

# Memorandum



**Date:** March 17, 2009  
**To:** Honorable Chairman Dennis C. Moss  
And Members, Board of County Commissioners

Agenda Item No. 5(E)

**From:** George M. Burgess  
County Manager

**Subject:** Governmental Facilities Hearing  
GF06-05 Gwen Cherry Park Modifications to the General Plan

## RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection of permanent bleachers at Gwen Cherry Park and the request for on-street parking along NW 71 Street, between NW 23 Court and NW 24 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Park and Recreation Department.

**LOCATION:** 7090 NW 22 Avenue

**COMMISSION DISTRICT:** 8

**COMMISSION DISTRICT IMPACTED:** 8

**FOLIO NO.:** 30-3110-061-0010, 30-3110-061-0050, 30-3110-061-0080

**BACKGROUND:** Gwen Cherry Park is a 38.55-acre community park located between NW 26 Avenue and NW 22 Avenue and between NW 73 Terrace and NW 69 Street, and is adjacent to residential and industrial areas. In 1995, pursuant to GF 95-11, a request was approved that would allow the Park and Recreation Department to waive the dedication of the south half of NW 71 Street to allow the construction of the National Football League Gymnasium.

**PROPERTY DESCRIPTION:** The western part of the park contains a swimming pool and lighted athletic fields, while the eastern part is dominated by the NFL YET Community Recreation Center and football field. The proposed plan is to transition from 800 portable bleachers around the football field to a total of 2000 permanent field bleacher seats. Increasing bleacher seating requires additional parking spaces provided by supplementing the 280 existing parking spaces with 91 parking spaces within adjacent streets and 211 on-site

parking spaces.

- JUSTIFICATION:** Modifications to the General Plan will provide additional permanent bleacher seating and on-street parking along NW 71 Street between NW 23 Court and NW 24 Avenue.
- DEVELOPMENT:** Development will commence once approvals are in place.
- FUNDING:** Funding for the project has been allocated through the 2004 General Obligation Bond funds. Operations and Maintenance funding is expected to rely on the General Fund.
- SITE REVIEW COMMITTEE:** The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee reviewed this project on September 6, 2006. From 2006 to September 2008, the Park and Recreation Department has diligently worked with the Public Works Department on platting issues which required the dedication of the north and south sides of NW 71 Street, between NW 24 Avenue and NW 26 Avenue, and between NW 23 Court and NW 22 Avenue, respectively. The Parks and Recreation Department submitted to the Subdivision Section of the Public Works Department a Tentative Plat (T-22755) depicting the aforementioned dedications, which subsequently received approval by the Plat Committee on September 5, 2008.
- COMMUNITY COUNCIL:** The project was presented to Community Council #8 on November 8, 2006. The council members were fully supportive of the project and recommended approval of the application.
- PUBLIC HEARING:** Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.
- MONITOR:** Gilberto Blanco, Principal Planner

Honorable Dennis C. Moss and Members,  
Board of County Commissioners  
Page 3

DELEGATED AUTHORITY: This resolution authorizes the erection of permanent bleachers and on-street parking along NW 71 Street between NW 23 Court and NW 24 Avenue, modifying the General Plan for Gwen Cherry Park.

  
\_\_\_\_\_  
Assistant County Manager

**Date:** March 17, 2009

**To:** George M. Burgess  
County Manager

**From:** Miami-Dade County  
Site Review Committee

**Subject:** Governmental Facilities Hearing  
GF06-05 Gwen Cherry Park Modifications to the General Plan

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## **RECOMMENDATION**

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection of permanent bleachers and the request for on-street parking along NW 71 between NW 23 Court and NW 24 Avenue Street in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Park and Recreation Department and is recommended for approval. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations.

## **BACKGROUND**

Gwen Cherry Park is a 38.55-acre community park located at NW 26 Avenue and NW 22 Avenue and between NW 73 Terrace and NW 69 Street, and is adjacent to residential and industrial areas. In 1995, pursuant to GF 95-11, a request was approved that would allow the Park and Recreation Department to waive the dedication of the south half of NW 71 Street to allow the construction of the National Football League Gymnasium.

