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Bayside

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Community Background Report

Bayside

County

Miami-Dade

Boundaries

North: Northeast 72 Street
South: Northeast 59 Street
West: Biscayne Boulevard
East: Biscayne Bay

Community Type

Neighborhood

History

Bayside is a residential neighborhood in the City of Miami which is less than a quarter of a square mile and boarders Biscayne Bay. North of 68 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 developer Wykoff & Estes got their hands on Northeast 70 Street, calling it Acadia and plunking down a batch of Mediterranean Revival houses. The Krames-Corlett Company's Baywood subdivision laid claim to Northeast 69 and Northeast 71 streets; and millionaire developer Samuel Prescott named 72nd Street "Washington Place." His mansion at 72 Street and Tenth Avenue has been there since 1923.

Community Dynamics

In 2006, the Florida Department of Transportation began the reconstruction of Biscayne Boulevard between Northeast 37 and Northeast 87 Streets. The neighborhood of Bayside, Morningside and other area neighborhoods merged as the Upper Eastside Community, which

included the Upper Eastside Miami Council. This coalition addressed FDOT and the City of Miami concerning several community issues regarding roadway design, landscaping and access to their neighborhoods from Biscayne Boulevard.   There has been more recent community involvement that encouraged FDOT to slow vehicular traffic along Biscayne Boulevard. FDOT has responded by installing three crosswalks between Northeast 72 and Northeast 85 Streets. Residents continue to meet regularly concerning traffic, safety and other issues at the Legions Park Community Center.

Forty percent of the land use in Bayside is dedicated to single family land use. Eleven percent is designated for multi-family use and a total of sixty three percent of the land is for residential use. Twenty-one percent is dedicated to park use which includes Legion Memorial Park. In 2010, only 7% of land in this neighborhood was vacant.

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.

Business Landscape

There are 43 commercial properties in Bayside. These are varied: general merchandise, retail and other services, automotive repair, barber shops, one religious institution, 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.

Sources

Miami Dade County Planning Department. (2010). Existing Land Use Data. Miami-Dade County.

Miami Dade County Property Appraiser. (2010). Property Parcel Data.Miami-Dade County.

Miami New Times. (2004). Best hidden neighborhood. Miami New Times.