

Miami-Dade County Department of Planning & Zoning

PALMER LAKE Charrette Steering Committee November 10, 2009



Delivering Excellence Every Day

Palmer Lake Charrette

Resolution R-728-09 sponsored by Commissioner Bruno A. Barreiro called for a comprehensive planning effort due to the following:

- **Proximity to Miami International Airport**
- **Proximity to the Miami River**
- **Development of the Miami Intermodal Center**
- **Current land use patterns**
- **Future Land Use designation as a Metropolitan Urban Center**

Palmer Lake Charrette

- **Miami River Corridor Urban Infill Plan suggested a master plan to ensure orderly development of the area**
- **Miami River Greenway Plan proposed that the area serve as a focal point for the upper river greenway**

This aerial map illustrates the project area, which is highlighted in red. The area is bounded by NW 37th Ave to the west, NW 20th St to the south, and the Miami River to the east. The project area includes Palmer Lake and the Tamiami Canal. The map also shows the surrounding urban landscape, including the Miami International Airport and various residential and commercial developments. A scale bar at the bottom right indicates distances from 0 to 0.4 miles.



Palmer Lake Charrette

Resolution R-728-09 requires:

- **A charrette to provide interested persons with an opportunity to contribute to a vision for the Palmer Lake Area**
- **An Area Planning Report documenting the results of the charrette**

What is an Area Plan?

- **Codified in Chapter 2, Article XV, Section 2-116.2 of the Miami-Dade County Code**
- **A planning document that establishes development policies and implementation strategies**
- **Has been used throughout Miami-Dade County to ensure better urban growth patterns with a variety of uses and public services**

Area Plan Process

Plan Preparation

- Data Gathering and Analysis
- Public Participation Campaign and Outreach
- Development of Strategy for the public workshop
- Public Workshop/Charrette Activities
- Area Plan Report development

Acceptance

- Steering Committee Review and Approval
- Community Council(s) Review and Approval
- Planning Advisory Board Review and Approval
- Board of County Commissioners Acceptance

Implementation

- Development of Implementing Ordinance, rezoning or land use plan amendments if necessary
- Development of Funding Strategies for Implementation

CHARRETTE AREA PLANS

CONDUCTED SINCE 1998

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
• COMMUNITY PLANNING SECTION •
URBAN DESIGN CENTER



Downtown Kendall (A)



Goulds (B)



Naranja (D)



North Central (E)



