

Miami-Dade County Department of Planning & Zoning

Charrette Area Plans Urban Centers



Downtown Kendall (A)



Goulds (B)



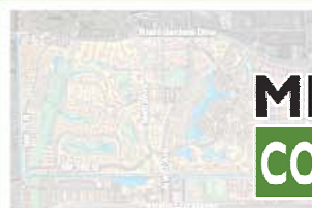
North Central (E)



Ojus (C)



Naranja (D)



Country Club (M)

**MIAMI-DADE
COUNTY**

Delivering Excellence Every Day



Princeton (J)



Old Cutler Road (F)



Cutler Ridge (G)



Perrine (H)



Model City/Brownsville (I)



Palmetto Bay (K)



Leisure City (L)



CHARRETTE AREA PLANS CONDUCTED SINCE 1998

BROWARD COUNTY
MIAMI-DADE COUNTY



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DEPARTMENT OF PLANNING AND ZONING • COMMUNITY PLANNING SECTION • URBAN DESIGN CENTER

A detailed, colorful map of a city neighborhood, likely a suburban or urban area. The map shows a grid of streets, numerous small buildings (houses or apartments), and several green spaces (parks or lawns). There are also some blue areas representing water bodies or ponds. The map is oriented with North at the top.

What is a Charrette?

A “Charrette” is a community based design workshop. It is an inclusive, open, creative and public process of collective brainstorming, where citizens of a community are asked to consider the question:

What would you like your community to become?

A detailed, colorful map of a suburban neighborhood. The map shows a grid of streets, numerous small houses represented by red and brown icons, and several green spaces and parks. There are also some blue areas representing water bodies or ponds. The map is oriented with North at the top.

A Charrette can...

- **Bring people together to solve community issues in a collective manner**
- **Build citizen support and ownership of a plan**
- **Help to make the intentions for future growth clear**



The Public Process

Involve Everyone!



Saturday : 10:00 am to 3:00 pm



The Public Workshop



The Citizens' Plans

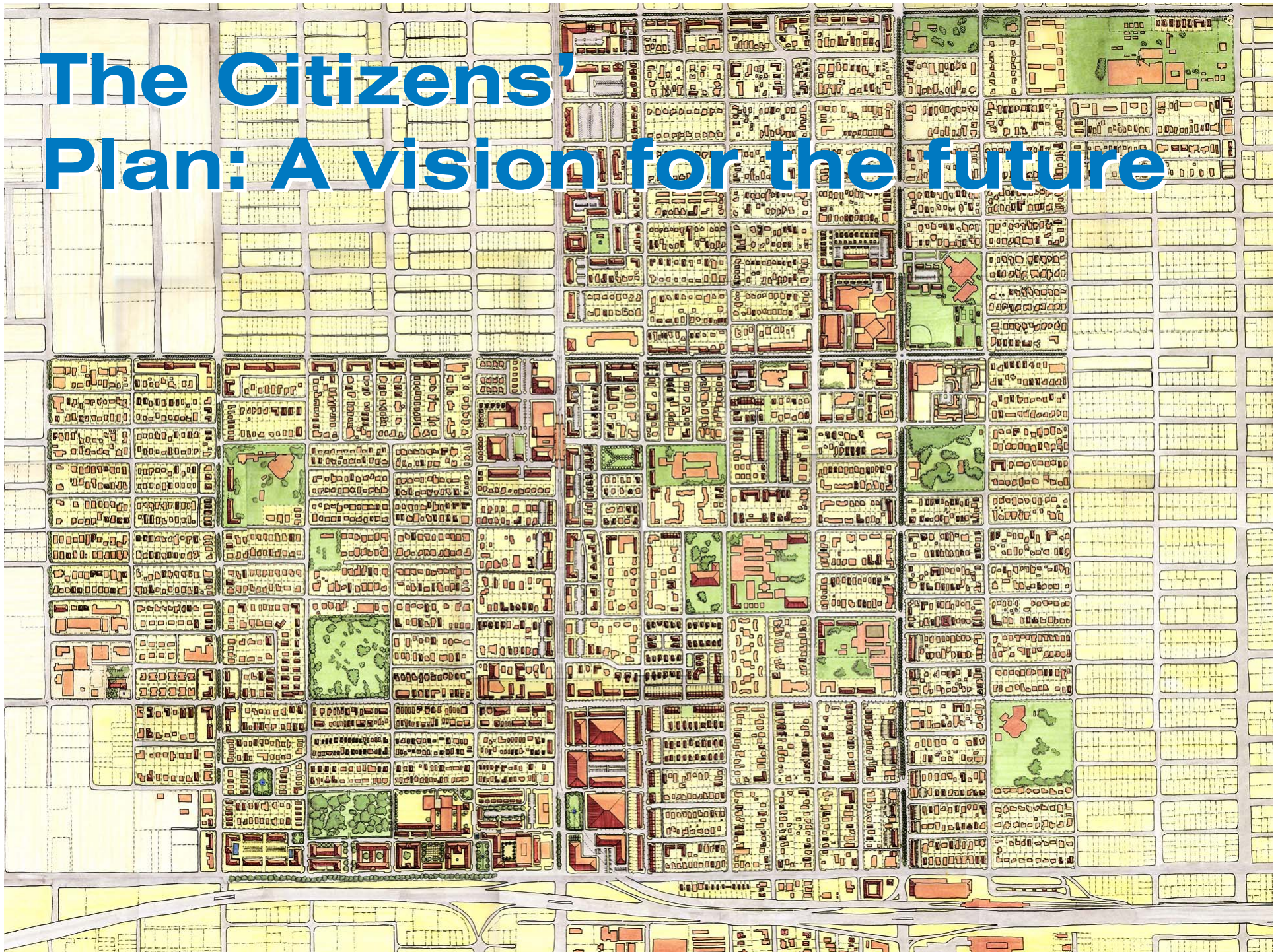


Sunday – Friday: Work continues...

