Happy 100th Birthday, Perrine!

Perrine Charrette
A Plan For The Next 100 Years

Your Community in South Florida

Strategic Location
- 1226 residential units
- 4236 people
- 700 acres
- 36 miles of roads
- 10 acres of parks
- 3 schools
- 27 churches

The Study Area

Vacant Land

- Over 150 acres
Perrine’s Citizens Are Professional Planners !!!
The Citizen’s Plans

- Improve public infrastructure: sidewalks, street lights, landscaping, water & sewer
- Signalize and improve entrances and the presence of Perrine along main edge roads
- Make Homestead Avenue a traditional main street
- Build mixed-use buildings along Homestead Avenue, with retail on the ground floor and offices and residences above.
- Convert public housing projects into single family homes (Home ownership)
- Infill housing on vacant land
- Restore the pioneer’s Bahamian architectural character

The Citizen’s Requests
The Citizen’s Requests

- Preserve and enhance the “historic village”
- Implement the West Perrine Park redevelopment plan (Real buildings)
- Make the Ben Shavis park safe
- Plan for future metro rail station
- Improve pedestrian access to bus stops
- Improve “problem” intersections
- Improve access to Post Office
- Improve physical appearance of the industrial/work district
- Library

The Citizen’s Requests

- Banquet Hall
- Residences for senior citizens within walking distance of Homestead Ave
- Police Sub-station
- Community Center/Town Hall
- One-stop career center
- Jazz clubs & entertainment
- KEEP THE TREE
Previous Efforts
The Citizen’s Master Plan

The First Impression
Definable Edges

Perrine’s Front Door
Definable Edges

SW 107th Street

Precise Instructions

Definable Edges

Richmond Drive

Precise Instructions
Definable Edges

Precise Instructions

Definable Edges

Homestead Avenue

Precise Instructions
What If?

Quail Roost Drive

Shirley's before & After: Quail Roost Drive

What If?

Quail Roost Drive
What If?

Quail Roost Drive

Industrial/Workplace District
Industrial/Workplace District

“A” Streets & “B” Streets

Industrial/Workplace District
Industrial/Workplace District

Development Opportunities

Industrial/Workplace District

Development Opportunities
Industrial/Workplace District

Defining the Community’s Identity

Industrial/Workplace District

Defining the Community’s Identity
Homestead Avenue: A Traditional Main Street
A Recognizable Center

Homestead Avenue: A Traditional Main Street

Honoring Your Past

Homestead Avenue: The Historic Village
Honoring Your Past

Homestead Avenue: The Historic Village

Honoring Your Past

Homestead Avenue: The Historic Village
Homestead Avenue

Traditional Main Street: Convenience For All

Mixed-Use Buildings along Homestead
Mixed-Use Buildings along Homestead

Mixed-Use Buildings along Homestead
The Proposed Library

Fostering Civic Pride

From Public Housing...
… To Home Ownership

Parks & Open Space

Ben Shavis Park: Negative Perception
Ben Shavis Park: Eyes On The Park

Parks & Open Space

Ben-Shavis Park: Eyes On The Park
Parks & Open Space

West Perrine Park

Parks & Open Space
Infill Opportunities

Housing For Everyone!
Infill Opportunities

SW 104th Street
The Fate Of Buildings
The Fate Of Buildings

Who Cares About Perrine?
We All Do!

What’s Next?
- Tell us how we did
- We will be back in 8 to 10 weeks
- Approval by Charrette Steering Committee
- Approval by Community Council 14
- Approval by Planning Advisory Board
- Approval by County Commission

You Need To Stay Involved
The Team

Treasure Coast Regional Planning Council
South Florida Regional Planning Council
Miami-Dade County DP&Z
Chamber South
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