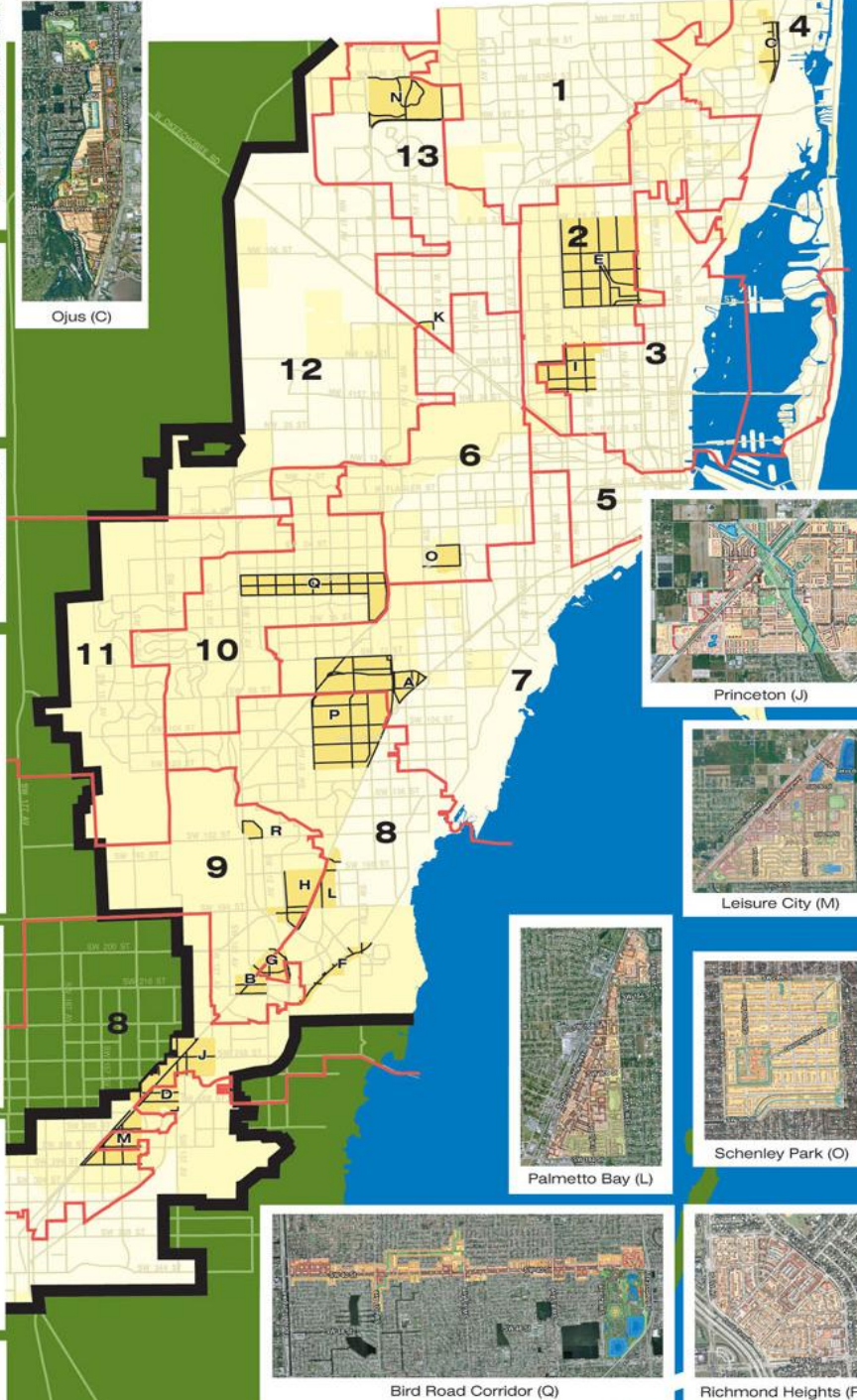
Old Cutler Road (F)



Cutler Ridge (G)



Ojus (C)



Perrine (H)



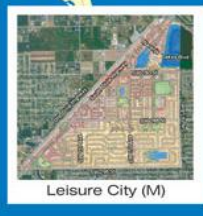
Model City/Brownsville (I)



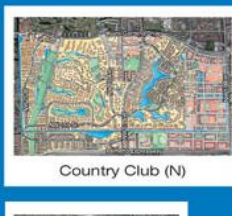
Princeton (J)



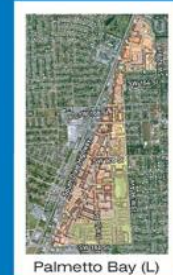
Okeechobee Station (K)



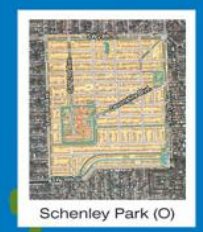
Leisure City (M)



Country Club (N)



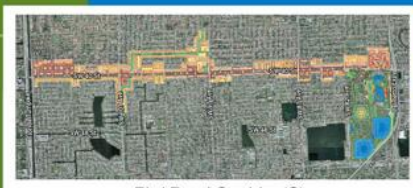
Palmetto Bay (L)



Schenley Park (O)



East Kendall (P)



Bird Road Corridor (Q)



Richmond Heights (R)

Key:

- Commission District Boundary
- 1 Commission District Number
- Unincorporated Area
- Major Road
- Charrette Area
- Urban Development Boundary

