

City of Coral Gables

County

Miami-Dade

Boundaries

North: West Flagler Street/SR 968

South: Biscayne Bay

West: Southwest 57th Avenue/SR 959

East: Biscayne Bay/Douglas Road

Community Type

Municipality

History

Coral Gables was one of Florida's first planned communities, incorporated in 1925. Located seven miles southwest of downtown Miami, it has a total area of 37.31 square miles, including 24.38 square miles of water. Coral Gables has named itself "The City Beautiful". The importance of its original plan is reflected in its strict zoning regulations defining permissible design and construction of structures, and other regulations intended to preserve the residential character of the city. Coral Gables was developed by George Edgar Merrick during the Florida land boom of the 1920s. Its architecture is almost entirely in the Mediterranean Revival Style. There is a wealth of open green spaces, including parks, botanical gardens, and golf courses. Many of the city's streets also boast canopies of large trees. Another large, open area of land is on the University of Miami campus. As one of the earliest established municipalities in South Florida, Coral Gables has eleven landmarks which are listed in the National Register of Historic Places. Among them are the Venetian Pool, the Douglas Entrance, and the Biltmore Hotel. The city passed its first preservation ordinance in 1973, as many of its landmark structures from the 1920s began to reach their 50th anniversaries. The Coral Gables Historic Preservation Board is a quasi-judicial body that votes on local landmark designations and other issues pertaining to the historic character of the city. The city's capital improvements budget includes a category for historic facility restoration.

Coral Gables has a walkable downtown and its residential streets are all lined with trees. It is a lively place to experience cultural activities, historic sites,

music, and the arts. Art studios, playhouses, performing arts centers, and cinemas are located in pedestrian friendly locations.

Community Dynamics

As of 2020, Coral Gables had a population of 49,937. The median age was 39.7 and the median household income was \$103,999. Between 2019 and 2020 the population of Coral Gables declined from 50,226 to 49,937, a reduction of 0.575%. At the same time, the median household income rose from \$100,843 to \$103,999, an increase of 3.13%. Regarding ethnicity in 2020, 47.5% of the population was White Hispanic, 34.2% was White non-Hispanic, 9.97% was Multiracial Hispanic, 3.14% was Black, and 3.02% was Asian. None of the households in Coral Gables reported speaking a non-English language at home as a primary language, and 85.3% of the population were US citizens. As of 2020, 39.8% of the residents of Coral Gables were born outside the US, which is much higher than the national average of 13.5%. In 2019, the percentage of foreign-born citizens was 39.5%, indicating that the rate has been increasing. In 2020, the median property value was \$856,600 and the homeownership rate was 64.3%.

Business Landscape

Coral Gables, one of the most affluent areas of South Florida, is also perhaps the only city in the county that competes with downtown Miami to attract large businesses who wish to have a local presence. Miracle Mile and Alhambra Circle are main hubs with many office buildings, retail venues, restaurants, and cultural and historical institutions. The city strives to attract professionals as much as it lobbies to attract business headquarters. The major employers are a diverse collection of enterprises, including education, hospitality, healthcare, and professional organizations. Since the city's incorporation in 1925, the largest employer has been the University of Miami. Coral Gables also attracts banking and investment headquarters from international sectors. The city has a well-funded Business Improvement District. This non-profit organization helps to attract evening and weekend traffic to area businesses. A sample of the largest employers are:

- The University of Miami has been the largest employer in Coral Gables since the city's beginning and had 16,479 faculty and staff members as of 2022.
- Baptist Hospital of Miami is the second largest employer in Coral Gables.
- Bacardi has its headquarters with 300 employees at 2701 Le Jeune Road.

- Capital Bank Financial has its headquarters in Coral Gables.
- Intelsat has its Latin American headquarters at One Alhambra Plaza.
- Fresh Del Monte Produce has its headquarters in Coral Gables.
- ExxonMobil has its marine fuels operations at One Alhambra Plaza.
- MasTec, an engineering and construction company, is located at 800 South Douglas Road.
- Odebrecht Construction, Inc. has over 300 employees at its location at 201 Alhambra Circle.
- American Airlines maintains the Ponce de Leon Travel Center at 901 Ponce de Leon Boulevard.
- MoneyGram has its Miami office in Coral Gables.
- Dolphin Entertainment is an independent film studio located in Coral Gables.

Transportation Characteristics

A main transportation artery in Coral Gables is US 1/South Dixie Highway, which runs diagonally from the northeast to the southwest through the central section of the city. Another main roadway is Bird Road/Southwest 40th Street/SR 976, which runs east and west through the central section of the city. Southwest 42nd Avenue/South Le Jeune Road/SR 953 is also important, running north and south through the city's central eastern edge, and forming a "T" intersection with Coral Way/SR 972 running to the east. US 41 forms the northern boundary of the city.

Coral Gables is served by Miami-Dade Metrobuses throughout the city, on the larger roadways. The city also has two Miami Metrorail stations. The Douglas Road Station is at Southwest 37th Avenue and US 1. The University Station at Stanford Drive and US 1 provides access to the campus of the University of Miami.

Coral Gables is known for its pedestrian and bicycle friendly environment. The city used to have an electric trolley system, which was replaced by the popularity of automobiles. Now a free trolley system, initiated in 2003, runs on Ponce de Leon Boulevard and on Grand Avenue. An online trolley tracker is available, showing the location of trollies in real time.

As of 2022, the city's website showed that the main public works related to transportation were traffic calming devices and the "Envision Biltmore Way" project. This project would increase the amount of space available for shade trees, landscaping, and high-visibility crosswalks, as well as improving

connectivity for pedestrians and cyclists to a new mobility hub on Andalusia Avenue.

The City of Coral Gables accommodates the use of electric vehicles and offers an online list of locations of public charging stations, as well as additional locations planned for the future. The city's "Green Fleet" has 70 electric vehicles for municipal government use. There is also a "Dockless Mobility" pilot program for the public sharing of bikes, electric bikes, and electric scooters.

According to DATA USA 2020 statistics, most people in Coral Gables drove alone to work, with an average commute time of 25.2 minutes. The average car ownership was two cars per household.

The Coral Gables Mobility Hub project entails the construction of a large transportation facility on the site of a previously existing parking garage at 245 Andalusia Avenue. The hub, originally scheduled for completion in the first quarter of 2024, met with funding and design difficulties in the summer of 2022 and construction has been delayed. The approved design for the hub features an internal drive-through lane for ridesharing services, retail venues, and bicycle storage. It also includes vehicle parking, bike share docking stations, electric vehicle charging, a wi-fi lounge, a rooftop park, and e-commerce logistics for drone package deliveries.

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