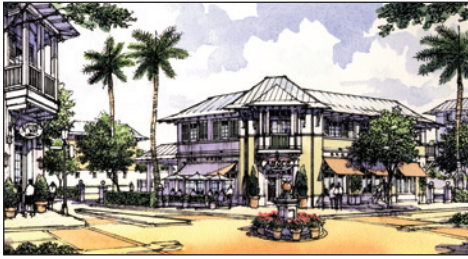




# Naranja Charrette

## CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY



**Above:** View of a Mixed-Use Building on the edge of the proposed Main Street



**Above:** The Naranja Area in the context of Miami-Dade County. The CDMP designates certain areas as urban centers. Urban centers are encouraged to become hubs for future urban development intensification in the County. The Naranja Charrette area, centered around SW 264th Street at the South Miami-Dade Busway, is designated as a Community Urban Center on the CDMP's Land Use Plan map. This designation calls for increased residential density and retail that would create support for transit, opportunities for employment within walking distance of transit and transit use for commuting throughout areas of the County.

**NARANJA CHARRETTE, MIAMI DADE COUNTY FLORIDA:** The Naranja Master Plan is the citizens' vision for the growth and development of the unincorporated area of Naranja into a traditional Village. It represents the ultimate growth and form of their community and the creation of a recognizable center for their Village. This center physically and strategically coincides with the proposed future bus stop and community urban center along the Metro Busway System.

**The main ideas were developed during a Design Charrette held from August 3rd through August 10th, 2001:** The Charrette was held at the Naranja Neighborhood Center and was well attended by over 60 residents, property and business owners representing a good cross-section of the community. During the week, the design team set up its studio at the Neighborhood Center, where the doors remained open to the public all day. A presentation of work in progress was held on Friday, August

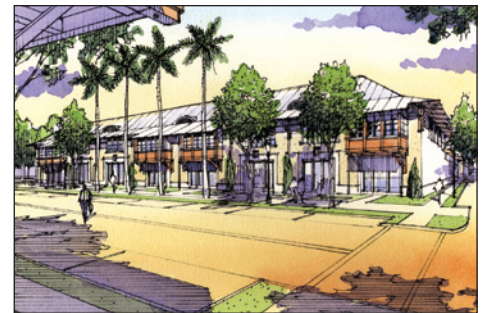
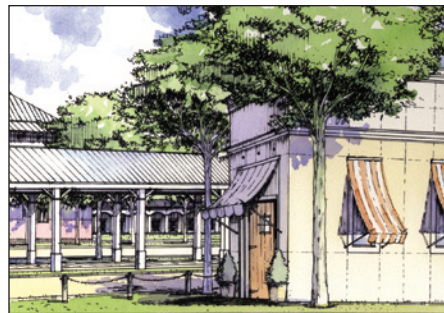
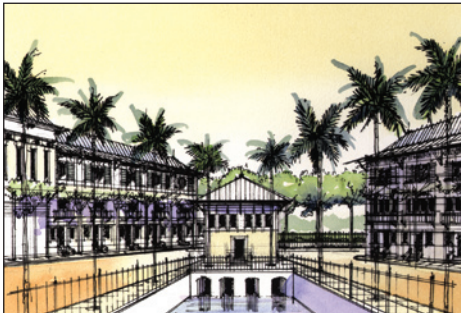
10th. Residents, property and business owners as well as Chamber South and County staff and elected officials were present. Work continued in the weeks that followed the initial public workshop.

**The citizens, with the assistance of a professional team, studied the many challenges faced by the community and proposed specific solutions:** A series of final presentations by County Staff were held and during that time further citizen and professional input was taken into account. The Board of County Commissioners (BCC) passed Resolution R-945-03 on Sept. 9th 2003, thereby accepting the Naranja Charrette Report and its recommendations. On Dec. 2nd, 2004 the BCC adopted the Naranja Community Urban Center Zoning District (Ordinance 04-217) that implements the Naranja Charrette Report. On May 19th, 2005 the BCC adopted Resolution Z-13-05 rezoning all properties within the Naranja Urban Center.

**Below:** Citizens participating during the Naranja Charrette



**Below:** View of the proposed new and improved neighborhoods within Naranja



# Naranja Charrette

## CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

### Project Goals and Objectives:

The goal of the Naranja Master Plan is to create a framework that will facilitate development and investment in private land as well as in public infrastructure, preserve the community's heritage, enhance its livability and sense of unity and encourage design quality, both architectural and urban, in a manner that achieves the following objectives:

- To implement a plan that promotes growth and development in the form of an authentic Village.
- Encourage local ownership of properties, businesses and development.
- Encourage development within the Community Urban Center, while promoting bus ridership.
- Improve vehicular circulation and transit in a manner that is functional, and supportive of a pedestrian environment.
- To define a structure of neighborhoods and districts.
- To improve general infrastructure, including streets and sidewalks generating a safe, friendly pedestrian environment.
- To create attractive public plazas, neighborhood pocket parks and pedestrian friendly streets
- To increase the image and affordability of housing types.
- Complement the streets with adjacent building forms, enhanced by public art that link the different neighborhoods.
- To promote diversity and areas of special character and preserve heritage in the development process.
- To announce the arrival to a special Village within South Florida.
- To improve existing public buildings and to build new ones that respond to specific community needs.
- To attract businesses, both retail, office and industrial uses providing accessible jobs to residents and bus commuters.
- To improve street furniture, landscaping and signage, with opportunities to local history through public art.

### THE CHARRETTE AREA PLAN: A COMMUNITY'S VISION



Naranja Charrette Report prepared with the assistance of:  
 Chamber South and Treasure Coast Regional Planning Council  
 For more information contact Miami-Dade County Department  
 of Planning and Zoning at 305-375-2842

### Special Thanks:



Commissioner  
Katy Sorenson  
District 8

Commissioner  
Dennis Moss  
District 9



Carlos Alvarez, Mayor

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