Community Background Report
Coconut Grove

County
Miami-Dade

Boundaries
North: US Federal Highway 1 and Brickell Avenue
South: North Prospect Drive (City of Miami Boundary)
West: Southwest 42nd Avenue
East: Biscayne Bay

Community Type
Neighborhood

History

Coconut Grove, also known as "The Grove", is one of the earliest settlements in the City of Miami. Bahamian immigrants came to live and work in the area as early as the 1870s, as well as a wave of Americans from the Northeastern states. Although Coconut Grove was incorporated as its own city in 1919, it was annexed to the City of Miami in 1925. Along with other points of interest, the Grove attracts tourists to its annual Goombay Festival, the Coconut Grove Arts Festival, the King Mango Strut Parade, and other events. The Grove is a comparatively large neighborhood and sufficiently organized to incorporate, but it would have to cede from the City of Miami, a possibility that has been rejected by the court system. The Coconut Grove Village Council holds regular meetings at the City of Miami's City Hall. Meeting agendas, minutes, resolutions and bylaws are available at the Council's website. Coconut Grove also has a Neighborhood Enhancement Team, headquartered at the Miami City Hall. The neighborhood is thought of as having two distinct sections, Northeast Coconut Grove, and Southwest Coconut Grove, which is generally the poorer of the two areas.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Coconut Grove has a population of 20,930, 62.4% of which are working age from 18 to 64. The average per capita income of $20,570.8 is much lower than Miami-Dade County's average per capita income of $70,011. The population is 35.1% Hispanic, and 64.9% non-Hispanic. Furthermore, 77.7% of the population is White (including Hispanic White), 18% is Black, and 1.25% Asian, and 2.63% Others. A non-English language is spoken by only 3.86% of the population. Regarding education level, 36.75% 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 25.9% of

the population, and 56.7% of the population are naturalized citizens, while 43.3% are not U.S. citizens. Of the foreign-born residents, 18.6% are from Europe, 30.6% are from the Caribbean, and 31.7% are from South America

Business Landscape

The Coconut Grove Business Improvement District was instituted in 2009, with its mission stated as follows: "The BID develops programs to keep the District clean and secure, funds marketing projects, sponsors special events, beautifies the streetscapes, makes capital improvements, collects and disseminates economic development research, facilitates access to parking, fosters new business relationships, and partners with national, state and local organizations." Current and future goals of the BID are to improve sidewalks, to replace trees in order to keep Coconut Grove green, and to allow property owners and tenants to access funds to improve their building facades and interiors. As of 2020, the BID stated its masterplan project priorities as follows: "In partnership with the City of Miami and Miami-Dade County, the BID has allocated money to subsidize capital projects that improve the district and are aligned with the master planning priorities. Future projects include district-wide lighting, funding toward the Coconut Grove Playhouse parking garage, waterfront access improvements, undergrounding of electrical wiring. The master plan is intentionally flexible and can be modified to keep pace with changing conditions, needs, and desires." Documentation of meetings and reports is available at the website of the Coconut Grove BID.

Shopping in the Grove is centered at two open-air malls, Cocowalk and The Streets of Mayfair. Corporations located within the neighborhood include Arquitectonica, an international architecture, landscape, interior design and urban planning firm, as well as the Spanish Broadcasting System, and Watsco, Inc., the largest distributor of air conditioning, refrigeration and heating equipment in the U.S.

Transportation

Coconut Grove is connected to the rest of the county by major roads, including US 1 and Main Highway (South Bayshore Drive, Ingraham Highway and Old Cutler Road are alternate roadway names), as well as SW 17th, 22nd, 27th, 32nd, 37th and 42nd Avenues. The Metrorail runs parallel to US 1, just to the north of The Grove, and has stations at SW 37th, 32nd and 27th Avenues. This connectivity and its proximity to both downtown Miami and the Coral Gables business district makes the Grove an optimal location to live for those who do not want to drive long distances or prefer to travel using public transportation. The Grove is also served by Miami-Dade Transit bus line # 22 on SW 27th Avenue and Tigertail Avenue, and by bus line #12 on South Miami Avenue and Halissee Street, and the Brickell Key line also circulates on these two streets.

Reference

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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, Coconut Grove, 2020. Url: https://en.wikipedia.org/wiki/Coconut_Grove
4. Coconut Grove Village Council, 2020. Url: http://coconutgrovevc.org/
5. Coconut Grove Business Improvement District, About the Grove BID, 2020. Url: https://coconutgrove.com/about/
6. City of Miami, Coconut Grove at City Hall NET Office, 2020. Url: https://www.miamigov.com/Government/Departments-Organizations/Neighborhood-Enhancement-Team-NET/NET-Offices/Coconut-Grove-at-City-Hall-NET-Office
7. Google Maps, 2020. Url: https://www.google.com/maps