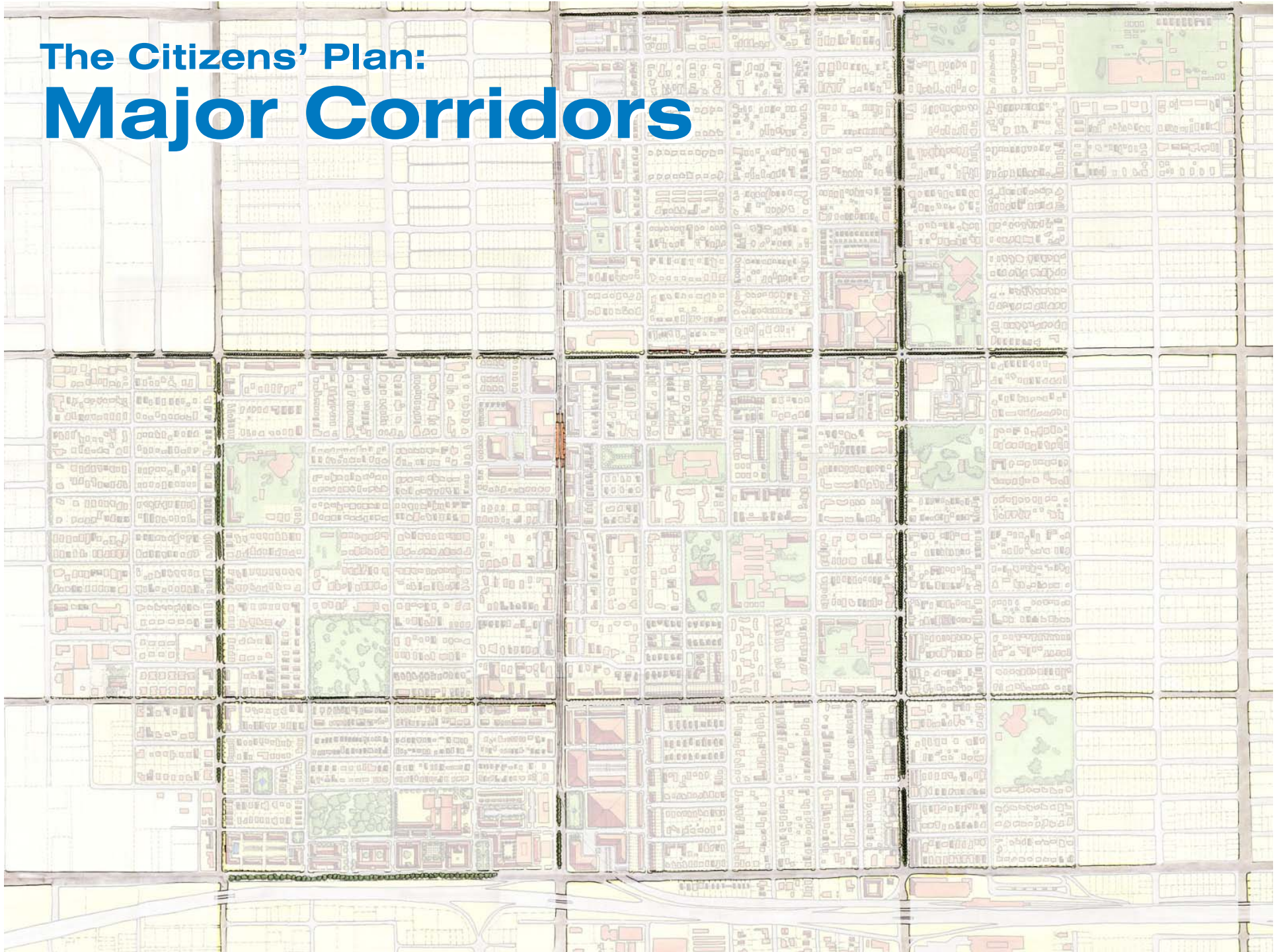


...into the night

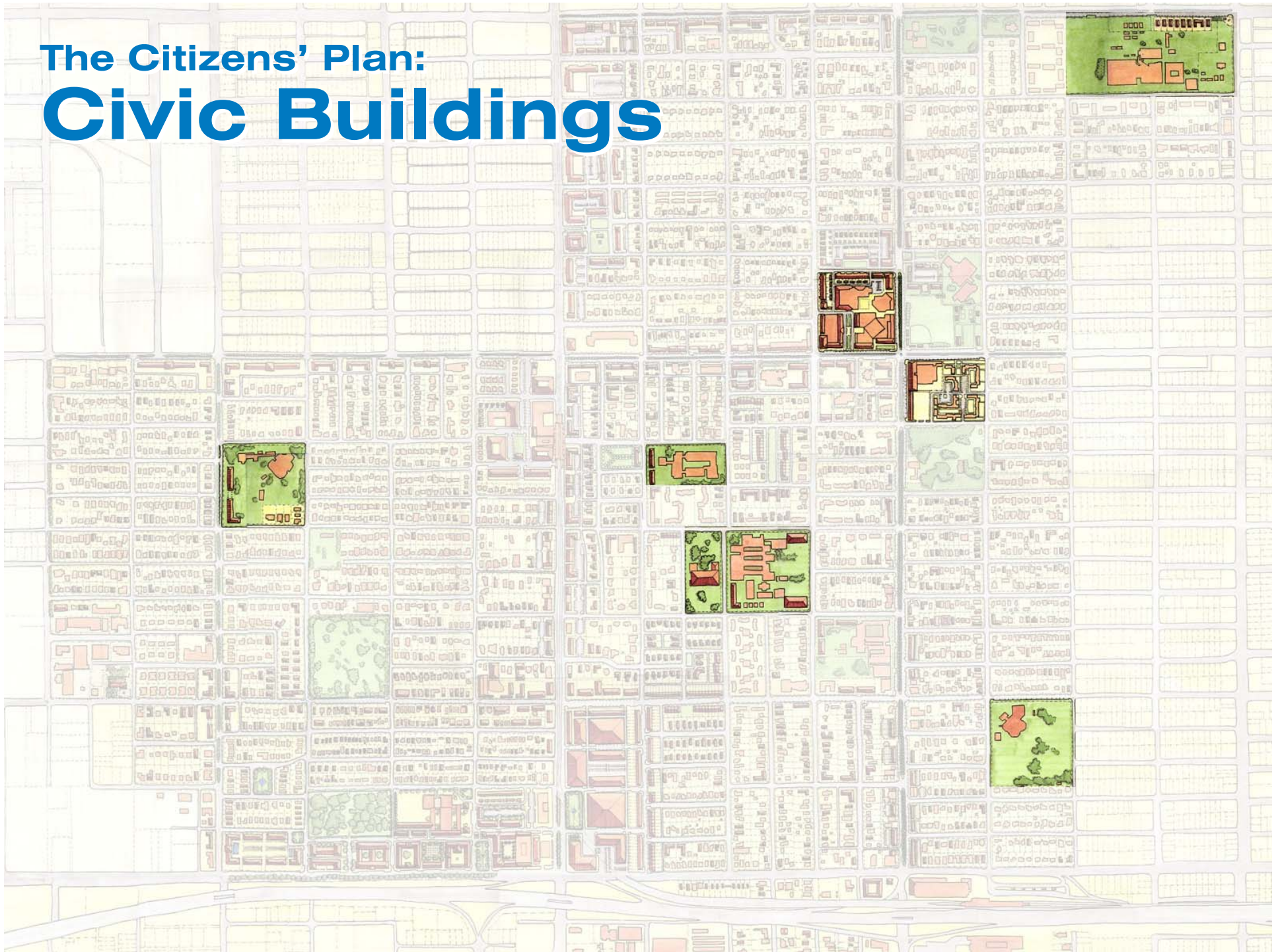
The Citizens' Plan: A vision for the future



