

North Central Dade Municipal Advisory Committee



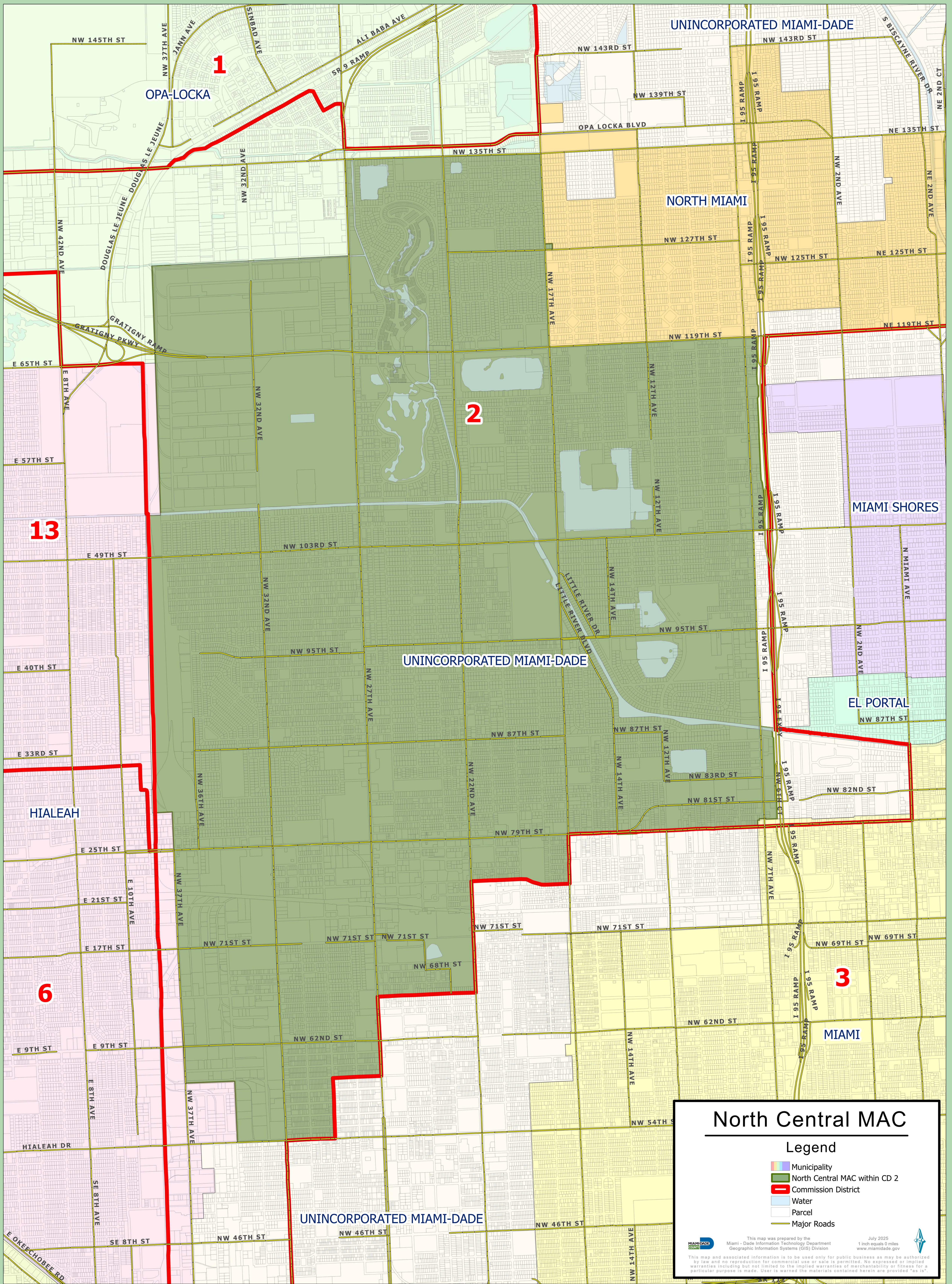
Arcola Lakes Senior Center - 8401 NW 14 Avenue

March 4, 2026 - 6:00 p.m.

County Commission Rules - Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further audience before the commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chambers. Persons exiting the commission chamber shall do so quietly.

1. Call to Order & Roll Call
2. Reasonable Opportunity for Public Comments
3. Approval of Meeting Agenda
4. Miami Dade County Departments Presentation:
 - Regulatory and Economic Resources
 - Planning
 - Zoning
 - North Central Charrette
 - Parks, Recreation, and Open Spaces
 - Informational Update
5. MAC Board Discussion
 - Town Hall meeting
6. Proposed Next Meeting Dates and Location
 - Wednesday, April 1, 2026, Arcola Lakes Senior Center, 6:00 PM
7. Adjournment



