

# Community Background Report

## Franjo

### County

Miami-Dade

### Boundaries

North: Southwest 174th Street

East: Southwest 87th Avenue

South: Southwest 184th Street

West: South Dixie Highway

### Community Type

Neighborhood

### History

Franjo is a residential neighborhood of just under a square mile, located in Palmetto Bay. At the end of the 1800s, Francis and John H. Earhart owned 2,000 acres of farmland and established a small farming community, which came to be known as “Franjo” in their honor. The road which led to the community became known as Franjo Road and still exists today. Franjo was heavily populated by military families in the 1940s and 1950s. The character of this neighborhood has changed, reflecting the downsizing and exodus of the military in Homestead, the closing of Eastern and Pan Am Airlines, the loss of industrial jobs, and the economic impacts of natural disasters.

Palmetto Bay’s 2002 incorporation encompassed most of the neighborhood known as Franjo. The neighborhood has kept its name, largely due to the landmark Franjo Road and neighborhood businesses using the same name. The Palmetto Bay Park is located near the center of Franjo. This twenty-five acre park serves the community’s recreational needs and has facilities available for hosting meetings.

### Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Franjo has a population of 7,034, 64.4% of which are working age from 18 to 64. The average per capita income is \$28,242, which is close to Miami-Dade County’s average per capita income of \$28,823. The population is 52.4% Hispanic and 47.6% non-Hispanic. Furthermore, 70.8% of the population is White (including Hispanic White), 21.3% is Black, and 9.9% Others. A non-English language is spoken by only 7.7% of the population. Regarding education level, 47.6% of

the population has less than a high school education, which is lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 38.9% of the population, out of which 43.3% are naturalized citizens, while 56.7% are not U.S. citizens. Of the foreign-born residents, 39% are from the Caribbean, 8.6% are from Asia, 26.93% from South America, 14.4% from Central America, and 2% from Mexico.

## **Business Landscape**

The Franjo Triangle is a well-planned triangle of commercial activity, with substantial traffic passing on each of its sides. Unlike many neighborhoods bounded by South Dixie Highway on their westernmost boundaries, Franjo has businesses concentrated along South Dixie Highway and eastward for several blocks, with commercial, institutional and residential land uses. The zoning code for the Triangle and greater Downtown Palmetto Bay was updated in 2020, based on a series of ten public workshop sessions, resident input, and Village Council deliberations. The new code focuses on promoting and enhancing commercial and civic street activity through sufficient ground-level commercial uses. Updated requirements also promote and enhance the architectural character of the downtown district through high-quality village design, architectural features and street connectivity. There are two private schools located in Franjo, the Perrine Seventh Day Adventist School and the Winhold Montessori School.

## **Transportation**

As of July 2019, the Village of Palmetto Bay was entering Phase II of the Franjo Road redevelopment, to transform its downtown's future Main Street into a pedestrian-friendly street, in an effort to significantly upgrade the area's physical conditions through improved infrastructure. The project's scope included the reconstruction of approximately 2,850 linear feet on Franjo Road from SW 184th Street to the right of way of US 1, construction of three new streets, SW 178th Street, SW 179th Street and 95th Avenue (Park Drive), and renovation of the existing SW 180th Street to include a new bike lane and on-street parking. Additional roadway improvements on Franjo Road were to include: a new traffic circle or roundabout, new bike lanes, new turn lanes, paver on-street parallel parking, a pedestrian circle, ADA-compliant curb ramps, decorative paver patterns, repairs to damaged driveway aprons, new striping and paver crosswalks with a Palmetto Bay logo inset, new LED street lights, new street signage, new entryway signage, landscaped medians, a clock tower, an information kiosk, and street furnishings.

Miami-Dade Transit buses run mostly on or near the neighborhood's outer boundaries. The #1 bus line runs on Franjo Road/Southwest 97<sup>th</sup> Avenue; the #287 line runs on Southwest 87<sup>th</sup> Avenue; there is a stop for the #200 line on Southwest 184<sup>th</sup> Street at US 1; and the PALBYA line (the Village of Palmetto Bay line) has a stop at the northeast edge of Palmetto Bay Park.

## **Reference**

- 1) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860001091, 120860082083, 120860082094, 120860082082. Miami-Dade County, Florida. Url: <http://www.census.gov>
- 2) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>
- 3) Google Maps, 2021. Url: <https://www.google.com/maps>
- 4) Village of Palmetto Bay, Florida. History of Palmetto Bay, 2021. Url: <https://www.palmettobay-fl.gov/681/History-of-Palmetto-Bay>
- 5) Village of Palmetto Bay, Florida. Downtown Palmetto Bay Code, 2021. Url: <https://www.palmettobay-fl.gov/1177/Downtown-Palmetto-Bay-Code>
- 6) Village of Palmetto Bay, Florida. Franjo Road Redevelopment, 2021. Url: <https://www.palmettobay-fl.gov/799/Franjo-Road-Redevelopment>
- 7) Rideschedules.com. PALBYA Village of Palmetto Bay A, 2021. Url: <https://rideschedules.com/miami-dade-transit-palbya-bus-schedule-44030.html>