

1-1-2011

City of Doral

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Recommended Citation

"City of Doral" (2011). *Miami Dade County*. 7.
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Community Background Report

City of Doral

County

Miami-Dade

Boundaries

North: Northwest 90th Street

South: State Road 836

West: Homestead Extension of the Florida's Turnpike

East: State Road 826

Community Type

Municipality

History

Alfred Kaskel, a New York real estate operator, founded the development of Doral in the 1950s. Kaskel purchased 2,400 acres of swampland for \$2,000 per acre. The name “Doral” is a combination of Kaskel’s wife’s name, Doris, and his first name, Alfred. Kaskel developed the land in Doral into a magnificent golf course that earned nationwide acclaim once it was added to the PGA Golf Tour in 1962, and currently serves as the home of the Ford Championships. Although Doral contains several residential areas, including gated communities, it is also well known for its commercial and industrial areas and the Doral Golf Club & Resort. Prior to incorporation, Doral remedied several issues including street flooding after heavy rains, lack of traffic lights at busy intersections, and police enforcement. After several postponements and disputes with other municipalities, the City of Doral was incorporated on January 28, 2003. Today, the 15-square mile city is a major draw for international companies and executives and has a large amount of industrial and other companies that boost the area’s economy.

Community Dynamics

Since its inception, Doral has made several changes to strive towards its motto “The Premiere place to Live, Work, Learn, and Play.” Since electing a City Council Board, the Mayor and his board have addressed several of the rooted issues. Schools in Doral are A-rated, thus attracting families with school-aged children. Doral is undergoing an extensive streetscape plan to improve the city's arterial roads and address traffic issues, which include the movement of people and freight. Doral has two functioning transit circulators, which serve both daytime and full-time residents. Nearly 50 percent of land in Doral is designated for industrial uses. Unlike the trend in most of Miami-Dade County, current development projects in Doral will contribute significantly to the inventory of office, retail, and warehouse space. Residential construction of single-family and multi-family homes continues in Doral at a rate much greater than the rest of the County. This growth is well planned through Doral's Transportation, Storm Water, and Street Tree Master Plans.

According to the 2005-2009 American Community Survey, less than one percent of homes in Doral were built before 1970 and the demographic information is as follows:

- 18 percent of residents are White, Non-Hispanic, 6 percent are Asian, 2 percent are Black, and
- 74 percent are Hispanic
- 31 percent are under the age of 18 and 5 percent of the population is aged 65 or over
- 8 percent of family households are headed by single women with kids
- 95 percent of residents aged 25 or older have attained a high school degree or higher while 56 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 3 percent of the civilian workforce was unemployed between 2005-2009
- 82 percent of housing units are occupied and 57 percent of households are owner occupied
- The median household income is \$68,000
- 7 percent of families are in poverty; this is lower than the County's 13.5 percent poverty rate

Business Landscape

The City of Doral is well positioned to continue to attract businesses as it is located conveniently close to Miami International Airport. Currently the area hosts a Financial District with 54 banks and is home to 14 of Miami-Dade County's 30 business parks, 48 hotels, and 12 television stations. Doral also hosts ten universities, trade schools, and several top-rated charter and private schools. Commercial and industrial sectors are growing and an additional 1 million square feet of Class A office space is planned to be developed within the next 10 years.

Sources

City of Doral, Chamber of Commerce.

City of Doral, Comprehensive Plan.

City of Doral, Department of Planning, Current Development Projects.

Wikipedia, http://en.wikipedia.org/wiki/Doral,_Florida