

Community Background Report

Coral Terrace

County

Miami-Dade

Boundaries

North: S.W. 8th Street

South: S.W. 40th Street

West: S.W. 82nd Avenue

East: S.W. 67th Avenue (Ludlam Road)

Community Type

Neighborhood

History

Coral Terrace grew out of a similar early history to that of surrounding neighborhoods which includes agricultural then residential development after draining the land in the early 1900s. In the first decade of the twentieth century, residents were growing a wide variety of fruits and vegetables, coconut, lime, orange, mango were among the fruit trees cultivated. In the years just following the conclusion of World War II, many soldiers were able to afford newly built area homes. Coral Terrace was then a working to middle class neighborhood, usually not given the attention afforded its more affluent neighbors in Coral Gables. In the late 1950s, construction of the Palmetto Expressway (State Road 826) defined the neighborhood's westernmost boundary and shortened the duration of trips residents traveled on their way to the northern beaches or the southern agricultural areas. Coral Terrace was now linked with other suburban developments on the western edges of the City of Miami. With a population boom evident by the early 1960s, the "West Dade Expressway" was identified as in need of additional lanes and exchanges by 1968 (Palmetto Expressway).

Community Dynamics

The Census Bureau identified Coral Terrace as a Place in 1990 and again in 2000. Though this neighborhood was perhaps too weak for incorporation in the 1990s, it was included within the

boundaries of Community Council 10 in 1996. The 1996 Board of County Commissioners created Community Council 10, a quasi-governmental entity, which provided a structure to address local zoning issues and to provide training for the expertise necessary to future municipalities (Moreno, 2006). The boundaries of Community Council 10 were drawn to limit the number of Councils within the county, and as such, were inclusive of several then existing neighborhoods. Although the Census Bureau recognized places such as Coral Terrace, Community Council boundaries were more inclusive and at times exclusively drawn according to the unincorporated area within County Commission Districts. The current boundaries of the Council include Coral Terrace, Westchester, areas attractive for annexation such as “Little Gables”, and several other neighborhoods, diluting the sense of community in each of these neighborhoods.

Though Coral Terrace does have an elementary school which provides an area of community focus, it lacks the necessary mass of community and leadership for strong neighborhoods. Schendley Park, a smaller area within Coral Terrace, benefits from boundaries defining the community’s interests and a strong homeowner’s association (Davis, 2006).

Coral Terrace is a neighborhood boasting a population of approximately 24 thousand mostly working class residents. The median age in Coral Terrace is 41 years, which is higher than the county’s median age of 35.6 years. Coral Terrace’s average household family size, 3.07 and 3.30 person respectively, is bigger than that of the county, 2.84 and 3.35 persons respectively. This figure indicates a larger ratio of single family homes to apartments in this area as compared to the structure type ratio of the county. The neighborhood of Coral Terrace has a slightly lower income, \$26,846, than that of the county, \$35,966 dollars, and a lower family income, \$39,624, compared to \$40,260 dollars for the county. The per capita income for Coral Terrace was \$15,291. 11.2% of the population and 8.6% of families were below the poverty line. 9.1% of those under the age of 18 and 12.8% of those 65 and older were living below the poverty line.

Sources

Davis, Rosa. Personal Interview. April 6, 2006.

Moreno, Dario. Personal Interview. April 5, 2006.

Palmetto Expressway. (2006). <http://www.southeastroads.com>.

U.S. Bureau of the Census. (2000). Statistical File 3, P31 and P32 for Census Tracts 0103.00 and 0112.01. <http://www.census.gov>.