North Central MAC

Legend

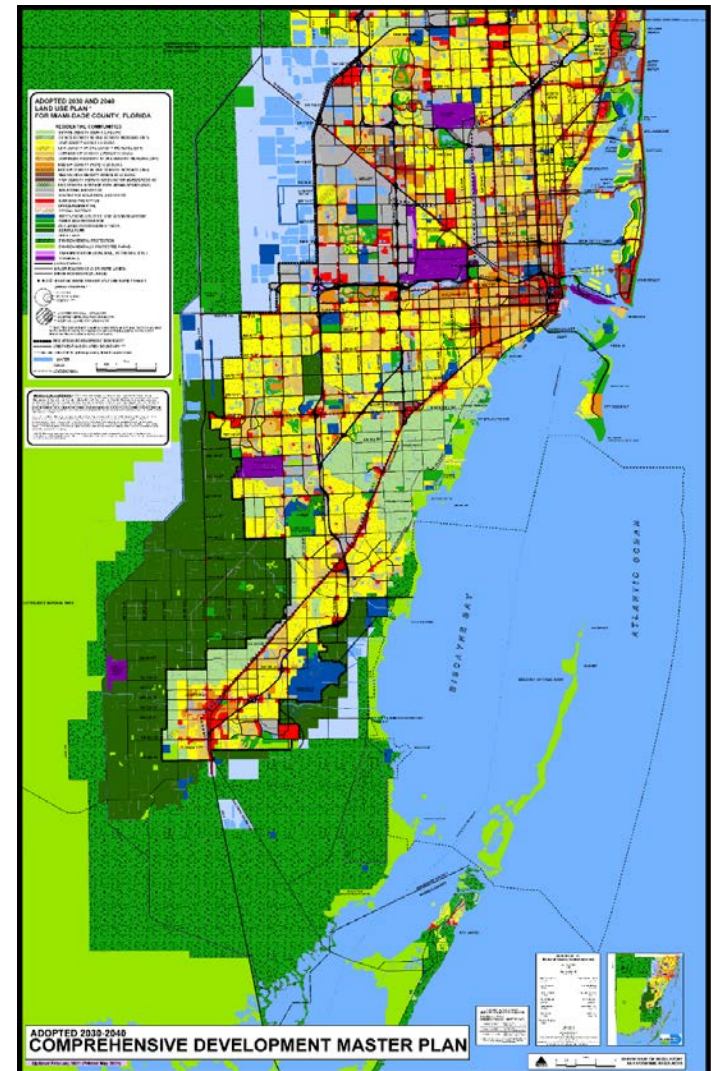
- Municipality
- North Central MAC within CD 2
- Commission District
- Water
- Parcel
- Major Roads



Department of Regulatory and Economic Resources
Planning Division
North Central MAC Presentation
March 4, 2026

Planning Division

- 39 Full Time Staff
- Includes five (5) Sections:
 - Metropolitan Planning
 - Planning Research
 - Office of Historic Preservation
 - Long Range and Neighborhood Planning
 - Agricultural Manager's Office
- Provides services related to sound growth management, historic preservation, urban and rural area planning, agriculture, sustainability planning, and transportation development through the CDMP and related activities.



Planning Division

- The CDMP is:
 - the “Constitution” for current and future land uses.
 - implemented through land development regulations, area plans, capital projects.
 - a document which contains Maps, Goals, Objectives and Policies that reflect the County’s vision for current and future development and conservation.
 - a document that changes over time.

ADOPTED COMPONENTS COMPREHENSIVE DEVELOPMENT MASTER PLAN

For
Miami-Dade County, Florida

July 2020 Edition
As adopted July 22, 2020, and as amended through April 21, 2022

This volume incorporates all amendments made to the CDMP through the:

May 2019 Amendment Cycle
2019 Out of Cycle Applications
October 2019 Amendment Cycle
2020 Out of Cycle Applications
January 2020 Amendment Cycle
October 2020 Amendment Cycle
2021 Out of Cycle Applications

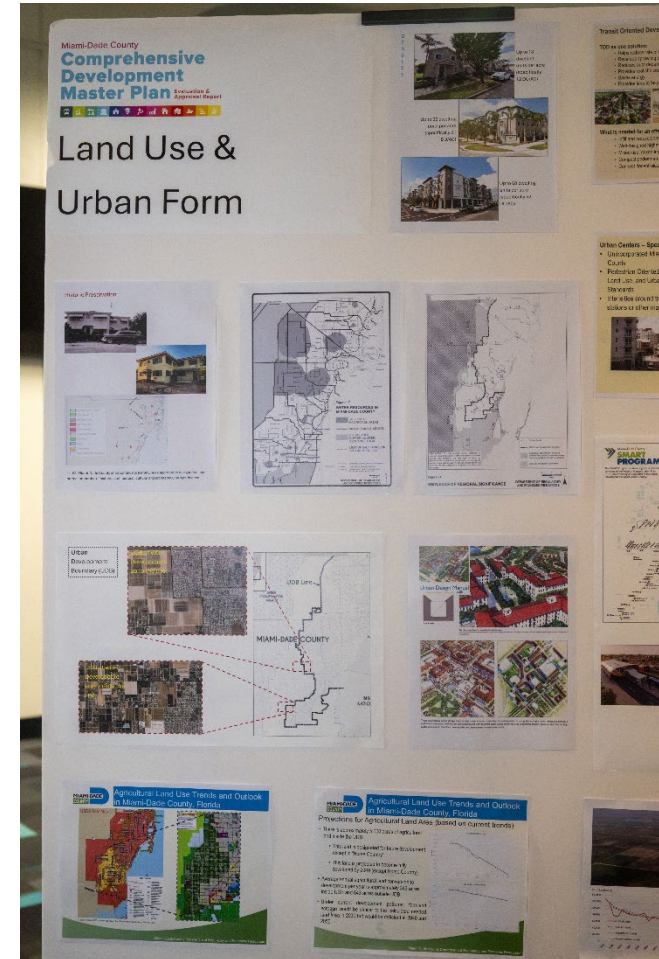
Miami-Dade County
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW First Street
Miami, Florida 33128-1972
(305) 375-2835



Planning Division

Metropolitan Planning Section

- Maintains, updates and interprets the CDMP – which is a State-Mandated Plan.
- The CDMP accomplishes the following:
 - “Constitution” for current and future land uses.
 - Foundation for, and implemented through, more detailed land development regulations, neighborhood plans and special studies, capital projects.
 - Maps, goals, objectives and policies that reflect the County’s vision for current and future development and conservation.
 - Ensure adequate supply of land to meet current and future needs.
 - Ensure Infrastructure and services to meet current and future demand.
 - Conservation of natural, historic and cultural resources.
- Conduct long range planning studies and transportation planning & reviews such as Agriculture Study & Mobility Fee Study.