The Citizens' Plan: Major Corridors

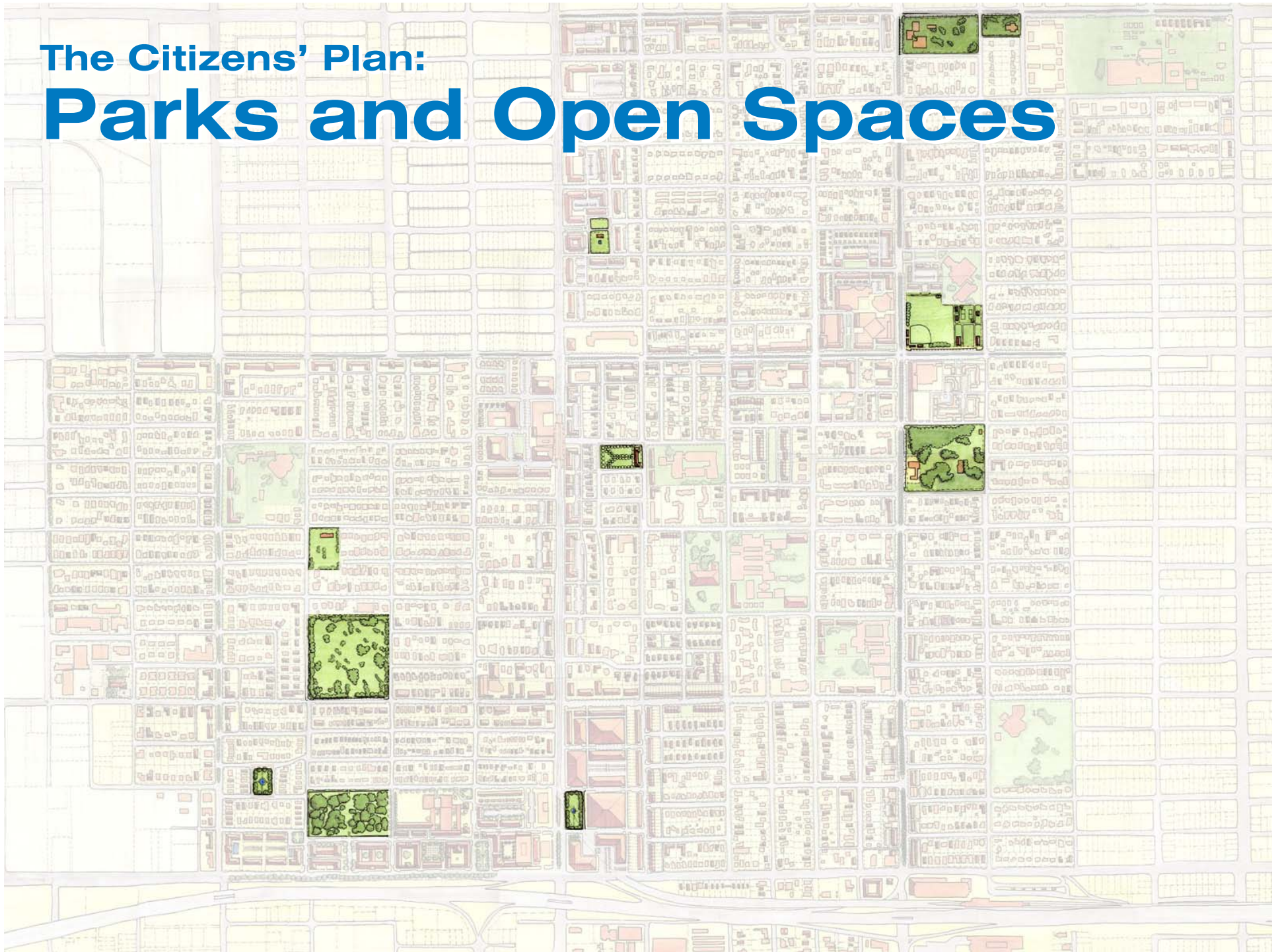


The Citizens' Plan: Civic Buildings

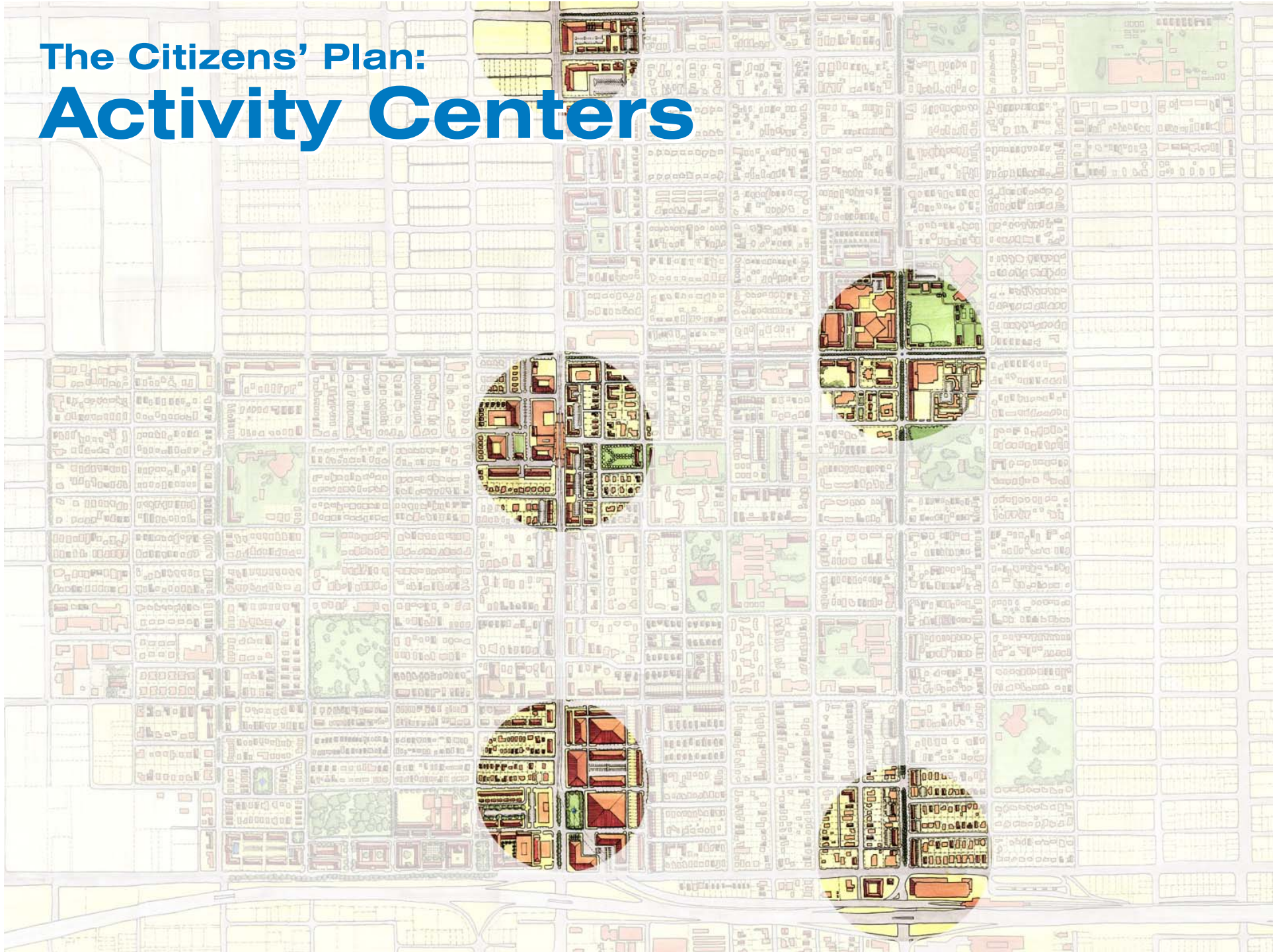


The Citizens' Plan:

