

IV. PLANNING CONTEXT

Present Trends and Conditions:

The Morningside Historic District is a stable residential neighborhood of detached, single-family homes, with commercial uses along Biscayne Boulevard. The houses are primarily owner-occupied, and the majority are well cared for. Morningside survived the suburban flight of the 1950's and 1960's and is now attracting younger residents. A major focal point of Morningside is Morningside Park. Located outside the historic district, the park is a 42-acre expanse along Biscayne Bay.

The Morningside Civic Association is an active neighborhood group that monitors neighborhood activities and lobbies for improvements. The Association represents the entire Morningside area, which includes a newer area south of the historic district between N.E. 50 Terrace and N.E. 53 Street.

Present zoning allows single family residences within the district and professional offices, apartments, and condominiums along Biscayne Boulevard. Lots adjacent to those on Biscayne Boulevard can be granted a special exception to be used as excess parking.

A trouble spot in the neighborhood is Biscayne Boulevard and its problems with prostitution and drugs. Although efforts have been made to improve the situation, the perception of crime still lingers with local residents.

Conservation Objectives:

Historic district designation should be used as a tool to preserve the character of Morningside and protect it from undesirable encroachments. The City should step up its code enforcement in the area and continue its crime prevention activities. More compatible uses should also be encouraged for buildings along Biscayne Boulevard. Redevelopment along the Boulevard could be encouraged by a change in zoning regulations permitting adjacent residential lots to be used for required parking.

The most appropriate HC zoning overlay district for the Morningside Historic District as a whole is HC-1. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the properties. In the future, it may be advisable to study the feasibility of a zoning change on Biscayne Boulevard.