Planning Division

Planning Research & Economic Analysis Section



Opportunity Occupations in Miami-Dade County - 2021

This unit provides for the research, analysis, and data needs in support of the CDMP, the Department and other county departments and agencies.

- Prepares population, housing, employment and general demographic estimates and projections (countywide/subarea)
- Maintains land-use databases and GIS map layers in support of the CDMP and other needs
- Conducts employment, labor force, and wage analysis by industry and occupation, and economic and fiscal impact analysis
- Prepares recurring and special reports on demographics, housing, commercial real estate, and international trade
- Provides technical support and analysis for the needs to all sections of the Planning Division
- Produces other data and analysis requested by County departments and agencies

Recently the Atlanta, Philadelphia and Cleveland Federal Reserve banks published a working paper titled "Identifying Opportunity Occupations in the Nation's Largest Metropolitan Economies." The paper defined opportunity occupations as those which pay more than the national median wage adjusted for regional price differences and require less-than a bachelor's degree. The data to identify these occupations comes from the BLS Occupation and Employment Statistics (OES) for employment levels and hourly wage rates for the Miami-Fort Lauderdale-Pompano Beach MSA; the BLS Employment Projections Program (EPP) for educational requirements; the Department of Labor O*NET program for an alternate set of educational requirements; and the Census' Current Population Survey for hours worked by occupation.

The purpose of this analysis is to provide insight onto the extent that the Miami-MSA economy provides quality jobs accessible to workers without a four-year college degree. This is of critical importance in a region where the labor market is dominated by low-paying tourism-based accommodation and food service jobs for this segment of the workforce. In previous generations many parts of the country, these opportunity jobs may have been union jobs in manufacturing.

The results are shown below:

2021 Opportunity Occupational Employment in the Miami MSA		
EPP	153 465,710	Opportunity Occupations out of 612 (25.0%) Employment in Opportunity Occupations (19.7%)
O*NET	183 554,090	Opportunity Occupations out of 612 (29.9%) Employment in Opportunity Occupations (22.3%)

The EPP data identified 153 occupations in 2021 that were opportunity occupations. These occupations accounted for 465,710 workers or 19.7% of all employment in the MSA for which educational requirements could be identified. The average wage of these jobs was \$55,798 per year, 36% higher than the median wage for all workers in the US, and 44% higher than the median wage for all workers in the Miami MSA.

The O*NET data identified 183 2021 opportunity occupations in the MSA employing 554,090 workers, 22.3% of the total. The difference from the EPP data results from the differences in educational requirements identified by the two sources for some occupations. The average wage identified from the O*NET dataset was

\$62,628 per year, 53% higher than the all-occupations national median annual wage, and 62% higher than the MSA all-occupation median.

The Federal Reserve study identified 20.1% of jobs in 2014 that were in opportunity occupations, right in the middle of the range identified here of 18.8% to 22.3%. It is commonly assumed that as the labor market tightens, educational requirements are loosened in the hiring process. If that is the case currently with the post-pandemic labor shortages, then it is possible this segment of the labor market can be growing. The following table shows the top 25 occupations by number of employees identified by the EPP data.

Top 25 Miami MSA Opportunity Occupations Based on the US Bureau of Labor Statistics Employment Projections Program (EPP) Educational Requirements

Occupation	Typical Annual Earnings	2021 Employment
Registered Nurses	\$45,852	53,950
First-Line Supervisors of Office and Administrative Support Workers	\$55,036	31,400
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	\$50,069	29,470
Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel	\$52,407	25,460
First-Line Supervisors of Retail Sales Workers	\$41,803	20,830
Paralegals and Legal Assistants	\$52,000	13,280
Police and Sheriff's Patrol Officers	\$71,003	12,970
First-Line Supervisors of Construction Trades and Extraction Workers	\$61,799	12,480
Electricians	\$48,702	12,430
Computer User Support Specialists	\$46,056	11,690
Licensed Practical and Licensed Vocational Nurses	\$45,069	10,650
Insurance Sales Agents	\$41,328	10,250
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$42,211	9,160
First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling Supervisors	\$52,486	8,310
First-Line Supervisors of Mechanics, Installers, and Repairers	\$63,141	8,280
Property, Real Estate, and Community Association Managers	\$54,499	8,180
Executive Secretaries and Executive Administrative Assistants	\$55,047	7,520
Plumbers, Pipefitters, and Steamfitters	\$44,588	6,800
Claims Adjusters, Examiners, and Investigators	\$58,679	6,420
First-Line Supervisors of Non-Retail Sales Workers	\$74,134	6,350
First-Line Supervisors of Production and Operating Workers	\$57,016	6,280
Correctional Officers and Jailers	\$36,779	5,990
Postal Service Mail Carriers	\$57,899	5,820
Aircraft Mechanics and Service Technicians	\$67,244	5,590
Legal Secretaries and Administrative Assistants	\$43,696	5,120
Total - All Opportunity Occupations	\$55,798	465,710

The top occupation by level of employment was registered nursing, with 12% of the total opportunity-occupation employment. Combined, first-line supervisors of office and administrative workers and retail sales workers accounted for an additional 11% of opportunity-occupation employment. The top 25 occupations as defined by the EPP data accounted for 72% of all opportunity-occupation employment.