## **PROPERTY DESCRIPTION**

The western part of the park contains a swimming pool and lighted athletic fields, while the eastern part is dominated by the NFL YET Community Recreation Center and football field. The proposed plan is to transition from 800 portable bleachers around the football field to a total of 2000 permanent field bleacher seats. Increasing the number of bleachers also requires increasing the number of parking spaces provided by 280 existing paved parking spaces which are supplemented by 91 parking spaces within adjacent streets and 211 on-site parking spaces. The 80' wide NW 71 Street right-of-way, between NW 23 Court and NW 24 Avenue, will not be dedicated according to the submitted plan to allow for pedestrian connectivity between the north and south sides of the park.

## **COMPREHENSIVE DEVELOPMENT MASTER PLAN**

The Adopted 2015 and 2025 Land Use Plan map (LUP) designates the subject property as being within the Urban Development Boundary for **Parks and Recreation** use. The land is currently developed with a park and the proposed permanent seating would be located in the southeastern part of the park. The neighboring area north of the park is characterized

by industrial and multi-family residential developments with an Industrial and Office and Medium Density Residential land use designation (13 to 25 dwelling units per gross acre), respectively.

The land use south of the park is designated Industrial and Office and Low-Medium Residential use and is comprised of various vacant lots, duplex residences, and some industrial areas. East of Gwen Cherry Park and across NW 22 Avenue is an area characterized by duplex residences and vacant parcels that are designated Business and Office and Medium Density (13 to 25 dwelling units per gross acre). Several vacant lots and industrial developments characterize the area west of the park, which are designated as Industrial and Office on the LUP map of the CDMP.

#### Parks and Recreation

The LUP map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the LUP map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use.

This application also furthers the following Objectives and Policies of the Recreation and Open Space Element in the CDMP:

#### Recreation and Open Space Objective ROS-1

Provide a coordinated system of countywide parks and recreational open spaces serving the entire County, and local recreation open spaces adequately meeting the needs of Miami-Dade County's unincorporated population, through 2010.

#### Recreation and Open Space Objective ROS-5

Maintain a formal capital improvements planning program that improves and expands the park and recreation system through the acquisition of land, the renovation and restoration of facilities and natural areas, the development of new park and recreation open space and facilities, and the linking of parks and other public spaces.

#### Recreation and Open Space Policy ROS-1A

Countywide park and recreation open spaces shall be provided to meet the diverse needs of all Miami-Dade residents and tourists. They shall continue to be established on the presence or development of regionally significant natural, historic, cultural, or tourism resources. Countywide park and recreation open spaces include Metropolitan Parks, Natural Area Preserves, Special Activity Areas, District Parks and Greenways. Countywide parks may include areas owned by other public agencies but managed by the County for passive public recreational purposes. The County shall be responsible for providing countywide park and recreation open spaces to all Miami-Dade County residents and tourists.

**EXISTING LAND USE PATTERN**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

IU-2 and RU-1; Gwen Cherry Park

Parks and Recreation

**Surrounding Properties:**

**NORTH:** IU-2; Heavy Industrial  
RU-4; Multi-family residential

Industrial and Office, Medium  
Density Residential (13 to 25 dua)

**SOUTH:** RU-2: Vacant Lots  
Duplex Residences  
IU-1 and IU-2; Lumberyard

Industrial and Office, Low-Medium  
Density Residential (6 to 13 dua)

**EAST:** RU-2; Duplex Residences  
RU4 (east of northern portion);  
Multi-family Residential  
BU-2; Commercial

Business and Office  
and Medium Density Residential  
(13 to 25 dua)

**WEST:** IU-2; Industrial, Vacant Lots  
IU-1 (west of southern portion);  
Lumberyard

Industrial and Office

**IMPACT OF FACILITY ON SURROUNDING LAND USE**

Access to the park will be provided by the existing street network located west of the park and the existing entrance located east of the park at NW 22 Avenue and at NW 71 Street. New on-grade overflow parking will accommodate those visitors using the park during special events. The on-grade parking will be on both paved areas and on natural terrain and will be set aside within the park in areas that are not used for other activities. In order to provide a buffer from the parking and assist in the beautification of the park facility, abundant tree plantings have been depicted along the park's perimeter.

