

Community Background Report

Morningside

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 that is part of a larger area referred to as the “Upper Eastside” of Miami. This group of neighborhoods is comprised of Shorecrest, Belle Meade, Bayside, Morningside, and Bay Point. Morningside covers 130 acres, and is located east of Biscayne Boulevard, a major traffic corridor connecting the northeast of Miami-Dade County to the central business district. Started in the 1920s as “Bay Shore,” the neighborhood prospered until the mid-20th century, but fell on hard times along with most of Miami’s other inner city neighborhoods in the 1960s and 70s. More recently, Morningside was the first historic area in central Miami to experience gentrification, with an influx of more affluent residents. It has now been fully restored. The Morningside Historic District runs from Northeast 55th Street to Northeast 60th Street. It was the first historic district to be designated in the City of Miami. The district was added to the National Register of Historic Places in 1992 as the “Bay Shore Historic District”. Houses here reflect the eclecticism popular in the early twentieth century. Earlier buildings in the district are predominantly Mediterranean Revival in style, while structures built in the 1930s and early 1940s are frequently Art Deco. Morningside is one of the City’s best-planned subdivisions, featuring wide, tree-lined boulevards. The neighborhood was envisioned as an exclusive residential community, and its amenities and location on Biscayne Bay attracted many influential and prominent local residents. One of Miami’s most historically intact neighborhoods, Morningside is the City’s best remaining example of a boom-era suburb.

Morningside Park occupies a large section of land in the neighborhood, located on Biscayne Bay in the area’s southeast corner. Many amenities are offered here, including restrooms, a boat ramp, sports fields, an outdoor playground with gym equipment, picnic areas, tennis courts, volleyball, seasonal camps for children, after-school programs, computers, and parking.

The Morningside Park Community Building at 750 Northeast 55th Terrace is sometimes used as a public-outreach meeting place. An example of this type of public meeting took place in April of 2019, when this invitation was extended: “City Staff will provide information on historic district designation and other options such as Neighborhood Conservation Districts. Property owners are encouraged to attend the meeting to ask questions and provide input.” Another example of a community meeting held at this venue was concerned with park enhancements, and took place in August of 2019.

In January of 2021, Miami Mayor Francis Suarez joined District 2 Commissioner Ken Russell and leaders from the global conservation and climate action nonprofit the Nature Conservancy at Morningside Park, to announce a project that will help bring nature-based solutions to strengthen the park’s shoreline against the impacts of climate change. The new partnership includes a grant agreement that provides up to \$400,000 for the City and the Nature Conservancy to design the Morningside Park Resilient Shoreline Project. The funding stems from a larger grant provided directly to the Nature Conservancy by the Chubb Charitable Foundation, in an effort to expand the use of green infrastructure to protect Miami’s coast and its communities.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Morningside has a population of 1,304, 57% of which are working age from 18 to 64. The average per capita income is \$59,948, which is much higher than Miami-Dade County’s average per capita income of \$28,823. The population is 80% Hispanic and 20% non-Hispanic. Furthermore, 73% of the population is White (including Hispanic White), 20% is Black, and 7% multi-race. A non-English language is spoken by only 3% of the population. Regarding education level, 42% of the population has less than a high school education, which is slightly lower than Miami-Dade County’s 48.86%. Foreign-born individuals make up 40% of the population, out of which 38% are naturalized citizens, while 62% are not U.S. citizens. Of the foreign-born residents, 22% are from Asia, 12% are from Europe, 21% are from the Caribbean, 17% are from Mexico, 15% are from Central American countries, and 9% are from South America.

Business Landscape

Business establishments are few in Morningside, and are located on or near Biscayne Boulevard. There are a couple of hotels and restaurants, a real estate agency, and a few other small businesses.

Morningside has multiple civic organizations, which are listed in the City of Miami website as part of the Upper Eastside Neighborhood Enhancement Team group. Contact information is given for District 2, the Upper Eastside Service Center, the Morningside Historic Education Society, and the Morningside Civic Association.

Transportation

The main transportation artery serving Morningside is Biscayne Boulevard, which forms the western boundary of the neighborhood. Miami-Dade Transit buses run on Biscayne, and nowhere else in the neighborhood. There are only a couple of bus stops.

In 2020, the City of Miami was in the process of implementing Phase II of a traffic safety program to reduce the speed limit from 30 MPH to 25 MPH in five districts, including District 2 and the Morningside neighborhood. Five new speed limit signs were installed in Morningside, just east of Biscayne Boulevard, at entrance points from this main traffic corridor into the neighborhood. A map is available in the City of Miami website.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860021002, 120860021003, 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, 2021. Url: <https://www.google.com/maps>
- 4.) Wikipedia. Upper Eastside, 2021. Url: https://en.wikipedia.org/wiki/Upper_Eastside
- 5.) City of Miami. Morningside Park, 2021. Url: <https://www.miamigov.com/Residents/Parks-Directory/Morningside-Park?BestBetMatch=morningside|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>
- 6.) City of Miami. Morningside South Public Outreach Meeting, April 4, 2019. Url: <https://www.miamigov.com/Notices/Events-Activities/Morningside-South-Public-Outreach-Meeting?BestBetMatch=morningside|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>
- 7.) City of Miami. Morningside Park Enhancements Community Meeting, August 16, 2019. Url: <https://www.miamigov.com/Government/Departments-Organizations/Office-of-Capital-Improvements-OCI/8.21.19.-Morningside-Park-Enhancements-Community-Meeting?BestBetMatch=morningside|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>
- 8.) City of Miami. New Climate Resilience Project Partnership with The Nature Conservancy, January 28, 2021. Url: <https://www.miamigov.com/Notices/News-Media/City-Leaders-Announce-New-Climate-Resilience-Project-Partnership-with-The-Nature-Conservancy?BestBetMatch=morningside|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>
- 9.) City of Miami. Neighborhood Associations Upper Eastside NET, 2021. Url: <https://www.miamigov.com/Government/Departments-Organizations/Neighborhood-Service-Center-Division-Formerly-NET/Associations-Upper-Eastside?BestBetMatch=morningside|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>

10.) City of Miami. City of Miami 25 MPH Phase II Program-District 2, 2021.

Url: <https://www.miamigov.com/Government/Departments-Organizations/Office-of-Capital-Improvements/Signature-Projects/City-of-Miami-25-MPH-Program/City-of-Miami-25-MPH-Phase-II-Program-%E2%80%93-District-2>