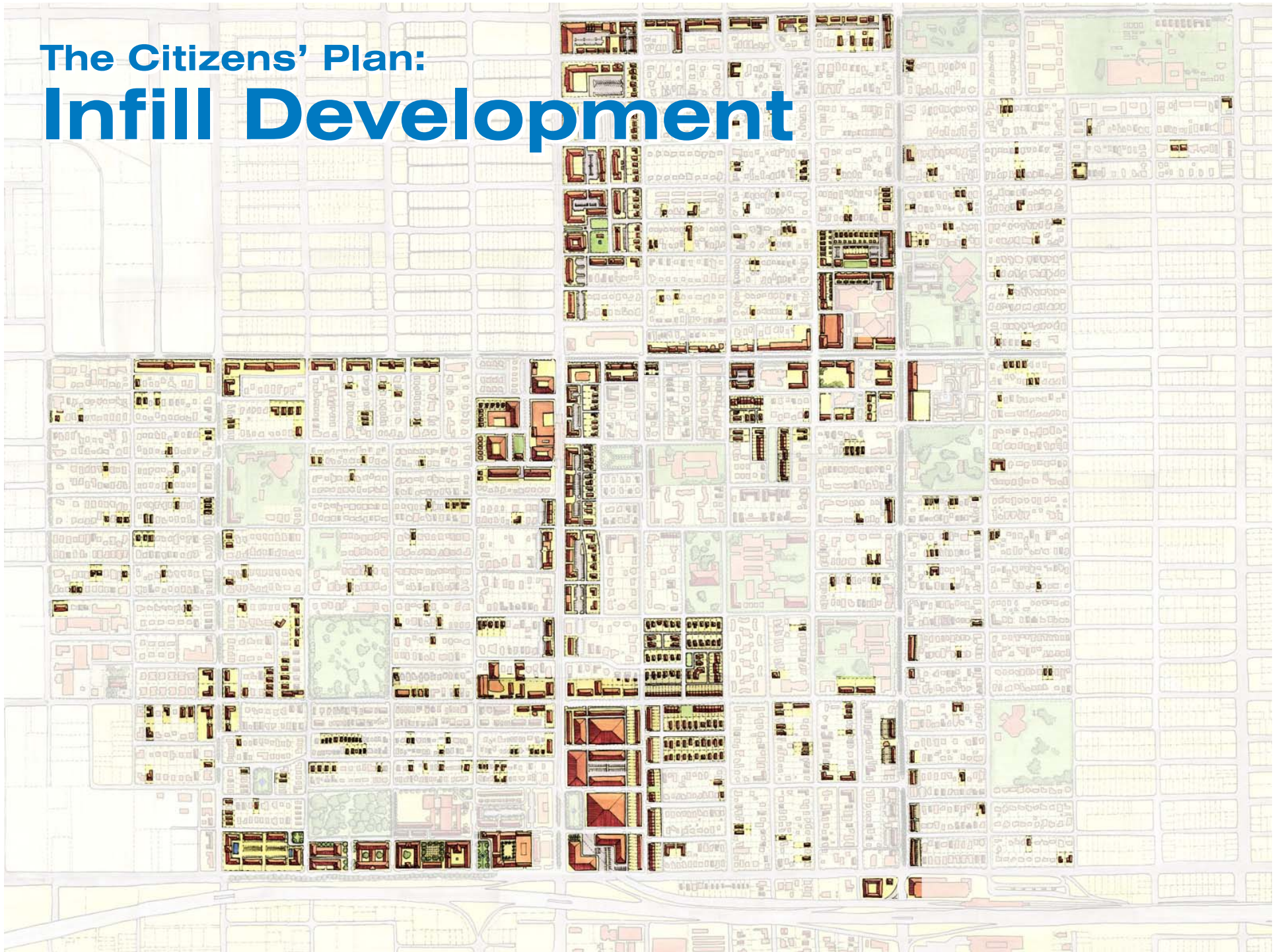
Parks and Open Spaces

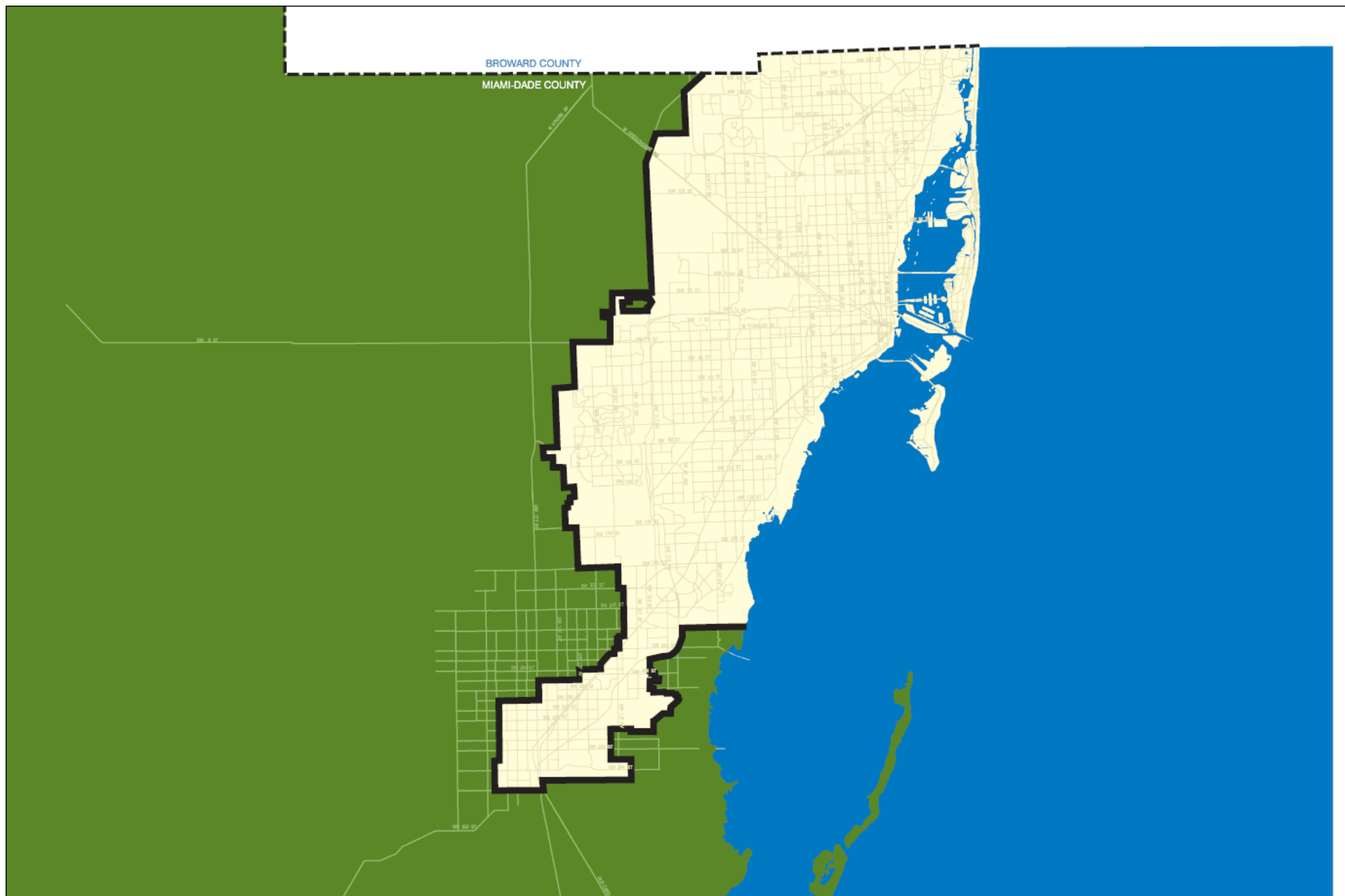


The Citizens' Plan: Activity Centers

