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Peters

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# Community Background Report

## Peters

### County

Miami-Dade

### Boundaries

North: Southwest 188 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 of a quarter mile in size located in the unincorporated portion of Miami-Dade County. This neighborhood is now exclusively commercial with light industrial and commercial land uses. Businesses are attracted to the area because of its proximity to the Florida Turnpike and South Dixie Highway. Peters was a community in southern Dade County established early in South Florida's history. The Perrine-Peters Methodist Church was founded in 1897 and continues to exist and function as a community institution but now in Palmetto Bay. Peters was founded near the intersection of Quail Roost Road 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

The South Dade Busway provides access to fairly frequent express bus service, which travels to and from the Dadeland South Metrorail Station. The South Dade Greenway runs parallel to the Busway and provides for non-motorized travel from downtown Miami to Homestead. Peters has only one school, a private academy. While the neighborhood is now exclusively commercial,

parcels in Peters have been designated for use by condominiums. The average sales value in 2011 is \$383,400 for commercial properties in the area. The Census Bureau, working with Miami-Dade County, has designated this neighborhood part of the South Miami Heights Census Designated Place (CDP) in 2010. Census Designated Places always correspond with the boundaries of census tracts and will change as census tracts also change.

## **Business Landscape**

There are several ‘big box’ stores in this area which has large parking lots and warehouses. Some of these warehouses are leased as office space. Industries drawn to this neighborhood are involved in the production of wooden furniture, automotive repair, hardware retail and tile flooring.

## **Sources**

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