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Kings Bay

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Community Background Report

Kings Bay

County

Miami-Dade

Boundaries

North: Mitchell Drive

South: FP & L Power Station

East: Deering Bay Drive/ Deering Bay Yacht and Country Club

West: Ludlam Road (SW 67 Avenue)

Community Type

Residential Neighborhood

History

The community of Kings Bay began as an unincorporated residential area bordering what is now Palmetto Bay community in south Miami-Dade County. The area (formally known as Cutler) was first explored in the late 1800's when William C. Cutler, a leading practitioner of medicine and surgery from Chelsea, Massachusetts visited the area and fell in love. Famous for its high ground, its hardwood hammock, its lush vegetation and its accessibility to Biscayne Bay, the area remained hidden to most early visitors for some time.

Although Dr. Cutler's friend William Fuzzard cut a road through the hammock to Coconut Grove sometime after 1883, known today as the State Historic Highway Old Cutler Road, Cutler remained a place apart. In 1900, Dr. S. H. Richmond opened the Richmond Cottage that catered to the kind of people who were attracted to Cutler's natural beauty and seclusion. One of those people was Charles Deering, famously responsible for the creation of the Deering Estate and Villa Vizcaya, local landmarks.

In 1995, residents of Palmetto Bay and Kings Bay petitioned Miami-Dade County to separate from the county. As a condition of the petition, Palmetto Bay incorporated as a Village, maintaining the County's government services and the Kings Bay neighborhood was allowed to petition the City of Coral Gables for annexation. Residents in the community felt an annexation would result in improved municipal services, protection of property values and better government services. The annexation was approved by the City of Coral Gables in December 1995 and reconfirmed in March 2003. Kings Bay guard gate and 24 hour security service began in 2009.

The 68 acre community has less than 200 homes, predominantly owner occupied. The Kings Bay community has reached its building capacity, meaning no new residences can be built within the area. Kings Bay borders a US Plant Introduction Station(to the North), an FP & L Power Station (to the South), the Deering Bay Golf Course and Yacht Club (to the East), and single family residences, belonging to Palmetto Bay Village to the West). The main travel corridors near Kings Bay are SW 67th Avenue/ Ludlam Road, SW 144th Street/Mitchell Drive, Old Cutler Road, and Coral Reef Drive. Kings Bay is close to US1, Florida's Turnpike and the Don Shula Expressway.

Community Dynamics

Nestled along the Biscayne Bay, Kings Bay is an attractive waterfront community. The resident population within Kings Bay is wealthy and educated executives. Homes in this community maintain high real estate appreciation rates.

Kings Bay Community consists of medium sized (three to four bedroom) to large (five or more bedroom) single-family homes, most of them with a private pool. Most home styles in the community resemble those constructed in Coral Gables. These residences are mostly owner occupied. Kings Bay is a partially coastal community. Most residents in the community of Kings Bay identify themselves as white, with the next largest group identifying themselves as Hispanic.

According to the 2010 U.S. Census, Kings Bay has approximately 400 residents and 178 housing units. Less than half of the residents (43%) are Hispanic.

Business Landscape:

Kings Bay is a residential community with no business establishments. The nearest commercial districts to Kings Bay is the Village of Palmetto, Coral Gables (Lejune Road access), and Coconut Grove.

Kings Bay borders the Deering Yacht Club. The Deering Yacht Club was acquired in October 1956 by developer Ben Cooper. Cooper leased the land from the University of Miami and the USDA to build Kings Bay Country Club. His plan was to use the country club as an amenity for the 68 acre, 150 unit housing community by the same name. Kings Bay Country Club thrived under the ownership of Washington, DC businessman Gustave Ring and grew into a well-known golf course, lodge and country club throughout the region. The name changed from Kings Bay to Deering Bay Yacht and Country Club in 1991 after redevelopment and ownership change in the wake of Hurricane Andrew. Notable players on the 121 acre golf course include President George H.W. Bush, former Florida Governor Jeb Bush, and Arnold Palmer.

Sources

2010 U.S. Census (Census Tract 82.05, Blocks 4008-4014). <http://2010.census.gov/2010census/popmap>

City of Coral Gables Planning Department Staff Report. May 12, 2004.

<http://www.coralgables.com/modules/showdocument.aspx?documentid=4220>

Deering Bay Yacht and Country Club. <http://www.dbycc.com/>