

Community Background Report

City of Coral Gables

County

Miami-Dade

Boundaries

North: Southwest 8th Street

South: Biscayne Bay

West: Southwest 67th Avenue

East: Southwest 37th Avenue

Community Type

Municipality

History

Coral Gables is one of Florida's first planned communities. The importance of its original designs is reflected in its strict zoning regulations defining permissible design and construction of structures and other regulations to preserve the residential character of the City. The City was developed by George Edgar Merrick during the Florida land boom of the 1920s. The city's architecture is almost entirely Mediterranean Revival Style. The City of Coral Gables' population is approximately 44,400 persons with a population density of approximately 3,200 persons per mile of its 37 square miles. Much of its land is parks and open space, used for public and private golf courses. Other open land is part of the University of Miami campus.

Community Dynamics

Coral Gables has a walkable downtown and its residential streets are all tree lined. Unlike other cities in the county, Coral Gables does not have several neighborhoods within its boundaries. There is only the identity of Coral Gables, the 'City Beautiful'. The City strives to attract professionals as much as it lobbies to attract business headquarters. The City deliberately steers major traffic generators and attractors toward the City's downtown area. Through 2014 several major transportation improvements are planned in the City. The Florida

Department of Transportation is planning resurfacing, drainage improvements, and safety improvements to SW 8 Street, SW 57 Avenue, SW 40 Street, and Le Jeune Road. The County's Public Works Department will resurface Bird Road, improve intersections on Granada Boulevard and Ponce de Leon, design and construct traffic circles in several locations around the City, and build a pedestrian overpass at the University Metrorail Station. Coral Gables has dedicated significant portions of its capital improvements budget toward sanitary sewer, streetscape, sidewalk, and storm sewer improvements. Unlike most municipalities in Miami-Dade County, the City's capital improvements budget includes a category for historic facility restoration. According to the 2005-2009 American Community Survey, sixty-three percent of households were built before 1970 and the demographic information is as follows:

- 21 percent Black, 41% Hispanic, and 48 percent White, Not-Hispanic
- 19 percent under the age of 18 and 16 percent of the population is aged 65 or over
- 4 percent of family households are headed by single women with kids
- 95 percent of City residents aged 25 or older have attained a high school degree or higher and 63 percent have attained a bachelor degree or higher
- The County percentage of residents holding high school diplomas is 77 percent and 26 percent have bachelor degrees or higher.
- An average of 2.6% of the civilian workforce was unemployed between 2005-2009
- The Census estimates 83 percent of all housing units are occupied
- The median household income is \$85,000
- 4 percent of families are in poverty, this is much lower than the county's 13.5% poverty rate
- 71 percent of households are owner occupied

Business Landscape

Coral Gables is perhaps the only city in the county that competes with downtown Miami to attract large business offices who wish to have a local presence. The City's major employers are a diverse collection of educational, hospitality, healthcare, and professional organizations. Since the City's incorporation in 1925 the largest employer has been the University of Miami. Hospitality represents almost 3,000 employees and health care more than 2,000 employees. Coral Gables is also attracting banking and investment banking headquarters from international sectors. The City also has a well-funded Business Improvements District, which collects additional taxes and provides additional services to commercial establishments. This agency attracts evening and weekend traffic to area businesses.

Sources

City of Coral Gables. 2009. EAR-Based Amendments to the Comprehensive Plan.

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