Plan Adoption Status

Plan	Adoption Number	Adoption Date	Adoption Status
Downtown Kendall	1-101-00-001	11/1998	Adopted
Goulds	1-101-00-002	11/1998	Adopted
Naranja	1-101-00-003	11/1998	Adopted
North Central	1-101-00-004	11/1998	Adopted
Old Cutler Road	1-101-00-005	11/1998	Adopted
Cutler Ridge	1-101-00-006	11/1998	Adopted
Perrine	1-101-00-007	11/1998	Adopted
Model City/Brownsville	1-101-00-008	11/1998	Adopted
Princeton	1-101-00-009	11/1998	Adopted
Okeechobee Station	1-101-00-010	11/1998	Adopted
Leisure City	1-101-00-011	11/1998	Adopted
Country Club	1-101-00-012	11/1998	Adopted
Palmetto Bay	1-101-00-013	11/1998	Adopted
Schenley Park	1-101-00-014	11/1998	Adopted
East Kendall	1-101-00-015	11/1998	Adopted
Bird Road Corridor	1-101-00-016	11/1998	Adopted
Richmond Heights	1-101-00-017	11/1998	Adopted

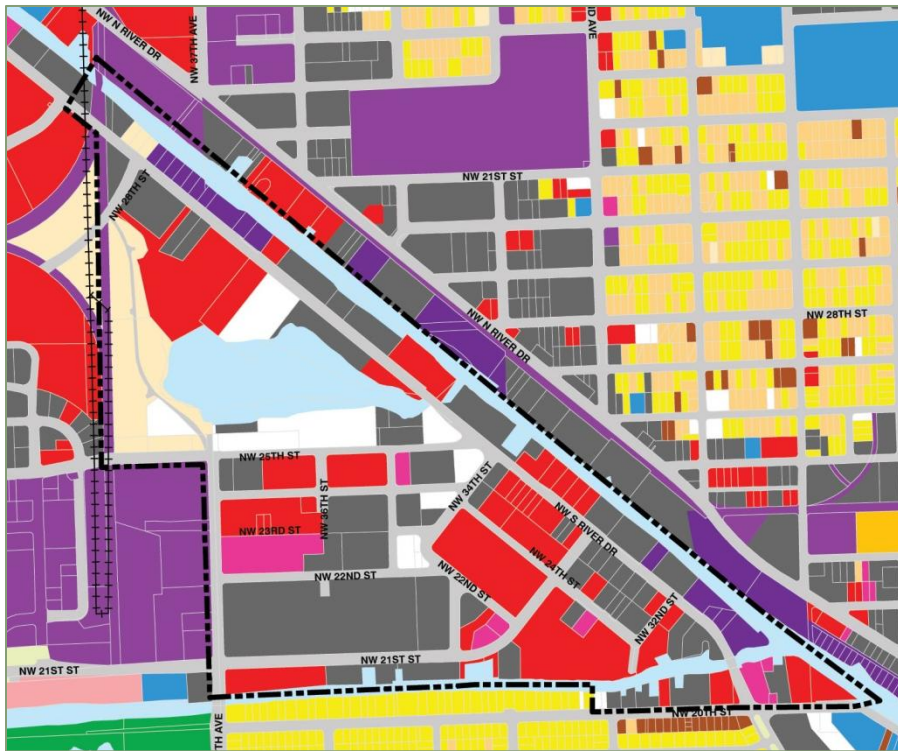
Charrette Process

What is a Charrette?

It is an inclusive, open, creative and public process of collective brainstorming, where citizens of a community are asked to consider the question:

What is the Vision for this Area?

Do existing regulations adequately describe a vision for the community?




The Charrette process can help develop a vision...



The Charrette process can also...

- Bring people together to solve community issues in a collective manner
- Respond to special conditions in the community
- Build citizen support and ownership of a plan
- Prioritize enhancements and community improvements
- Embed citizen ideas in planning
- Provides certainty to citizens and Investors
- Help secure funding
- Help to make the intentions for future growth clear
- Put fun into citizen involvement

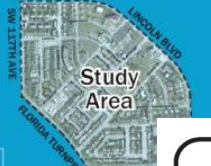
Community Outreach



YOU'RE INVITED TO THE
RICHMOND HEIGHTS
CHARRETTE
 NEIGHBORHOOD DESIGN WORKSHOP

Let's all take part in an opportunity to improve our community!