**STAFF RECOMMENDATIONS:**

The **Department of Planning and Zoning** approves the request to erect permanent bleachers, additional on-street parking along NW 71 Street, between NW 23 Court and NW 24 Avenue based on the following conditions:

1. That a plot plan be submitted to and meet the approval of the Director of the Department of Planning and Zoning; said plan to include among other things but not limited to, location of bleachers, building or buildings, type of location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be basically in accordance with the plan submitted for hearing entitled, "Gwen Cherry Park", prepared by Miami-Dade

County Park and Recreation Department, date stamped received October 23, 2008 consisting of one page.

3. That the applicant submit to the Department of Planning and Zoning for its review and approval at the time of building permit, a landscaping plan which indicates the type of plant material and size to be installed prior to final construction sign-off.
4. That the use be established and maintained in accordance with the approved plan.
5. That all landscaping be provided on-site be in accordance with Chapter 18A (The Landscape Code).

The **Public Works Department – Right of Way Division** has reviewed the application and recommends approval of the proposed plan based on the following conditions:

- A 25' dedication along NW 26 Avenue and NW 25 Court
- A 40' dedication along NW 71 Street
- A 20' dedication along NW 24 Avenue
- A 3' dedication along NW 22 Avenue

The **Public Works Department – Highway Engineering Division** has reviewed the application based on the following conditions:

- Currently, Public Works Department (PWD) has no proposed roadway projects adjacent to the park site in the 2007 Transportation Improvement Program (TIP), or in the 2030 Long Range Transportation Plan (LRTP).
- Applicant must submit a copy of the design plans to PWD Traffic Engineering Division for review and approval.
- Be advised that a PWD permit will be required for this project. Please contact PWD Permit Section at (305) 375-2142, for more information.

The **Fire Rescue Department** has reviewed the application and provides the following comments:

The closest fire rescue station to this project is Model Cities Fire Rescue Station # 2 located at 6460 NW 27 Avenue. This station is equipped with a rescue and a 50' Squrt emergency vehicle.

This project must comply with Uniform Fire Safety Rules and Standards. All site plans must be full size, scale and with all the dimensions on it and must be reviewed and approved by Fire and Water Engineering Bureau located at 11805 SW 26 Street, (786) 315-2771.

The **Miami-Dade Water & Sewer Department (MDWSD)** has reviewed the request and recommends the application with the following conditions:

Water:

Connect to an existing twelve (12) and/or eight (8)- inch water main (s) in NW 71 Street, NW 22 Avenue, NW 24 Avenue and/or NW 23 Court. Any public water main extension within the property shall be twelve (12)- inch minimum in diameter. If two or more fire

hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C. separate connections for fire lanes and fire hydrants are required.

There are water and/or sewer mains within the property, either in existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development.

Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of right of ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed. Easement, either existing or proposed shall be shown on plat.

Sewer:

Connect to any of the existing eight (8)-inch gravity sewer in NW 23 Court and/or NW 22 Avenue. There are water and/or sewer mains within the property, either in existing dedicated right of way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of right of ways to be closed and vacated within the property, mains shall be removed and relocated if needed before closing/vacating them. In the event that the existing facilities are to be removed and relocated, replacement mains shall be installed, tested and accepted by the department before existing ones can be removed. Easement, either existing or proposed shall be shown on plat.

The **Office of ADA Coordination** has reviewed the application and recommends approval of the proposed plan based on the following conditions:

1. Coordinate companion seating at first row benches to provide shoulder alignment with adjacent wheelchair spaces. The shoulder alignment point with the wheelchair shall be measured 36 inches from the front of the wheelchair space.
2. Each designated companion aisle seat shall be identified by a sign or marker.
3. Handrail clearance to be 1 ½ inch from the wall.
4. Stair to bleachers area to comply with section 11-4.9 of FI Accessibility Code.
5. Provide a ramp at new sidewalk into existing asphalt parking, (eliminate 5 inches step as shown on detail # 1/A-3).

The **General Services Administration Design & Construction Services Division** has reviewed the application and has no objections to the request.

The **Department of Environmental Resources Management (DERM)** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may

approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat, or Miami-Dade County Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property is currently managed by DERM under Solid Waste Tracking Number SW-1208. The site is a former solid waste landfill, and is known as Gwen Cherry Park/Former Wryals Pit.

