The Bayside Historic District reflects the formative years of the early 1900s through the mid-1940s. Once a part of the pioneer settlement of Lemon City, Bayside contains the oldest intact community in Northeast Miami, as well as one of this area's last remaining bayfront estates. Developed over a period of more than 40 years, the residential buildings in the Bayside Historic District reflect Miami's growth from a pioneer settlement to a significant metropolitan area. Comprised of four distinct subdivisions, Bayside mirrors the diversity and taste of its early, fashionable residents. Houses in the neighborhood represent an eclectic mix of architectural styles including Mediterranean Revival, Art Deco, and Streamline Modern. From its onset, Bayside was the home of many prominent residents who played significant roles in the business life of both Lemon City and Miami. North of 68th Street, forty percent of the neighborhood is considered historic. In 1991, the City of Miami nominated the district of 208 houses as a historic district. Each street was platted individually between 1909 and 1925, yielding four separate subdivisions, and much later, a patch of greenery dubbed Baywood Park. Along 68th Street, settlers from Elmira, New York, came down at the end of the nineteenth century and created the Elmira Colony, now one of Miami's oldest intact planned communities. One home from 1903 remains in good condition and others built in the 1920s have been fully restored. In the 1920s, Coral Gables mastermind George Merrick and developers Wykoff & Estes got their hands-on Northeast 70th Street, calling it Acadia, and plunking down a batch of Mediterranean Revival houses. The Krames-Corlett Company's Baywood subdivision laid claim to Northeast 69th and Northeast 71st Streets. Millionaire developer Samuel Prescott named 72nd Street "Washington Place." His mansion at 72nd Street and 10th Avenue has been there since 1923. The Bayside Historic District remains today as an intact, cohesive neighborhood. Despite the number of post-1941 buildings, Bayside

retains a high level of historic and architectural integrity. Twenty-one percent of the neighborhood's land is dedicated to park use, which includes Legion Memorial Park.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Bayside has a population of 2,056, 76.3% of which are working age from 18 to 64. The average per capita income of \$56,276 is much higher than Miami-Dade County's average per capita income of \$28,823. The population is 36.1% Hispanic, and 63.9% non-Hispanic. Furthermore, 88.4% of the population is White (including Hispanic White), 6.2% is Black, and 5.4% Others. A non-English language is spoken by 40% of the population. Regarding education level, 25% 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 42.3% of the population, and 37.6% of the population are naturalized citizens, while 62.4% are not U.S. citizens.

Business Landscape

There is a relatively small number of commercial properties in Bayside. The MiMo District along Biscayne Boulevard in the area is host to many art galleries, shops, and restaurants. These are varied: general merchandise, retail and other services, automotive repair, barbershops, liquor stores and bars, fast food and other restaurants, gas stations, professional offices, and a hotel. The majority of residential rental properties are located along Biscayne Boulevard and along Northeast 61st Street. There are no public schools in Bayside; however, Morningside Elementary and the Cushman School, a private school for children up to 8th grade level, are located nearby. Legion Memorial Park and Baywood Park are both in Bayside. Legion Memorial Park has a community center and divides the northern and southern halves of the neighborhood.

Transportation

The Bayside neighborhood's main artery is Biscayne Boulevard, which forms its western boundary. Miami-Dade Transit bus lines are all located on this main road. Residents continue to meet regularly concerning traffic, safety, and other issues at the Legion Park Community Center, and FDOT has responded by installing three crosswalks between Northeast 72nd and Northeast 85th Streets.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block groups # 120860013022, 120860013023. 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.) Wikipedia, 2020. Upper Eastside, City of Miami Neighborhoods. Url: https://en.wikipedia.org/wiki/Upper_Eastside

- 4.) Miami Historic Sites and Districts, Bayside Historic District, 2020. Url: <http://www.historicpreservationmiami.com/bayside.html>
- 5.) Google Maps, 2020. Url: <https://www.google.com/maps/>
- 6.) Legion Park Community Building Community Meeting, 2020. Url: <https://www.miamigov.com/Notices/Events-Activities/Legion-Park-Community-Building-Community-Meeting>