Planning Division

Office of Historic Preservation

- Utilizes historic preservation tools and policies to foster equity and resilience through community-informed preservation
- Implements the requirements of the Miami-Dade County Historic Preservation Ordinance (Ch. 16-A) for all unincorporated areas and 24 municipalities
- Maintains archaeological jurisdiction for all unincorporated areas and 33 municipalities
- Conducts historic resource survey work and outreach to further identify potential historic, cultural, and/or archaeological resources
- Performs regulatory functions for historic site permitting
- Administers financial incentives
- Staff to County Historic Preservation Board

www.miamidade.gov/historicpreservation
email: historicpreservation@miamidade.gov



Planning Division

Long Range and Neighborhood Planning Section

- This Section provides multi-disciplinary expertise as it relates to planning.
 - Neighborhood and community enhancement;
 - Technology (to enhance planning and zoning reviews, public access to information and citizen involvement/engagement);
 - Environmental and natural resource planning;
 - Infrastructure, service and capital improvements planning;
 - Development and real estate;
 - Transportation and mobility;
 - Housing.
- Key Responsibilities:
 - The Section's Strategic Metropolitan Planner's (SMPs) assist in developing, amending, implementing and monitoring new and existing CDMP policies, zoning ordinances, and planning/zoning studies for Miami-Dade County, and monitor planning-related legislation at the municipal, regional, state and federal levels for consistency with County policies and regulations.
 - Additionally, SMPs act as liaisons with other RER Divisions, County Departments and external agencies/stakeholders to allow for a more engaged and informed planning process.



Planning Division

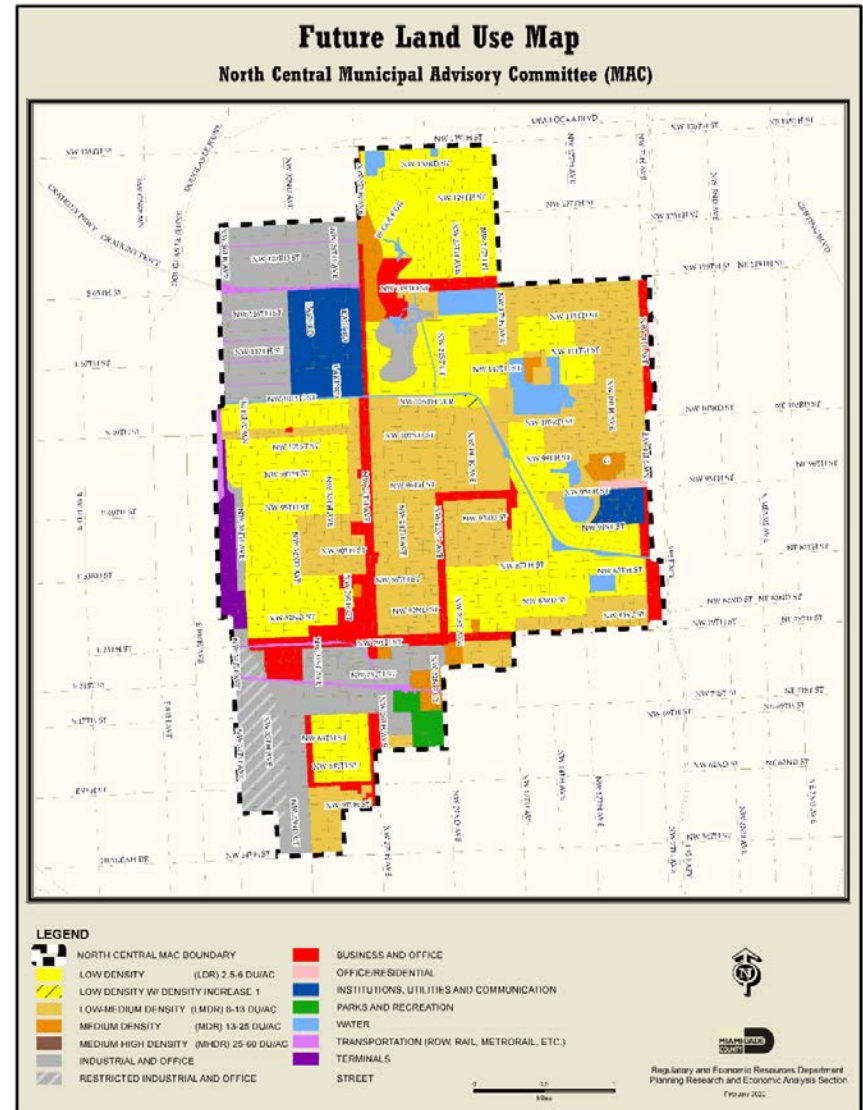
Agriculture Manager

- Miami-Dade County's Agricultural industry is one of the most complex and diverse in the country. It employs more than 14,000 people, utilizing approximately 65,000 acres, and producing more than \$1.2 Billion in sales each year.
- The industry is a valuable resource for Miami-Dade County, being the second highest grossing county in the state and 18th in the nation based on crop value. Crops from Miami-Dade growers are sold throughout the country, Canada, and the Caribbean, providing significant outbound trade.
- Key Responsibilities:
 - Serves as a primary liaison between the agricultural industry, residents, and the government of Miami-Dade County.
 - Address constituent concerns and support local farmers with regulatory and operational issues.
 - Develop and implement strategies to promote the viability and sustainability of agriculture.
 - Review land use applications and provide input on development proposals affecting agricultural land.
 - Administer the Purchase of Development Rights (PDR) to preserve farmland.
 - Coordinate with the Miami-Dade Office of Emergency Management and USDA during disaster events and provide disaster loss assessments.
 - Collaborates with schools, colleges and universities on agricultural research, education and outreach initiatives.
 - Provide post-disaster recovery guidance to farmers.
 - Undergoes special projects with South Miami-Dade.
- Area of Expertise:
 - Agricultural policy and land use planning
 - Farmland preservation and rural land management
 - Emergency response and disaster recovery
 - Environmental stewardship (aquifer recharge, wildlife habitat, and open space)
 - Economic development through outbound trade and agribusiness support
 - Legislative review and impact analysis on agriculture