Due to existing land conditions, the applicant will be required to obtain DERM approval for management practices to control any potential contamination over existing areas containing solid waste, including, but not limited to, the following:

1. Any solid waste material excavated during construction requires proper handling and disposal in accordance with local, state and federal regulations.
2. Disposal documentation for waste removed from the site during the implementation of this project must be submitted to the Pollution Control Division of DERM for review.
3. Two feet of clean fill material (i.e. free of solid waste) must be maintained over existing areas containing solid waste.

The following sites with records of contamination assessment or remediation issues are located directly abutting the site:

**Scott Homes**

Located north and east of the site.

HWR-506

Industrial waste contaminated site. Currently conducting contamination assessment.

**FPL Gladeview Substation**

2401 NW 23 Avenue

HWR-461

Industrial waste contaminated site. Site closed with conditions.

**DCPS Poinciana Park Elementary**

6745 NW 23 Avenue

UT-3018

Petroleum contaminated site. Currently undergoing groundwater monitoring.

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at (305) 372-6700.

**Air Quality Preservation:**

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

**Wetlands:**

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

The subject property contains tree resources including a specimen-sized (trunk diameter 18 inches or greater) strangler fig tree on the north central part of the property. Section 24-49.2(III) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit shall be required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. Said Tree Removal Permit shall meet the requirements of Sections 24-49-2 and 24-49.4 of the Code. The applicant has submitted to DERM a revised site plan on 3/27/2008 and dated 10/2005, which depicts this specimen-sized strangler fig tree "to remain".

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

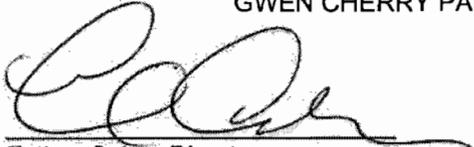
This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

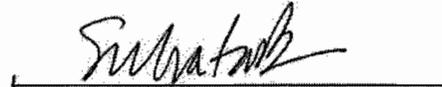
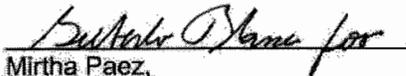
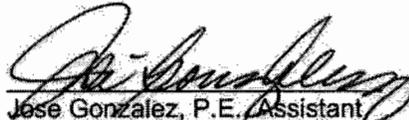
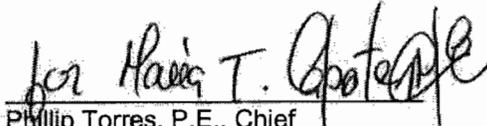
MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF06-05

GWEN CHERRY PARK STADIUM SEATING



Esther Calas, Director  
Public Works Department

  
for Marc C. La Ferrier, AICP, Director  
Department of Planning and Zoning  
Mirtha Paez,  
Capital Improvement and Planning  
Fire and Rescue Department  
Jose Gonzalez, P.E., Assistant  
Department of Environmental  
Resources Management  
for Phillip Torres, P.E., Chief  
Plans Review Section  
Department of Water & Sewer  
Wendi C. Norris, Director  
General Services Administration



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**DATE:** March 17, 2009

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5 (E)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Mayor's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(E)  
3-17-09

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE ERECTION OF PERMANENT BLEACHERS, ADDITIONAL ON-STREET PARKING ALONG NW 71 STREET, BETWEEN NW 23 COURT AND NW 24 AVENUE, AT GWEN CHERRY PARK, LOCATED AT 7090 NW 22 AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board hereby finds that the modifications to the General Plan for Gwen Cherry Park, a 38-acre park site located at 7090 NW 22 Avenue, and more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for and protect the public health, safety and welfare of the citizens residents of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman	
Jose "Pepe" Diaz, Vice-Chairman	
Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this  
17<sup>th</sup> day of March, 2009. This resolution shall become effective ten (10) days after the  
date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective  
only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency. CK

By: \_\_\_\_\_  
Deputy Clerk

Craig H. Collier

MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
NOTICE OF PUBLIC HEARING

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday the 17th day of March 2009 at 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application: GWEN CHERRY PARK  
Number: GF06-05  
Applicant: MIAMI-DADE PARK AND RECREATION DEPARTMENT  
Location: 7090 NW 22 Avenue, unincorporated Miami-Dade County  
Size: 38.55-acres  
Request: Approval of the erection of permanent bleachers and request to waive the 80' right-of-way dedication for NW 71 Street, between NW 23 Court and NW 24 Avenue.