WHEN: Saturday, September 26, 2009
TIME: 10:00 am
WHERE: Palmetto Golf Course Clubhouse
 9300 SW 152nd Street
 Miami, FL 33157



We invite you to participate in the...

EAST KENDALL CHARRETTE




Bring your family and neighbors to the **Public Neighborhood Design Workshop**. This will be a brainstorming session that will address your ideas, suggestions, and your specific concerns in *planning the future of our community in the areas of:*

- Parks and Neighborhood Beautification
- Traffic and Transportation
- Growth Management

Saturday, October 21st, 2006
 Starting at 10:00 AM


City Department of Planning and Zoning



MIAMI-DADE COUNTY

Informational Public Meeting for commercial and industrial property owners along the U.S. 1 corridor.

The Perrine Charrette Implementing Ordinance



You are invited to a community meeting that will review the proposed Perrine Community Urban Center Ordinance. The Perrine Charrette Study Area is located West of U.S. 1, East of SW 107 Avenue and C-1N Canal, North of Marlin Rd., and South of SW 168 Street.

Community Meeting


Monday, November 29th, 2004
Perrine CAA Building
17801 Homestead Ave.
7:00 PM

For more information call
Miami-Dade Department of Planning and Zoning
305-375-2842

Multiple members of individual community councils may be present. These events are free and open to the public. For sign language interpreter services & for materials in accessible format, call 305-375-2842 five days in advance.

Sept. 30th (Sunday-Wednesday)

East Kendall Charrette



You are invited to participate in creating a vision for the future of East Kendall. The study area is tentatively described as Palmetto Expressway to the east, SW 97th Avenue to the west, SW 124th Street to the south and Sunset Drive to the north.

Planning Committee Meeting

Tuesday April 11th, 2006
Kendall Branch Library
9101 SW 97th Ave.
6:30 PM

For more information call
 Miami-Dade County Department of Planning and Zoning
305-375-2842

Multiple members of individual community councils may be present. These events are free and open to the public. For sign language interpreter services & for materials in accessible format, call 305-375-2842 five days in advance.

MIAMI-DADE COUNTY

The Perrine Charrette

You are invited to join in a visioning process for this South Miami-Dade Community. The Perrine Charrette Study Area is located West of U.S. 1, East of SW 107 Avenue and C-1N Canal, North of Marlin Dr, and South of SW 168 Street.


PRESENTATION
 of the
Perrine Charrette Vision
Jan. 24, 2003, 7 pm to 9 pm
Perrine CAA Bldg.
17801 Homestead Avenue.

For more information call
 Miami-Dade Department of Planning and Zoning
305-375-2842

Multiple members of individual community councils may be present. These events are free and open to the public. For sign language interpreter services & for materials in accessible format, call 305-375-2842 five days in advance.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING

Richmond Heights Downtown Core Charrette Area Planning Study



Over the next several months, the Miami-Dade County Department of Planning and Zoning will be holding a number of events as part of the **Richmond Heights Downtown Core Charrette**. A charrette is a planning process that involves extensive community participation with the goal of creating a future vision for a specific area.

The charrette process began with Miami-Dade County Chairman Dennis C. Moss sponsoring a resolution for a charrette area planning study in the Richmond Heights Downtown Core. A charrette steering committee made up of area residents has been formed and will be holding regular meetings to guide the charrette process and assist Planning and Zoning staff in identifying community priorities.

These meetings, which are open to the public, lead toward the charrette workshop, an event held on a Saturday where the residents and property owners of Richmond Heights are invited to draw their ideas for the future of the downtown core. The Department of Planning and Zoning encourages your participation!

For information on upcoming meetings visit:
www.miamidade.gov/planzoning/richmondheights.asp
 or call **305-375-2842**

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING & ZONING

Involve Everyone!



Find A Champion

Saturday: Opening Day



Kick-off Presentation

Saturday: 10:00 am to 3:00 pm



The Public Workshop



Kids have some of the best ideas



The Citizens' Plans

Designers work all day ...