Planning Division

- Area of North Central within District 2:
 - 11.4 square miles
- Mostly Low and Medium Density Residential, with Business and Industrial Uses
- Institutional includes North Shore Hospital site and Miami Dade College

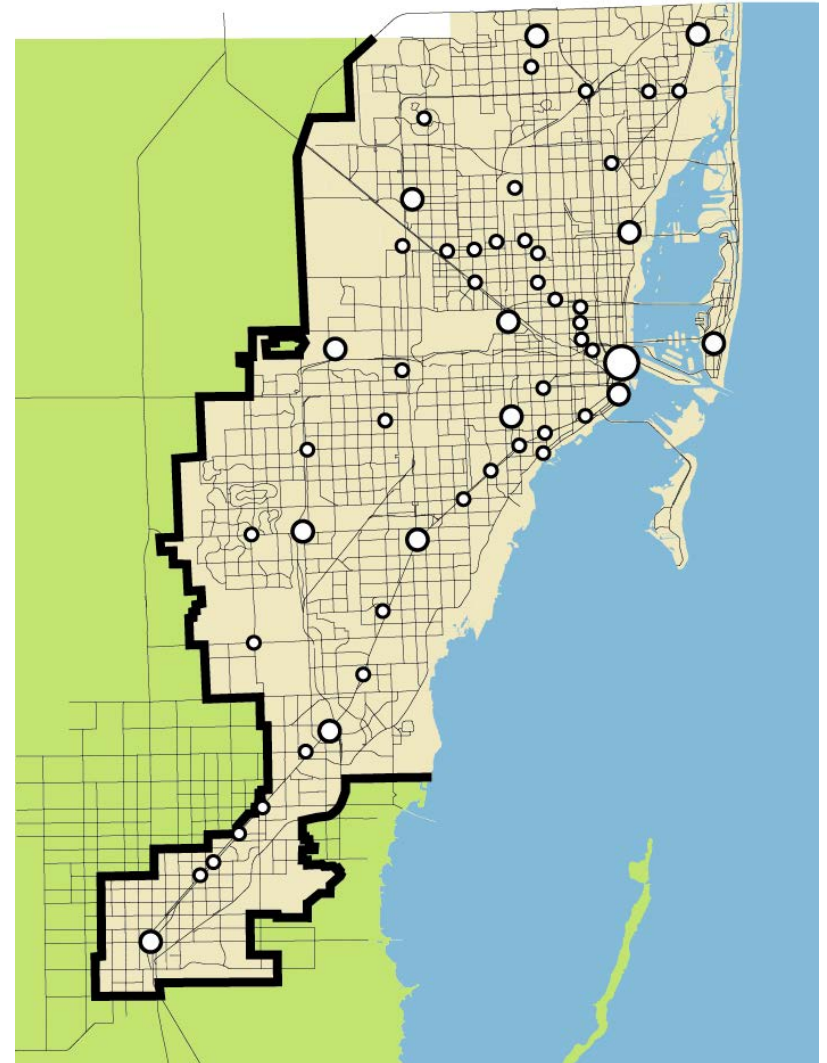


Planning Division

Metropolitan Urban Centers

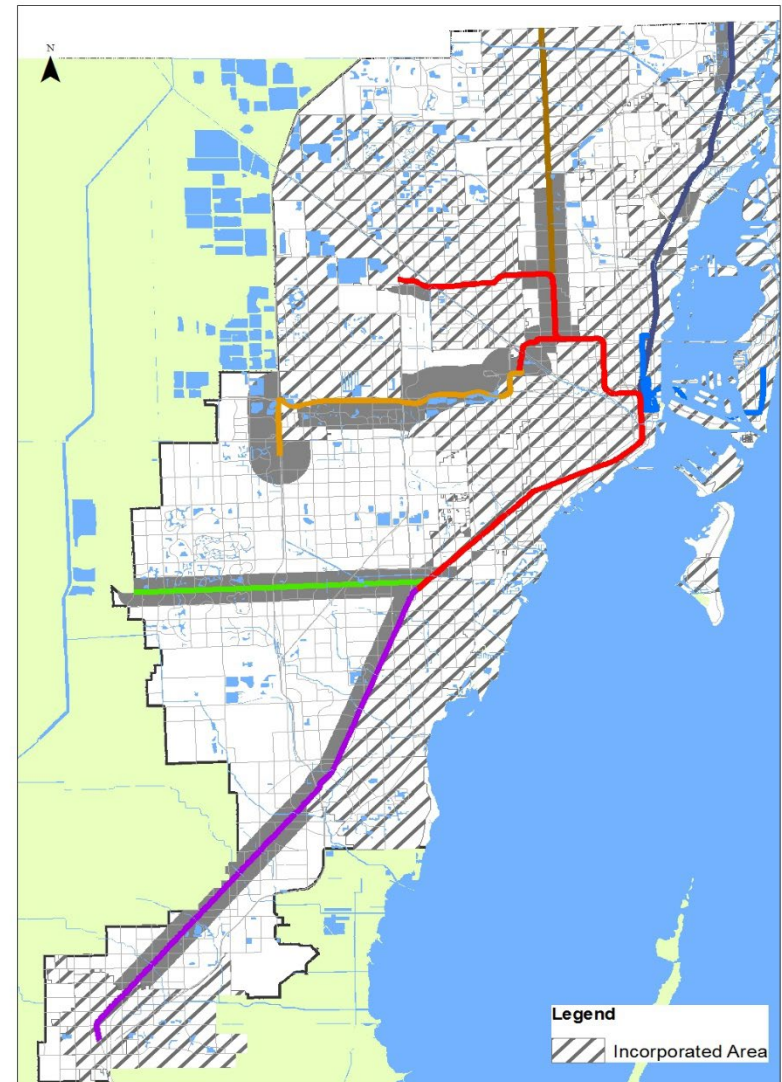
- Urban Centers are designated in the County's Comprehensive Development Master Plan as:
 - Regional
 - Metropolitan
 - Community
- Each urban center is appropriate for transit-oriented development
- Urban Centers create compact, mixed use, walkable communities around transportation hubs.