Legal Description: FOLIO: 30-3110-061-0050  
POINCIANA ROCK PIT PARK AKA PT TRS 5 & 6 BEG NW COR TR 6 TH E1173.3 FT S479.26 FR W50FT S192.73 FT W475.91 FT N6.87 FT NW264.86 FT S35 FT W40 Ft N35 FT W40 FT S 35 FT W 155.94 FT N673.12 FT TO POB & E 200 FT BLK 37 LESS E35 FT & E150 FT BLK 38 LESS E35 Ft & E150 FT of S1/2 BLK 39 LESS E35 FT PER PB 3-106 & HIATUS STRIPS STRIPS LYG BETWEEN TRS 5 & 6 PB 40-90 & BLKS 37-38 & S1/2 39 PB 3-106 A/K/A POINCIANA PARK

FOLIO: 30-3110-061-0010  
MILLS SUB PB 40-90  
BEG 351.28 FT E OF SW COR SEC 10-53-41 TH N200.02 FT E303.05 FT N280 FT N361.8 FT E314.08 FT S96.67 FT E132.01 FT S71.81 FT E231 FT S71.87 FT E102.02 N71.88 FT E117.01 FT S747.45 FT W1330.12 FT TO POB W1330.12 FT TO POB A/K/A GWENCHERRY PARK LOT SIZE 836352 SQ FT

FOLIO: 30-3110-061-0080  
MILLS SUB PB40-90  
PORT OF TR 6 LYG N of & ADJ To LOT 12 BLK 1 NW HIGHLANDS PB 22-33 PER DB 3827-35 LOT SIZE 1307 SQ FT OR 9252 671

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST

FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL 670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"  
GWEN CHERRY PARK  
Legal Description

Folio Number: 30-3110-061-0050

Legal Description:

POINCIANA ROCK PIT PARK AKA PT TRS 5 & 6 BEG NW COR TR 6 TH E1173.3 FT S479.26 FR W50FT S192.73 FT W475.91 FT N6.87 FT NW264.86 FT S35 FT W40 Ft N35 FT W40 FT S 35 FT W 155.94 FT N673.12 FT TO POB & E 200 FT BLK 37 LESS E35 FT & E150 FT BLK 38 LESS E35 Ft & E150 FT of S1/2 BLK 39 LESS E35 FT PER PB 3-106 & HIATUS STRIPS STRIPS LYG BETWEEN TRS 5 & 6 PB 40-90 & BLKS 37-38 & S1/2 39 PB 3-106 A/K/A POINCIANA PARK

Folio Number: 30-3110-061-0010

Legal Description:

MILLS SUB PB 40-90  
BEG 351.28 FT E OF SW COR SEC 10-53-41 TH N200.02 FT E303.05 FT N280 FT N361.8 FT E314.08 FT S96.67 FT E132.01 FT S71.81 FT E231 FT S71.87 FT E102.02 N71.88 FT E117.01 FT S747.45 FT W1330.12 FT TO POB W1330.12 FT TO POB A/K/A GWENCHERRY PARK LOT SIZE 836352 SQ FT

Folio Number: 30-3110-061-0080

Legal Description:

MILLS SUB PB40-90  
PORT OF TR 6 LYG N of & ADJ To LOT 12 BLK 1 NW HIGHLANDS PB 22-33 PER DB 3827-35 LOT SIZE 1307 SQ FT OR 9252 671