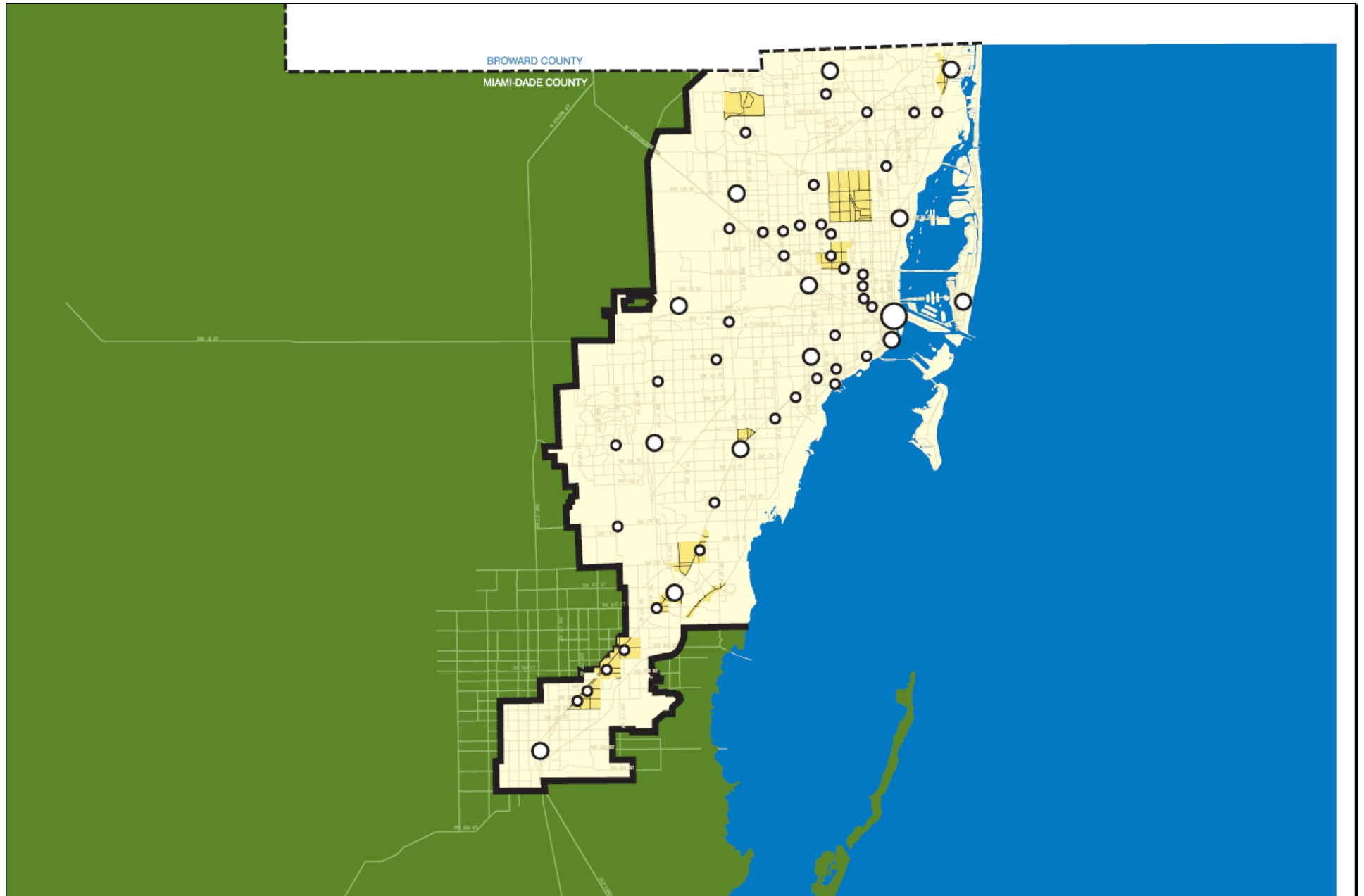


The Citizens' Plan: Infill Development



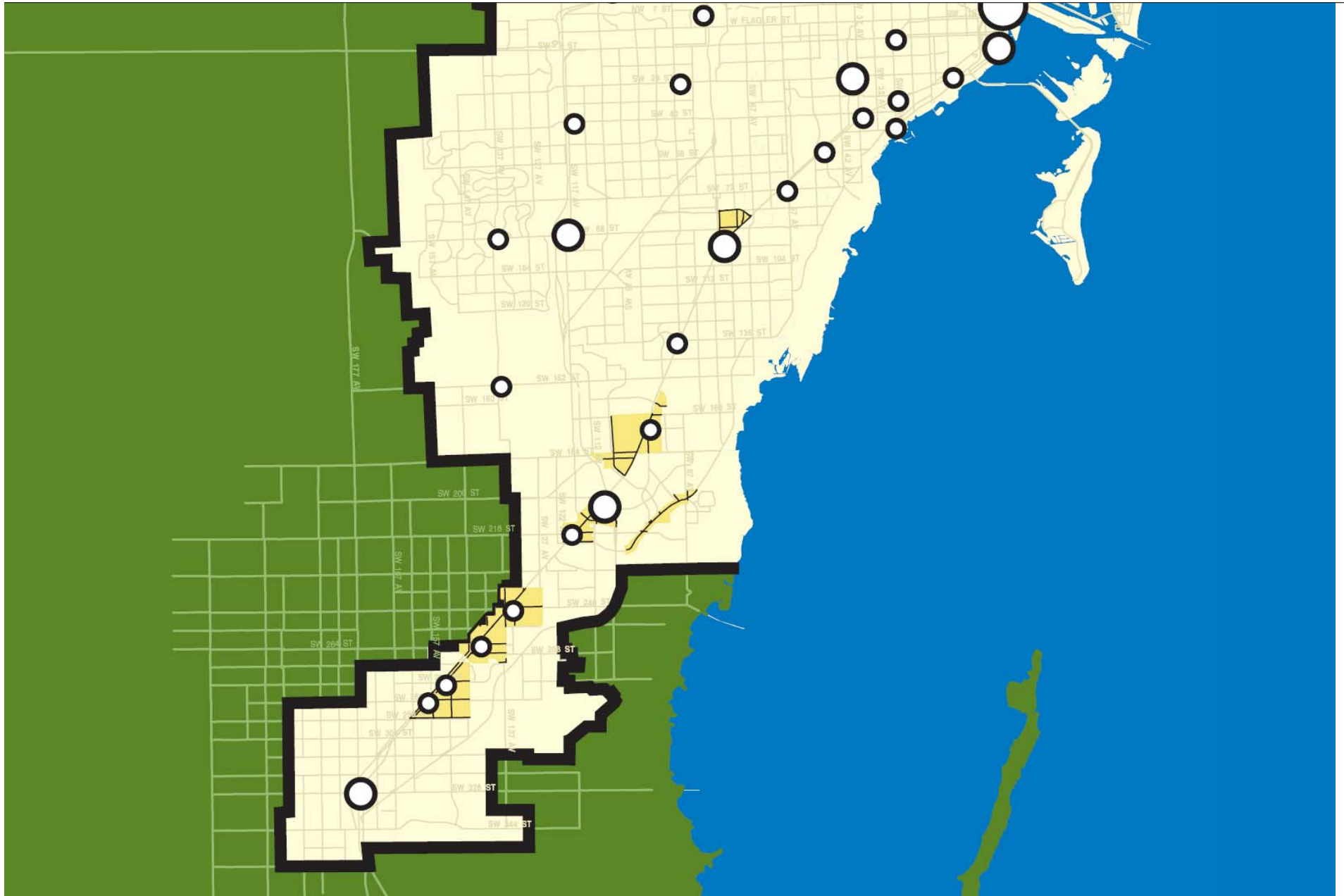


Urban Centers