**Working on site Open to Public
all Day... and into the night**



Days 2-7: working on site

Working with Other Agencies and Departments



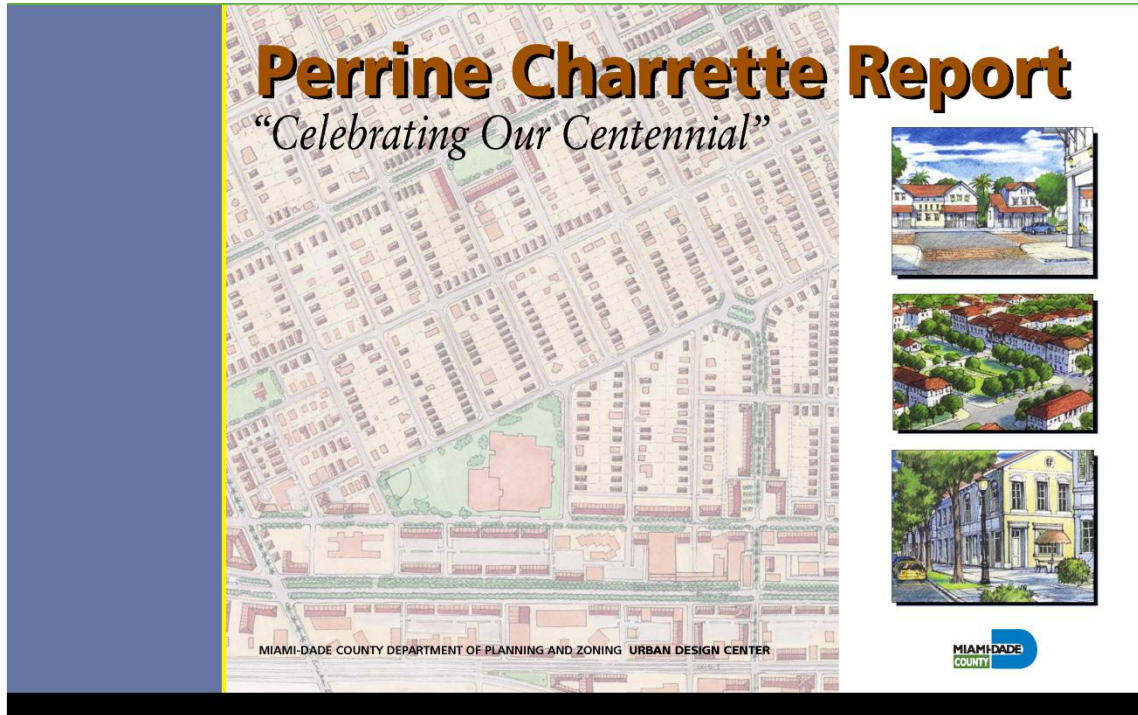
**Miami-Dade Transit
Aviation Department
Public Works
DERM
Water & Sewer
FDOT
Parks & Recreation**



Presentation of Work in Progress



Charrette Area Plan Report



- Forms a reliable and defensible basis for the Community Vision
- Improves communication between parties
- Helps prioritize enhancements and community improvements

Charrette Area Plan Report



Perrine

PERRINE CHARRETTE

"Celebrating our Centennial"

Design Proposals

PERRINE CHARRETTE

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Design Proposals

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PRIORITIZATION OF RECOMMENDATIONS