Designated Urban Centers



Planning Division

- The County's existing Metrorail System is a 25-mile rail rapid transit system.
- The six SMART Plan rapid transit corridors build on the existing Metrorail System.
- Policies call for intensification of development in areas within one-half mile of the Metrorail and SMART Plan Corridors and one mile of the East-West Corridor.
 - Excluding the incorporated areas
- The proposed North Corridor along NW 27 Avenue would serve the North Central area.



THANK YOU!

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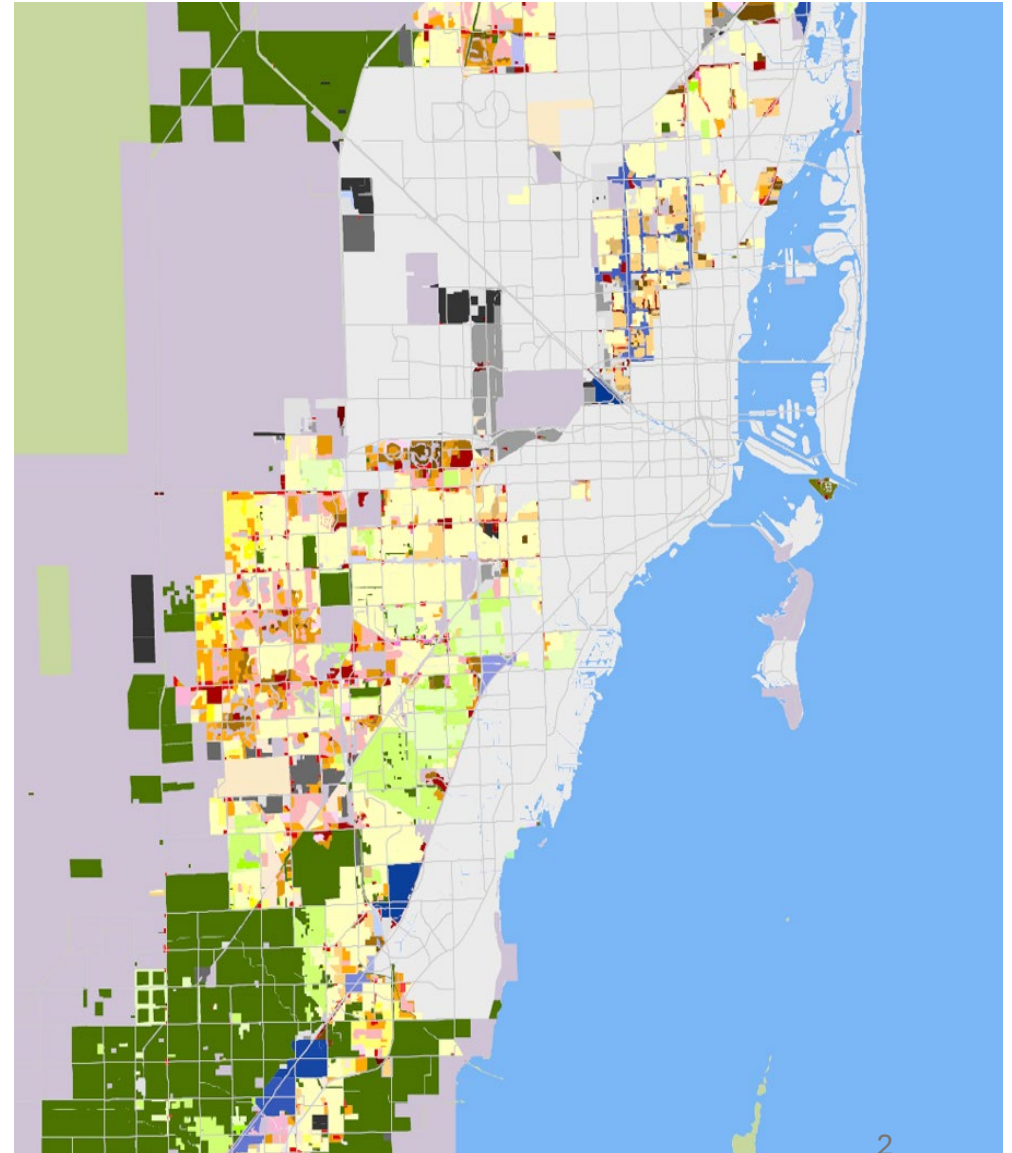
<http://www.miamidade.gov/planning/>

Regulatory and Economic Resources

Development Services Division

Development Services Division

- The Development Services Division, also referred to as “Zoning”, carries out the land development, zoning, and community planning functions for the unincorporated areas and in some cases, the incorporated areas under County jurisdiction. The Division leads the Department’s urban design and community planning efforts.
- The Division implements the Comprehensive Development Master Plan (CDMP) through zoning maps and regulations (Chapter 33 of the Miami-Dade County Code).