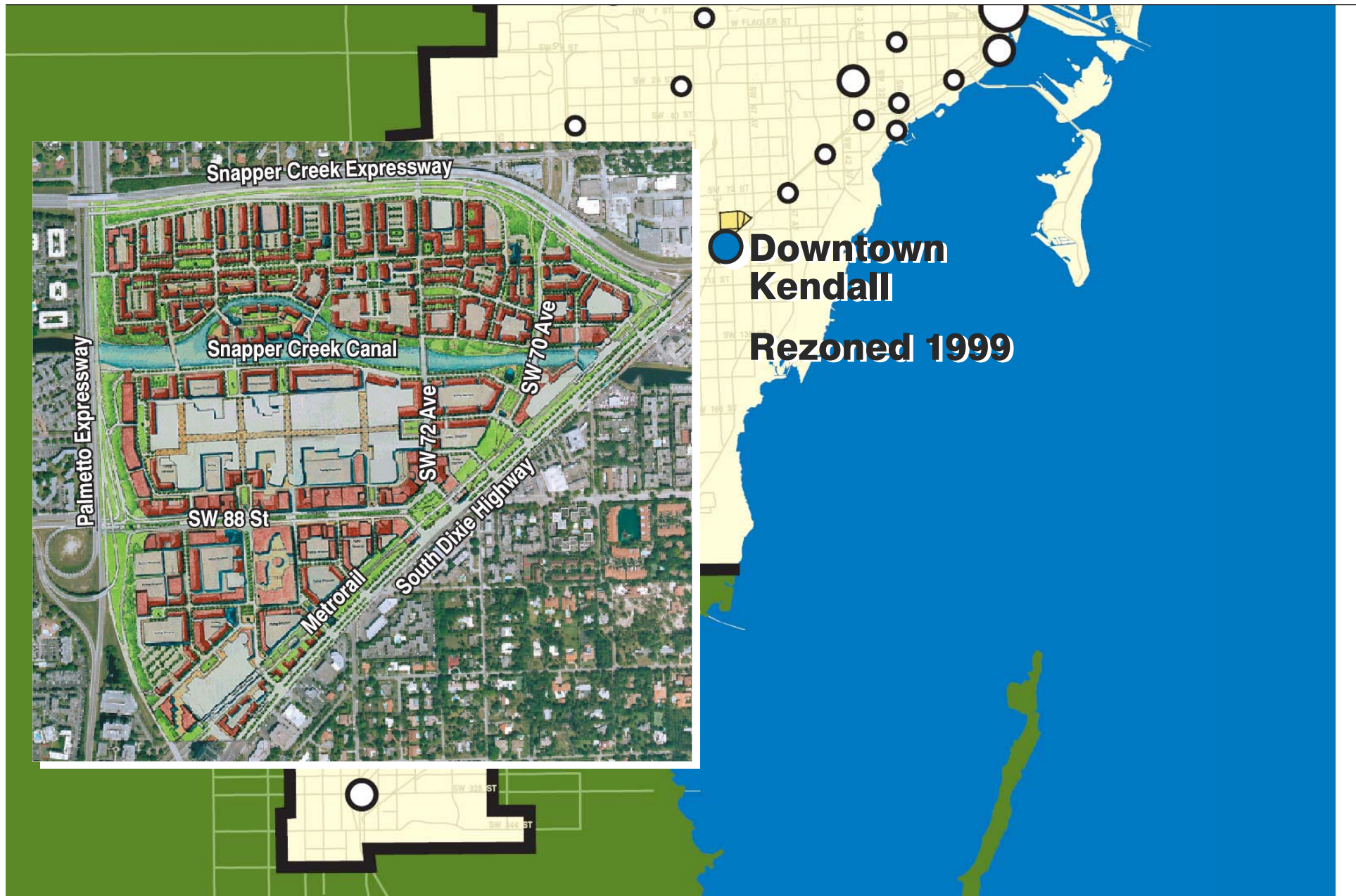


Urban Centers

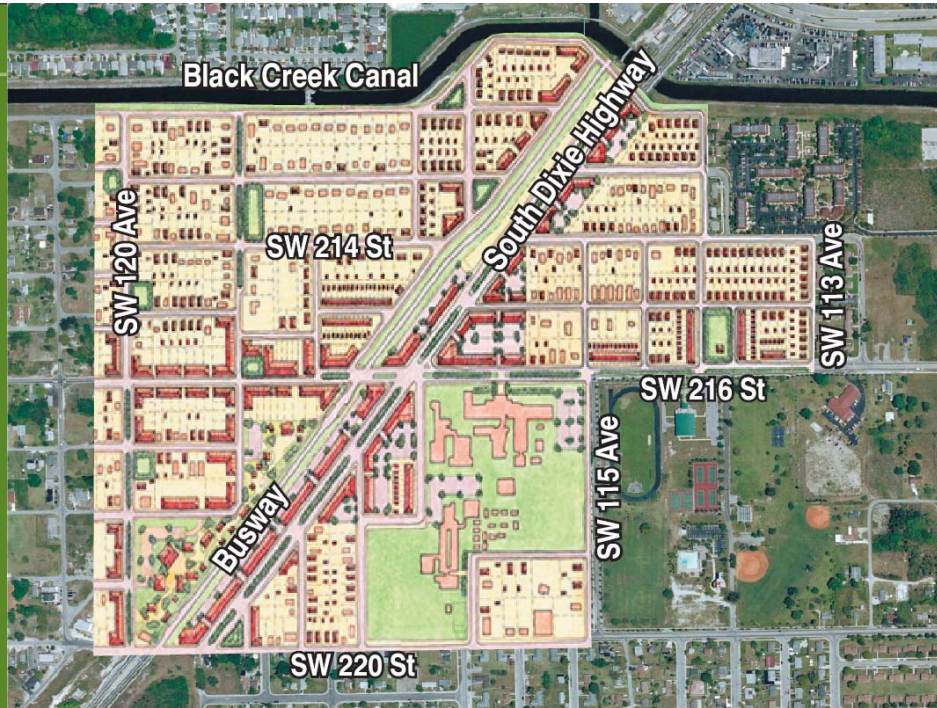
South of 8th Street



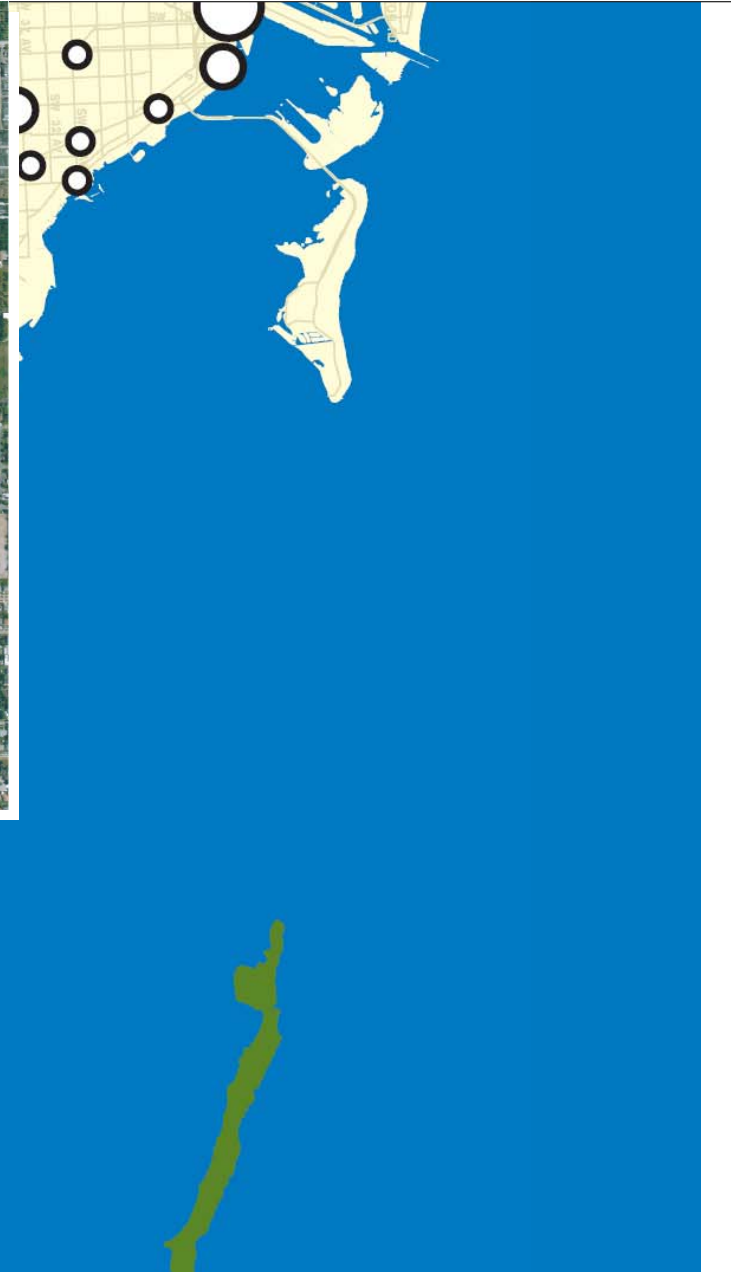