Recommendation	Participating Agencies	Dependent on other Recommendations?	Potential Funding Sources	Time Element	Priority Ranking (determined by Steering Committee)
South Course Improvements					40
General Improvements/Amenities					47
1. Provide lush tropical landscaping to be introduced on all the park parcels (p.9)	P&R		P&R	Short	
2. Create various themes to the park gazebo/shelter buildings from various countries (p.9)	P&R		P&R	Medium	
3. Provide active uses such as basketball, baseball, tennis courts, and a multipurpose ball field on the former driving range (p.9)	P&R		P&R	Short	
4. Connect the entire course with walking trails, bike paths and pedestrian walkways (p.9)	P&R		P&R	Short	
5. Provide pedestrian scale lighting all along the trails inside the parks (p.9)	P&R		P&R	Short	
6. Provide barbeque grills, picnic shelters and restrooms along the trails and walkways (p.9)	P&R		P&R	Short	
7. Create a dog park within the FPL easement (p.9)	P&R		P&R	Medium	
8. Provide a police substation and community center at the South Course Clubhouse with a library and computer stations (p.9)	MDPL, MDPLS		QHIP	Long	
9. Provide a corner store/kiosk building at the former driving range as a park amenity (p.9)	DP&Z		Private	Medium	
Waterways					18
1. Bridges or other structures spanning one or more of the waterways (p.9)	P&R		P&R	Long	
Trails					12
1. Retained and expanded throughout the course property to link separate parcels (p.9)	P&R		QHIP	Medium	
2. Restore easements that link parcels (p.9)	P&R, P&R		P&R	Short	
3. Benches, lighting and covered shelters should be provided along the trails (p.9)	P&R		P&R	Short	
4. Provide signage with guide maps of the park property as well as directions to nearby businesses that provide food and refreshments at various points along the trails (p.9)	P&R		P&R	Short	
Driving Range					15
1. Provide a community center for surrounding area (p.9)	P&R		DF	Medium	
2. Active uses to include tennis, basketball and soccer facilities (p.9)	P&R		P&R	Short	
Architectural Features					8
1. Open-air pavilions and picnic shelters (p.9)	P&R		P&R	Short	
Access from Surrounding Properties					8
1. Reconfigure the transition from the course property to adjacent property (p.9)	P&R		P&R	Medium	
2. Replace 8-foot wood fence with a low masonry wall topped by a metal picket fence (p.9)	P&R		QHIP	Short	
Connectivity Improvements					14
South Course Park Drive					57
1. Drive to meander along the western boundary of the course connecting the access drive from middle school NN1 to NW 74th Avenue (p.13)	PW		PW	Medium	
2. Provide extensive landscaping, including shade trees lining the roadway (p.13)	CIAB, PW		QHIP	Short	

Acronyms

CARL Florida Conservation and Recreational Lands Program
 COBG Community Development Block Grant
 CIAB Community Image Advisory Board
 CIP Capital Improvement Program
 DF Commission Discretionary Funds
 DERM Department of Environmental Resource Management

DP&Z Department of Planning and Zoning
 FDOT Florida Department of Transportation
 IF Impact Fees
 LRTP Long Range Transportation Plan
 M-DCPS Miami Dade County Public Schools
 MDHA Miami Dade Housing Agency

MDPLS Miami Dade Public Library
 MDT Miami Dade Transit
 P&R Miami Dade Parks and Recreation
 PW Public Works
 RAAM Right of Way Aesthetics Asset Mgt
 QHIP Quality Neighborhood Improvement Program

Time Frames
 Short < 5 years
 Medium 5-10 years
 Long > 10 years

continued

Role of Steering Committee and Sunshine Law

Role of the Steering Committee

Pre-Charrette

- Represent interests of groups or organizations
- Promote active citizen participation

During Charrette

- Attend public workshop
- Serve as a resource and provide feedback during studio week

Post Charrette

- Review and comment on draft charrette report
- Work with staff to prioritize recommendations and develop an implementation schedule
- Stay involved during implementation

Sunshine Law

- Applies to elected and appointed boards
- Applies to any gathering of two or more members of the same board to discuss matters which may come before the board
- Requires that meetings be open to the public, public notice and meeting minutes
- Board may establish public speaking rules
- Board members are not prohibited from meeting socially
- All documents submitted to a public agency are public record

Next Steps

- **Agency presentations (FDOT, MDT, Aviation Dept)**
- **Elect steering committee chair and co-chair**
- **Community priorities**
- **Public participation campaign and outreach**
- **Gather and review previous studies**
- **Website**

For more information, please visit us online at:
www.miamidade.gov/planzone/planning_comm.asp

Or Call:

**Department of Planning & Zoning
Community Planning Section
305-375-2842**



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