Development Services Division

The Division is comprised into the 4 areas below:

- Zoning Agenda Coordination Office - Serves as clerk for the County's 10 Community Councils (also known as Community Zoning Appeals Board) and for the BCC for zoning matters. The unincorporated area is divided into 10 Community Councils that the BCC has delegated some zoning decision making jurisdiction to.
- Zoning Information Section - The primary point of public contact and oversees the zoning verification process; Provides formal letters interpreting the Code at the request of applicants.
- Legislative Policy Formulation Unit - Oversees the drafting of planning and zoning ordinances and other legislative items updating or changing the Code of Miami-Dade County. These efforts assist in the adaptation of the Code to changing or evolving circumstances, including case law and state legislative changes. The unit works in close coordination with the CAO and with Commissioners' offices.
- Platting and Traffic Review Section - Oversees the implementation of the County's land subdivision regulations provided in Chapter 28 of the Code of Miami-Dade County – also known as the “platting chapter”. The Section conducts traffic reviews for applications in the zoning and planning processes.



Development Services Division

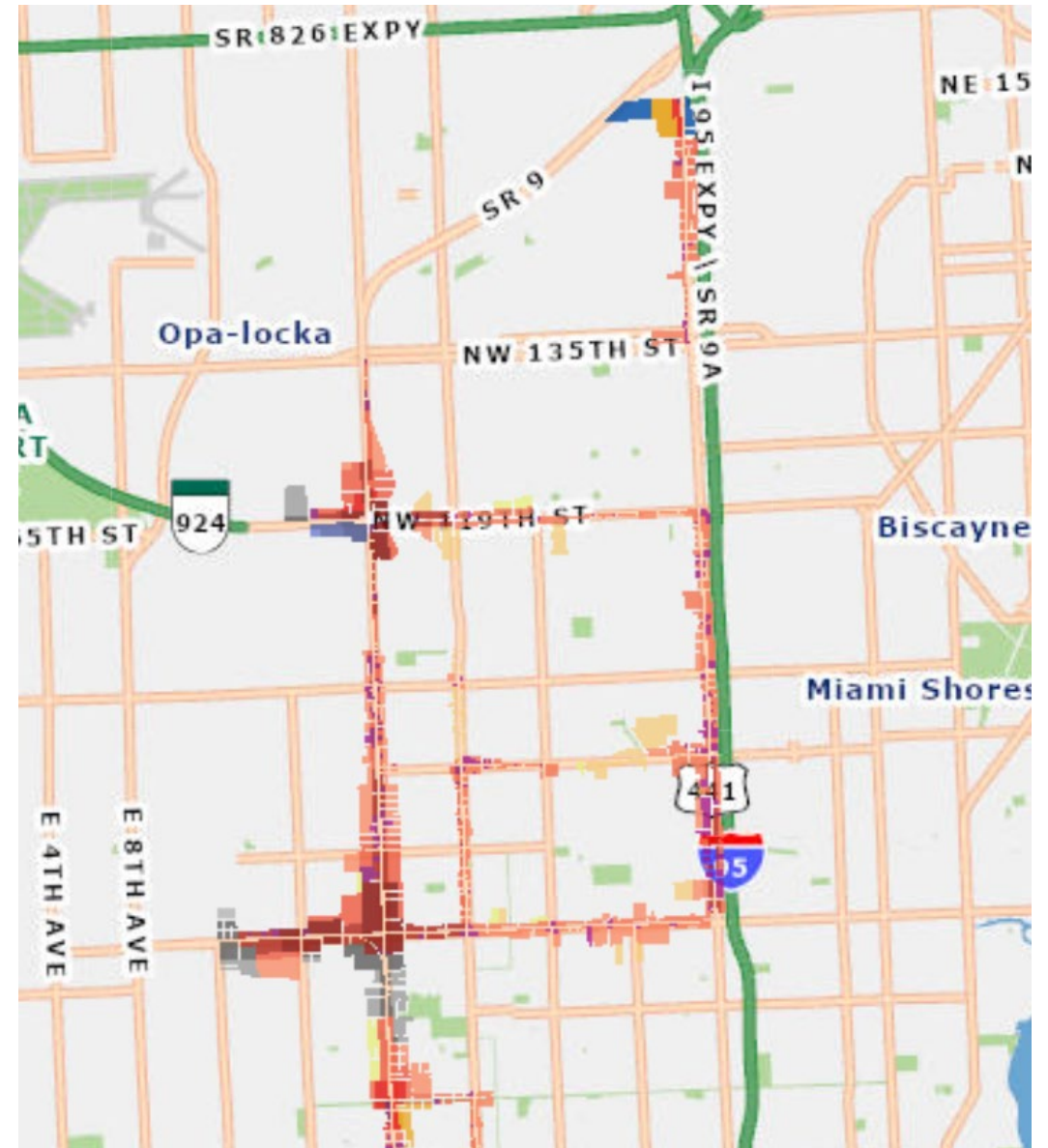
- Receive, process, evaluate and opine on **applications** to change zoning such as:
 - Rezoning requests
 - Non-use and Use variances (zoning relief through hearing)
 - Administrative variances (zoning relief approved administratively)
 - Special exceptions (certain uses that require public hearing to be established)
 - Administrative site plan review, modification or substantial compliance determination
- Facilitate “pre-application” meetings with all reviewing agencies to assist applicants through the zoning application process.
- Support Community Councils and the BCC’s Zoning meetings.
- Support and participate in the Biscayne Bay Shoreline Development Review Committee and the Development Impact Committee (DIC).
- Creation of significant zoning legislation including updates to the Rapid Transit Zone (RTZ), overhauling of the County’s Urban Centers, regulations addressing solar and electrical vehicles, updating vehicle storage in agricultural areas, etc.



