

# Community Background Report

## Silver Palm

### County

Miami-Dade

### Boundaries

North: Hainlin Mill Drive (Southwest 216th Street)

East: US 1/South Dixie Highway

South: Coconut Palm Drive (Southwest 248th Street)

West: Krome Avenue (Southwest 177th Avenue)

### Community Type

Neighborhood

### History

Silver Palm is an unincorporated community in Miami-Dade County, located about 20 miles southwest of Miami. It was considered a distinct entity in the first half of the 20th century, but its identity has since been absorbed into the larger unincorporated area of Redland. The Homestead and Redland District directory for 1927-1928 includes the community of Silver Palm. The historic Silver Palm Schoolhouse and Silver Palm Drive still carry the place name today. The inscription on a historic district marker briefly tells the story of Silver Palm: “The Silver Palm District, named for the small silver-backed fronds that grew profusely in the surrounding pine forest, was the first area south of Cutler opened for settlement. In 1900, Charles Gossman, Charles Hill and William Anderson filed the first homestead claims. The crossroads of SW 232 Street and SW 157 Avenue, known as Anderson's Corner, was the commercial center of the community. The local historic district includes Anderson's General Store (1912), the Silver Palm Schoolhouse (1904), the Redland District Lion's Club (1934) and the site of the Kelly store, which was demolished after Hurricane Andrew.” The Silver Palm Schoolhouse was added to the U.S. National Register of Historic Places in July 1987.

Silver Palm has a sizeable county park within its bounds. Castellow Hammock Preserve & Nature Center is a 112-acre park and preserve that contains a mature tropical hardwood forest with a half-mile self-guided nature trail. The park was named in honor of James S. Castellow, a citrus farmer who homesteaded the property in the early 1900s. In 1974, the park became one of the first environmental education centers in Miami-Dade County and is popular with birders, butterfly watchers, and botanists.

Other recreational spaces in Silver Palm include the Redland Golf & Country Club, located in the neighborhood's southwest corner, and the Miami South B.M.X. at Pine Ridge Park, a clay bike track with steep inclines and banked turns. Located on the northern boundary of the Silver

Palm neighborhood at 14805 Southwest 216th Street is Monkey Jungle, a 30-acre wildlife park established in 1933 for the exhibition and study of endangered monkeys in seminatural habitats.

The Silver Palm neighborhood has three schools: the Children's Rainbow Day School (a preschool), the Redland School, and the Redland Middle School.

## Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Silver Palm has a population of 4,401, 59.3% of which are working age from 18 to 64. The average per capita income is \$30,784, which is higher than Miami-Dade County's average per capita income of \$28,823. The population is 58.46% Hispanic and 41.54% non-Hispanic. Furthermore, 89.48% of the population is White (including Hispanic White), 8.3% is Black, and 1.88% multi-racial and others. A non-English language is spoken by 10% of the population. Regarding education level, 45% 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 35.53% of the population, out of which 52.47% are naturalized citizens, while 47.53% are not U.S. citizens. Of the foreign-born residents, 61.13% are from the Caribbean, 8% are from South America, 5% are from Mexico, 4.5% are from Asia, and 17.27% are from Central America.

## Business Landscape

The Silver Palm neighborhood has numerous agriculturally and horticulturally oriented businesses, reflecting the culture of the Redland area. These include nurseries and landscaping businesses, fruit groves, berry farms, and businesses specializing in bromeliads, cacti, and bonsai trees. The equestrian culture is also represented at the Miami International Riding Club, a school for horseback riding. A small variety of retail enterprises, including auto parts stores, tire stores, and plumbing supply stores are located along US 1/South Dixie Highway.

## Transportation

Krome Avenue (Southwest 177th Avenue) is the main north-south traffic artery for the neighborhood, forming the western boundary of the Silver Palm community. The other major thoroughfare is US 1/South Dixie Highway, which runs at a northeast-southwest diagonal and forms the eastern boundary of the community. Miami-Dade Transit buses (#34 and #38) circulate on the South Miami-Dade Busway, which runs parallel to and just west of US 1/South Dixie Highway. The South Dade Trail runs parallel to and just west of the busway, providing for non-motorized travel.

## Reference

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- 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.) Wikipedia. Silver Palm, Florida, 2020 Url: [https://en.wikipedia.org/wiki/Silver\\_Palm,\\_Florida](https://en.wikipedia.org/wiki/Silver_Palm,_Florida)
- 5.) HMdb.org. The Historical Marker Database, Silver Palm Historic District, 2019. Url: <https://www.hmdb.org/m.asp?m=73327>
- 6.) Wikipedia. Silver Palm Schoolhouse, 2021. Url: [https://en.wikipedia.org/wiki/Silver\\_Palm\\_Schoolhouse](https://en.wikipedia.org/wiki/Silver_Palm_Schoolhouse)
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- 8.) Redland Golf and Country Club, 2021. Url: <https://www.redlandgolf.com/>
- 9.) Wikipedia. Monkey Jungle, 2021. Url: [https://en.wikipedia.org/wiki/Monkey\\_Jungle](https://en.wikipedia.org/wiki/Monkey_Jungle)