**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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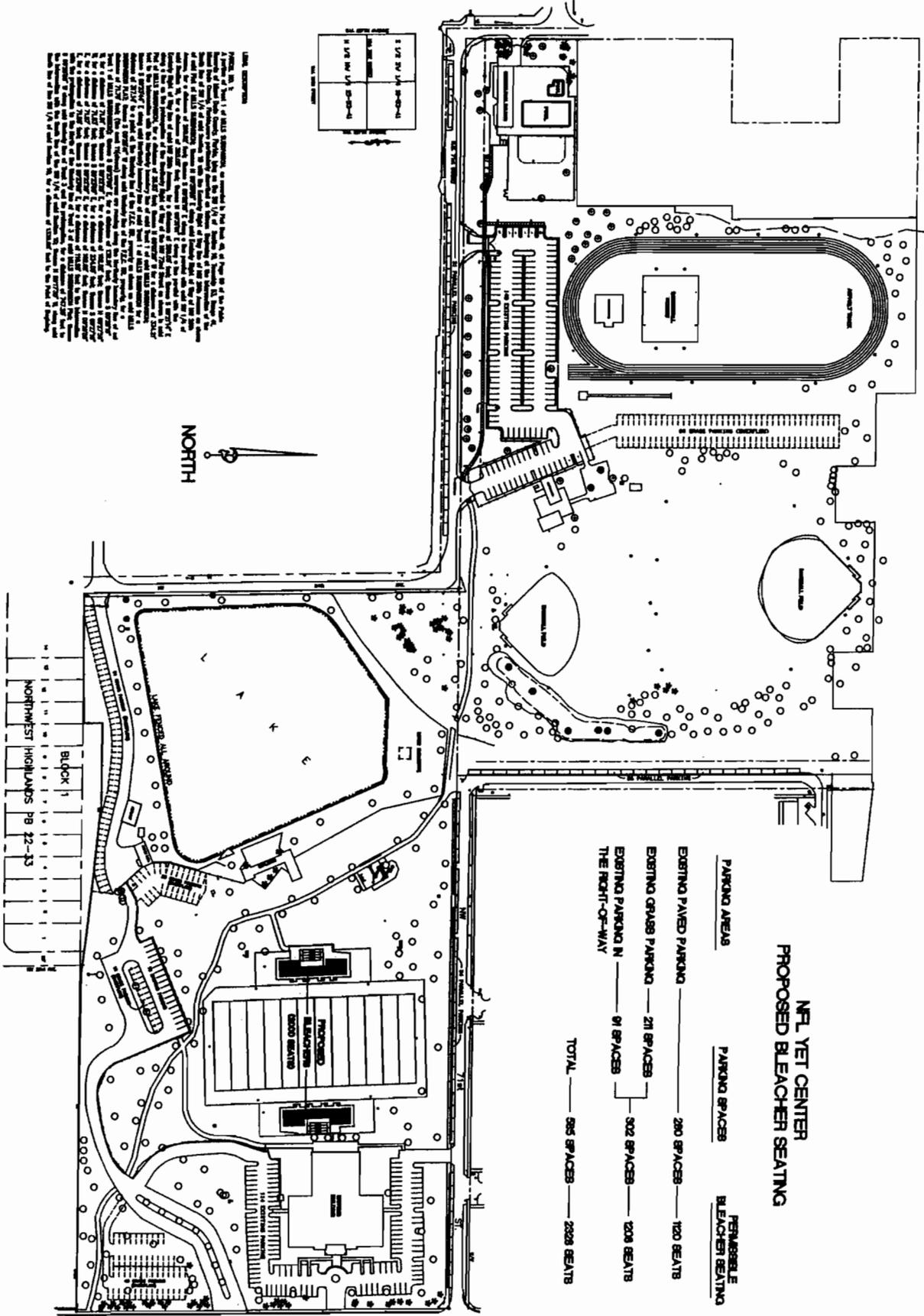
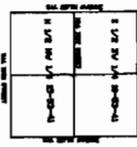
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**NFL YET CENTER  
PROPOSED BLEACHER SEATING**

PARKING AREAS	PARKING SPACES	PERMISSIBLE BLEACHER SEATING
EXISTING PAVED PARKING	211 SPACES	280 SPACES
EXISTING GRASS PARKING	280 SPACES	120 SEATS
EXISTING PARKING IN THE RIGHT-OF-WAY	91 SPACES	302 SPACES
		1208 SEATS
<b>TOTAL</b>	<b>582 SPACES</b>	<b>2328 SEATS</b>

FOLO# - 3031100610080

Project No.	11/07/00
Revision No.	105
Author	
Checker	
Date	

**Project Title:**  
**GWEN CHERRY PARK**

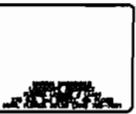
**Drawing Title:**  
**GENERAL PLAN**

**Miami-Dade County**  
**Park and Recreation Department**

275 NW 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Rev	Date	Description
1	7/24/00	NFL YET Center Bleachers

Author: B. MCCORMICK  
 Designer: B. MCCORMICK  
 Checker:  
 Engineer:  
 Project Manager:



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