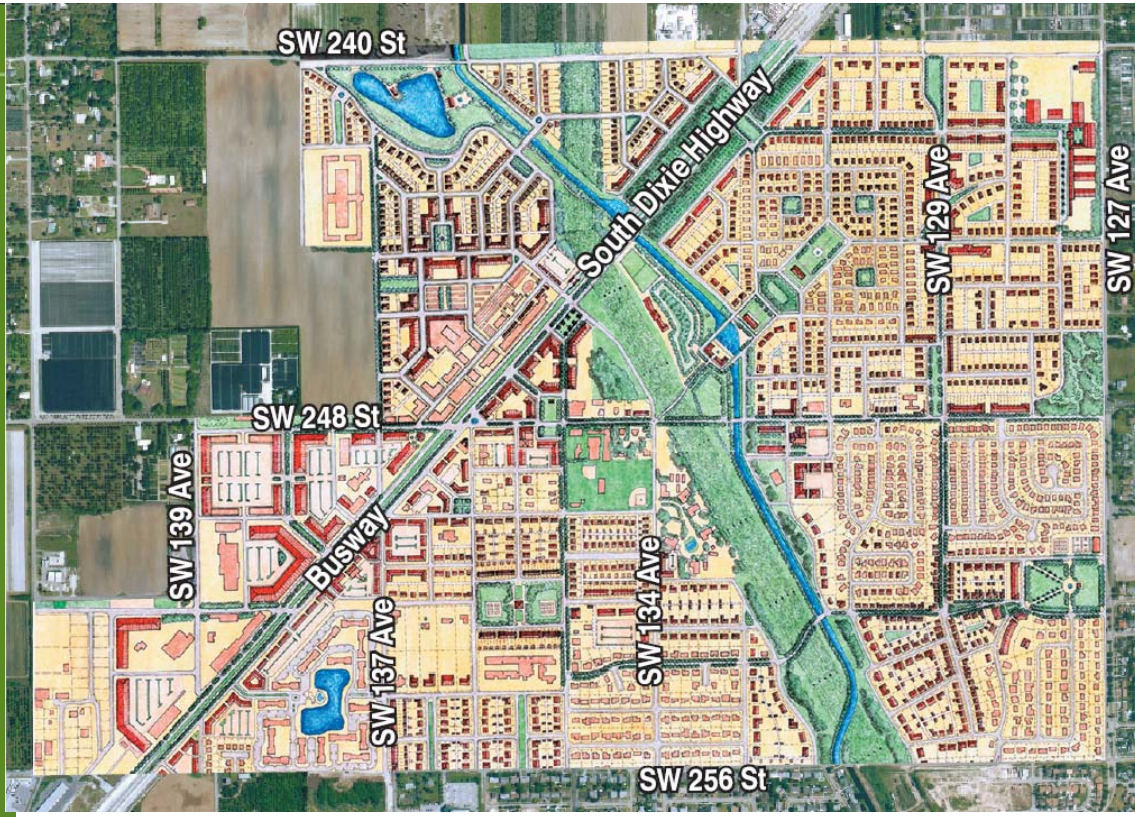
Urban Centers



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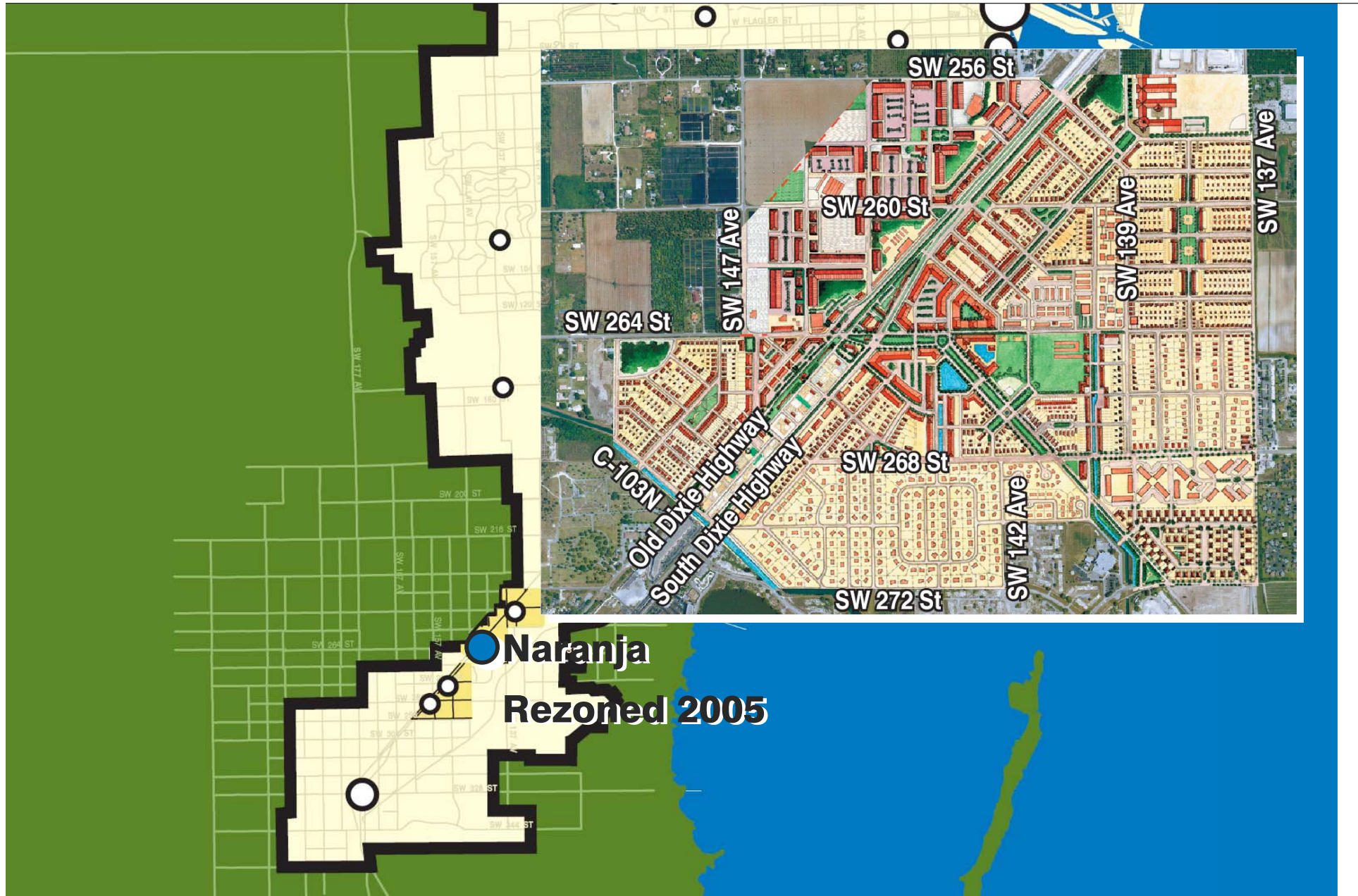


