

Community Background Report

Peters

County

Miami-Dade

Boundaries

North: Southwest 188th Street

East: South Dixie Highway

South: Intersection of South Dixie Highway and the Florida Turnpike Extension

West: Florida Turnpike Extension

Community Type

Neighborhood

History

Peters is a neighborhood a square quarter mile in size, located in the unincorporated portion of Miami-Dade County. Peters was originally a town, established early in South Florida's history. A historical marker stands near the former site of the town, with an inscription that summarizes its story: "The town of Peters, no longer recognized, was named after the "Tomato King," Thomas J. Peters, who moved to this area in 1895. His tomato growing and packing business was the area's first million-dollar enterprise and Peters was the area's first "company town." The center of the town of Peters was situated about three blocks south of here on the west side of US1, in the vicinity of Quail Roost Drive. The Peters' residence was located east of US1, in the area now known as Bel Aire. Unfortunately, all remnants of the town of Peters were lost in Hurricane Andrew in 1992." More precisely, Peters was founded near the intersection of Quail Roost Drive and the FEC Railway, a place where Palmetto Bay, Cutler Bay and unincorporated Miami-Dade meet. Peters later became part of Perrine, which incorporated in 1948, unincorporated in 1949, and again attempted incorporation as recently as 1965.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Peters has a population of 1,503, 67% of which are working age from 18 to 64. The average per capita income is \$22,863, which is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 42% Hispanic and 58% non-Hispanic. Furthermore, 55% of the population is White (including Hispanic White), 41% is Black, and 4% multi-racial and others. A non-English language is spoken by 26% of the population. Regarding education level, 42.8% of the population has less than a high school education, which is lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 45% of the population, out of which 30%

are naturalized citizens, while 70% are not U.S. citizens. Of the foreign-born residents, 76.4% are from the Caribbean, 10% are from Central American countries, and 13% are from South America.

Business Landscape

Peters lies entirely within the boundaries of the West Perrine Community Redevelopment Agency, which was created in 2005. The West Perrine CRA meets at 9:30 am, on an as-needed basis, at the Stephen P. Clark Center located at 111 Northwest 1st Street in downtown Miami. In 2016, it was resolved to extend the life of the CRA until 2046. The web page for the CRA shows meeting dates and announcements, meeting agendas, and reports on resolutions and budgets. Reflected in the proposed budget for 2020-2021 are infrastructure improvements, landscape enhancements, marketing, residential improvement grants, commercial redevelopment grants, and grants to non-profit organizations. The 2019-2020 annual report, also available in the CRA website, gives details on historic preservation programs, as well as social and educational programs. In the conclusion of this annual report, the CRA states: “With its unique location in south Dade, the Area will be able to take advantage of its strategic location between two major transit corridors and its connectivity to the County’s Bus Rapid Transit System to attract developers to assist in Transit Oriented Developments. Seeking partners to leverage resources, finances and community interests will continue to be a beacon to create a vibrant, safe and esthetically appealing community.”

This neighborhood is now largely commercial, with some light industrial land uses. Businesses are attracted to the area because of its proximity to the Florida Turnpike and South Dixie Highway.

There are several “big box” stores in this area, which have large parking lots. Commercial enterprises in this neighborhood are involved in automotive repair, hardware and furniture retail, tile flooring, self-storage facilities and warehousing.

Peters has only one school, the Bee Academy, which is private.

Transportation

The main transportation arteries in the Peters neighborhood also form two of its boundaries: South Dixie Highway/US 1 on the east, and the Florida Turnpike Extension/Ronald Reagan Turnpike on the west. The southern tip of the neighborhood is where these two roadways intersect.

The South Miami-Dade Busway runs parallel to and just west of South Dixie Highway/US 1, with frequent express bus service to and from the Dadeland South Metrorail Station to the north, in Kendall. Miami-Dade Transit bus lines that run on the Busway in Peters are #31, #35, and #38. The South Dade Trail Greenway runs parallel to the Busway and provides for non-motorized travel from downtown Miami to Homestead.

Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860102071, Miami-Dade County, Florida. Url: <http://www.census.gov>
- 2.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>
- 3.) Google Maps, 2021. Url: <https://www.google.com/maps>
- 4.) Mapcarta. Peters, 2021. Url: <https://mapcarta.com/20682218>
- 5.) Wikipedia. Peters, Florida, 2020. Url: https://en.wikipedia.org/wiki/Peters,_Florida
- 6.) HMdb.org. The Historical Marker Database. The Town of Peters, 2016. Url: <https://www.hmdb.org/m.asp?m=71663>
- 7.) Wikipedia. Perrine, Florida, 2021. Url: https://en.wikipedia.org/wiki/Perrine,_Florida
- 8.) Miami-Dade County. West Perrine Community Redevelopment Agency, 2021. Url: <https://www.miamidade.gov/global/government/boards/west-perrine-cra.page>
- 9.) Miami-Dade County. West Perrine Community Redevelopment Agency. West Perrine Community Redevelopment Agency Annual Report, October 1, 2019 to September 30, 2020. Url: <https://www.miamidade.gov/redevelopment/library/reports/west-perrine-annual-2019-2020.pdf>