

CHARRETTE AREA PLAN REPORT **EXECUTIVE SUMMARY****PERRINE CHARRETTE, MIAMI-DADE COUNTY, FLORIDA :**

The Perrine Charrette Area Plan is the Citizen's vision for the enhancement of this OCED – Neighborhood Revitalization Strategy Area. It represents the ultimate growth and form of their community and the creation of a recognizable center for the Perrine community, which covers roughly a one square-mile area west of U.S. 1 and SW 184th Street.

**MISSION STATEMENT:**

The mission of the Perrine Design Charrette is to provide the entire Perrine Community a unified vision for the residential and commercial renaissance of Perrine. The vision aims to restore Perrine as a unique and flourishing destination with renewed economic and social viability. The Charrette Area Plan will prepare the area to receive future growth gracefully and creatively. The Charrette will build on past experiences, existing planning studies and the foundation provided by the 'Moss Plan' into a holistic strategy for implementation.

**THE CHARRETTE AREA PLAN:  
A COMMUNITY'S VISION****Top Left:** Perrine Charrette Area Plan

**Bottom Left:** Development of Homestead Avenue as a great Main Street: View to the south over the northern end of Homestead Avenue with proposed Metrorail station and library. Clear and precise guidelines are recommended to be established for building and street design.

**Above:** Area residents participating during the charrette.



## BEFORE AND AFTER:



**Above:** Improvements in the public right-of-way with sidewalks and landscaping in the industrial district south of SW 184th Street.



**Above:** An existing apartment building improved with new porches and additional landscaping.

## Perrine: “Celebrating our Centennial”

Perrine was founded at a time when people viewed settlements as valuable places where all the activities of life could take place. Perrine’s special character should be preserved.

The Charrette Area Plan should be used as a guide to help Perrine achieve its vision and complete itself as an authentic urban community in South Miami-Dade County.

For many locals, there is the perception that development has chosen other communities over Perrine due to its lack of infrastructure. But while development has occurred mostly

along U.S. 1, the kind of development these communities have inherited has not been entirely successful in the creation of meaningful urban places, a good job base or meaningful residential development.

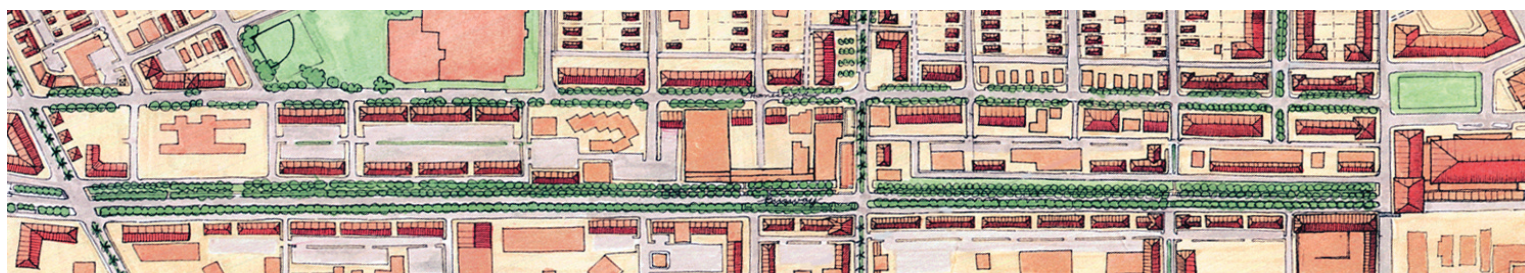
There is growing confidence among community leaders today that the decline after hurricane Andrew is in the process of being reversed, that an integrated policy of urban revitalization, embodied in sound principles of urban design and implemented through effective management, can contribute to Perrine’s renewal.



**Homestead Avenue:** The Citizens’ Charrette Area Plan proposes to return the character of Homestead Avenue back to the main street for the Perrine community by completing the unfinished commercial and residential fabric along the street.

**Left and right:** Mixed-use and residential buildings line Homestead avenue and help create an active pedestrian-oriented main street.

**Below:** Citizens’ Charrette Area Plan proposal for Homestead Avenue.







### Citizens' Requests:

- Improving public infrastructure: sidewalks, street lights, landscaping, water and sewer service.
- Making Homestead Avenue a traditional main street, with mixed-use development including retail on the ground floor and office and residential above.
- Converting public housing projects into single-family, owner-occupied homes.
- Infill housing on vacant land.
- Restoring and encouraging the Bahamian architectural heritage of Perrine, and to preserve and enhance the historic village.
- Implementing the West Perrine Park redevelopment plan, and making Ben Shavis Park accessible and secure.
- Planning for a future Metrorail station.
- Improving pedestrian access to bus stops.
- Improving the physical appearance of the industrial/workplace district.
- A community center and town hall; jazz clubs and entertainment spaces.



### THE VISION

**Above top:** View of the proposed Metrorail station at the intersection of Busway and Homestead Avenue at Banyan Street. This area is currently utilized for car repair and storage.

**Above bottom:** The development of Ben Shavis Park was one of the major concerns expressed by the citizens. The Charrette Area Plan proposes the development of the vacant properties around the park as well as the redevelopment of the public housing to the south.



**Left:** View of Hibiscus Street, with a good mix of affordable housing types. Rowhouses, with stoops and porches facing the street.

**Right:** View of SW 104th Avenue creating a neighborhood center, with an expanded mixed-use character.





# Perrine Charrette

## CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

### Project Goals and Objectives:

The Citizen's Charrette Area Plan will provide a foundation for Perrine's Neighborhood Revitalization Strategy as part of Miami-Dade County's Office of Community and Economic Development 2004-08 Consolidated Plan, which was submitted to U.S. HUD in December 2002. The goal of the Perrine Charrette Area Plan is to create a framework that will help revitalize the area and improve the quality of life of its residents by achieving the following objectives:

- The Development of Homestead Avenue as the Main Street, by establishing new design guidelines.
- Improve vehicular circulation and transit in a manner that is functional, and supportive of a pedestrian environment.
- To develop Hibiscus Street as a residential boulevard.
- To improve the general infrastructure of neighborhoods and districts.
- To redevelop and restore the Pioneer Bahamian architectural traditions, the "Historic Village," and the Ben Shavis Park area.
- Complement the major streets with infill housing and adjacent mixed-use building forms that link the different neighborhoods.
- Replace public housing subdivisions with affordable quality housing types for low-income families.
- Transform the US1 Corridor as a signature boulevard, and develop more mixed-use buildings along the Busway, creating a major community center anchored around a possible future Metro-rail station in Perrine.
- Improve the industrial district between Eureka and Quail Roost Drives by renewed investments in infrastructure and building improvements, providing a gateway development off of the Florida Turnpike.



**Turnpike Gateway:** View to the east over the Turnpike between SW 184th and SW 186th Streets. During the charrette, citizens proposed hotel and tourism-related services in this area.



Carlos Alvarez, Mayor

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### Special Thanks:

Commissioner  
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For more information about the Perrine Charrette contact the Miami-Dade County Department of Planning and Zoning, Community Planning Section at 305-375-2842.