Urban Centers



Princeton
Rezoned 2005

Urban Centers



Naranja Regulating Plans

KEY


- [illegible]

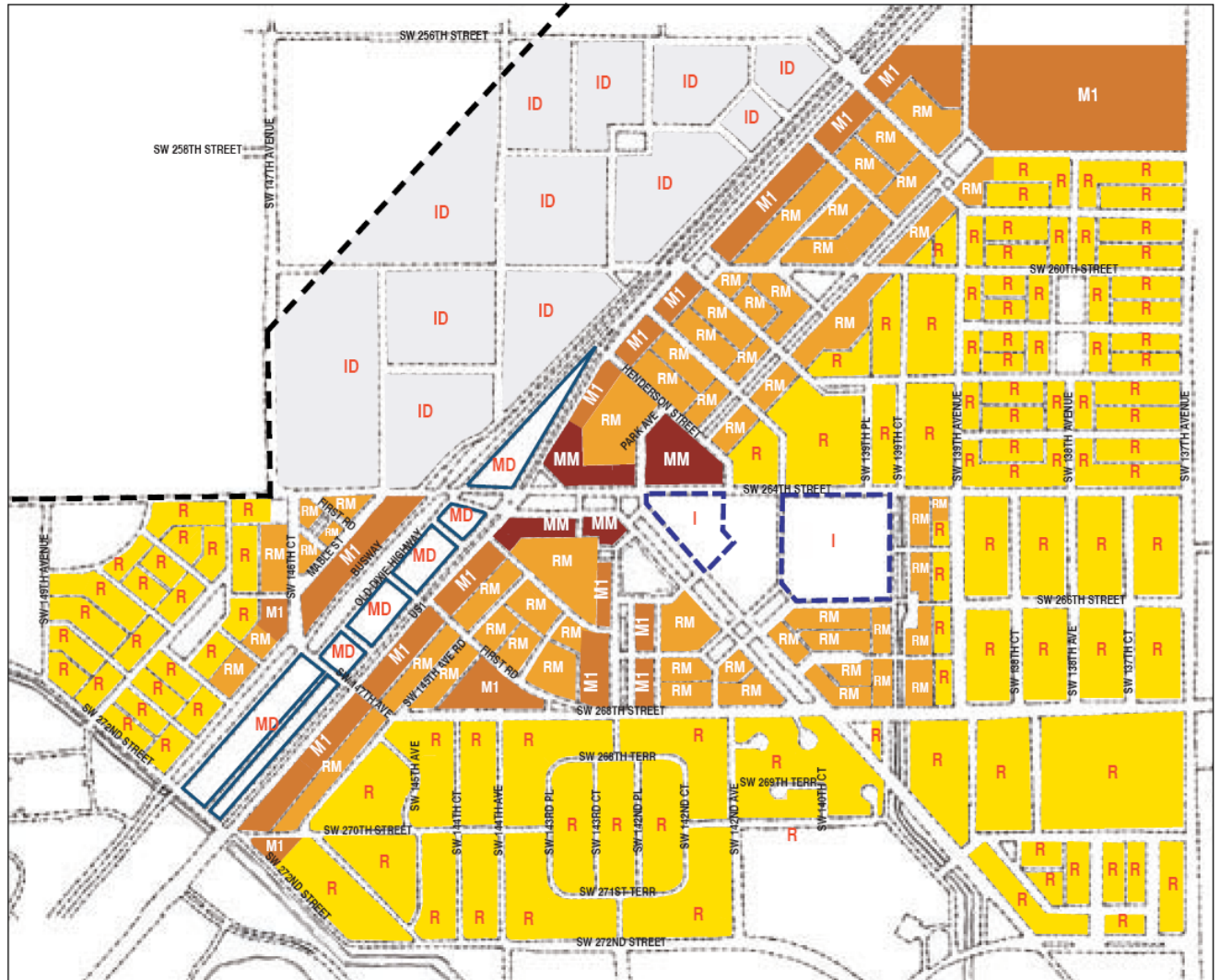
Urban Centers

Naranja Regulating Plans

Land Use Plan

KEY

- 
- MM: Mixed-use (Main Street):** *1st floor* - businesses, professional offices, civic, education and government offices; *2nd floor and above* - residential; and live-work units (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR* at the rate of 2 residential credits/SUR*)
- M1: Mixed-use U.S.1:** *minimum 1 floor* - residential; *all other floors* - businesses, professional offices, civic, education and government offices; and live-work units (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR* at the rate of 2 residential credits/SUR*)
- RM: Residential Modified:** Duplex, rowhouse, and small apartments (Min. 12 units/acre net, Max. 36 units/acre net)
- R: Residential:** Single family detached, duplex and rowhouse dwellings (Min. 8 units/acre net, Max. 18 units/acre net)
- MD: Market District:** *all floors* - outdoor produce markets are permitted. In addition, all uses permitted in the Mixed-use U.S.1 (M1) except for residential are allowed.
- ID: Industrial District:** *In all floors and all Sub-districts* - IU-C uses and live-work units. In addition, for properties facing US1 in the Core and Center Sub-districts, all uses permitted in the Mixed-use Special/Single Use; In the Center Sub-district, all uses and density permitted in the Residential Modified (RM); and in the Edge Sub-district, all uses and density permitted in the Residential (R) are allowed as per Sec. 33-284.68 A3.
- I: Institutional:** Civic, education and government offices. Community center is designated to be publicly developed. If community center is privately developed then the Mixed-use (Main Street) criteria shall apply.
- Urban Development Boundary**



Urban Centers

Zoning Maximum
Buildout

Urban Center	Downtown Kendall	Goulds	Princeton	Naranja	Total
Residential Units	7,015	4,093	15,006	9,398	35,512
Density Range (DU/Ac)*	**	8-52	8-52	8-52	
Acres (Net)	108	120	508	447	1,183
Density (DU/Ac)	65.0	34.1	29.5	21.0	30.0

*May be increased through the use of SURs

**Density limited only through building envelope limitations

Urban Centers

Completed/Proposed Projects

Urban Center	Downtown Kendall	Goulds	Princeton	Naranja
Projects*	10	4	7	7
Units**	2851	146	340	2985
Acres	29.4	7.3	45.1	159.5
Non-residential (SF)	199,321	45,090	27,000	171,149

*Preliminary, approved, or completed

**Unit counts not yet provided for all preliminary projects

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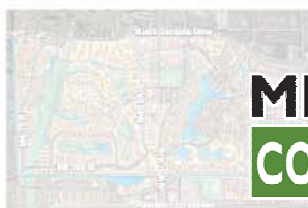
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