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Franjo

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# Community Background Report

## Franjo

### County

Miami-Dade

### Boundaries

North: Southwest 174 Street

East: Southwest 87 Avenue

South: Southwest 184 Street

West: South Dixie Highway

### Community Type

Neighborhood

### History

Franjo is a residential neighborhood just under a square mile in size located in Palmetto Bay. This neighborhood has recently undergone boundary changes as Palmetto Bay and Cutler Bay formalized their city boundaries and applied for incorporation. Franjo was heavily populated by military families in the 1940s and 1950s. The character of this neighborhood has changed reflecting the downsizing 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.

### Community Dynamics

Palmetto Bay's 2002 incorporation encompassed most of the neighborhood known as Franjo. Though Franjo's residential properties are valued nearly equally with other homes in the area, this neighborhood has fewer and weaker representative institutions than Bel-Aire, South Miami Heights or Richmond. The neighborhood has kept its name largely due to the landmark Franjo Road and neighborhood businesses using the same name. Patrons of these businesses reside in many of the nearby neighborhoods. There are two private schools located in Franjo, the Perrine Seventh Day Adventist School and the Winhold Montessori School. The South Dade Busway provides access to fairly frequent express bus service, which travels to and from the Dadeland

South Metrorail Station. The South Dade Greenway runs parallel to the Busway and provides for non-motorized travel from downtown to Homestead. The Palmetto Bay Park is located near the center of Franjo. This twenty-five acre park serves the communities recreational needs and has facilities available for hosting meetings. The average sales value for homes in Franjo in 2011 is \$194,200.

## **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, throughout several blocks with commercial, institutional and residential land uses. These businesses are small automotive sales, parts and repair shops, real estate, insurance, banking, medical, legal, and accounting offices, eating establishments and small and large religious institutions.

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