Development Services Division

North Central Urban Area Zoning District

- 2004 - Charrette Report
- 2011 - North Central Urban Area Zoning District (NCUAD) - NW 119 Street, SW 79th Street, NW 27th Avenue and NW 7th Avenue
- 2022 - NCUAD boundary expanded along NW 7th Avenue from NW 135th Street to Golden Glades
- Adopted to promote mixed use and redevelopment along transit corridors
- Streamlined review process



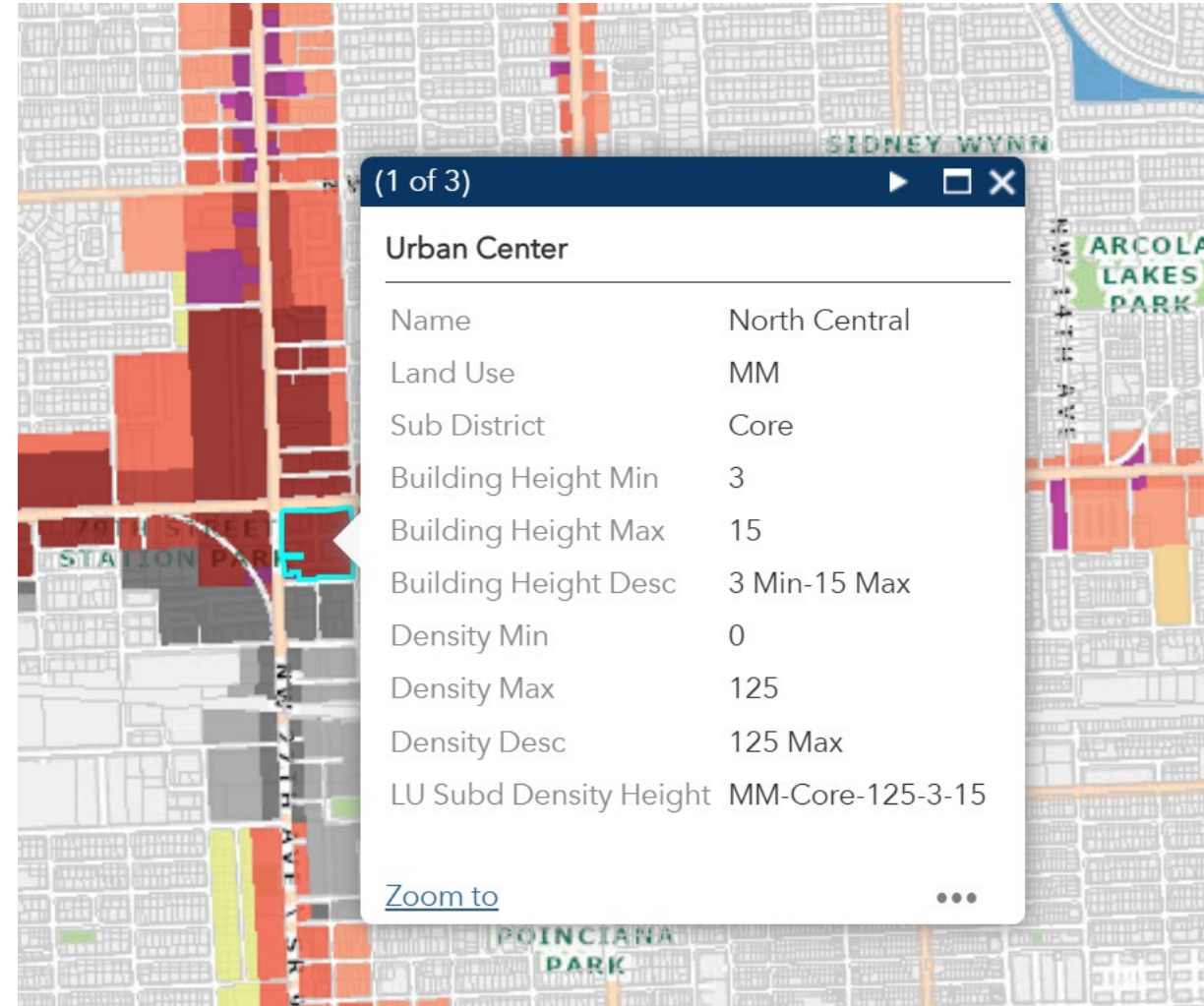
Development Services Division

North Central Urban Area Zoning District

- [Miami-Dade Land Management](#)
 - gisweb.miamidade.gov/landmanagement/



EAST COLOR ELEVATION
SCALE: 3/32" = 1'-0"





Department of Regulatory and Economic Resources
North Central MAC Presentation
March 4, 2026

2002 North Central Charrette
and Proposed Update

NORTH CENTRAL CHARRETTE HELD FROM MAY 3rd THROUGH MAY 10th, 2002.

The North Central Charrette began to capture the citizens' vision for the revitalization of neighborhoods centrally located within the unincorporated North Central Miami-Dade County.

The Charrette area was about 4.5 square miles.

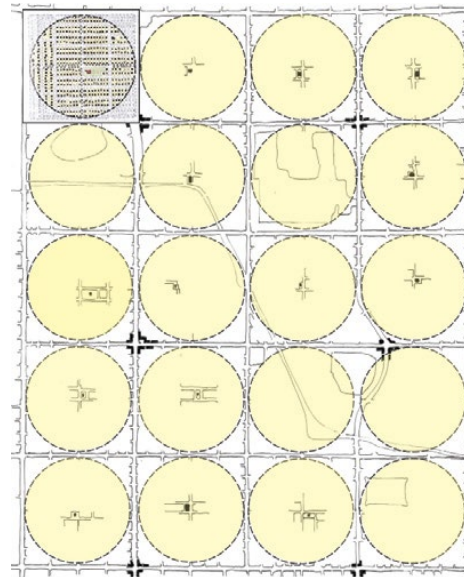
THE NORTH CENTRAL MIAMI-DADE MASTER PLAN GREW OUT OF CHARRETTE



The Board of County Commissioners (BCC) passed a resolution (# R-497-04) on April 27th, 2004, accepting the North Central Charrette Area Plan Report and its recommendations.

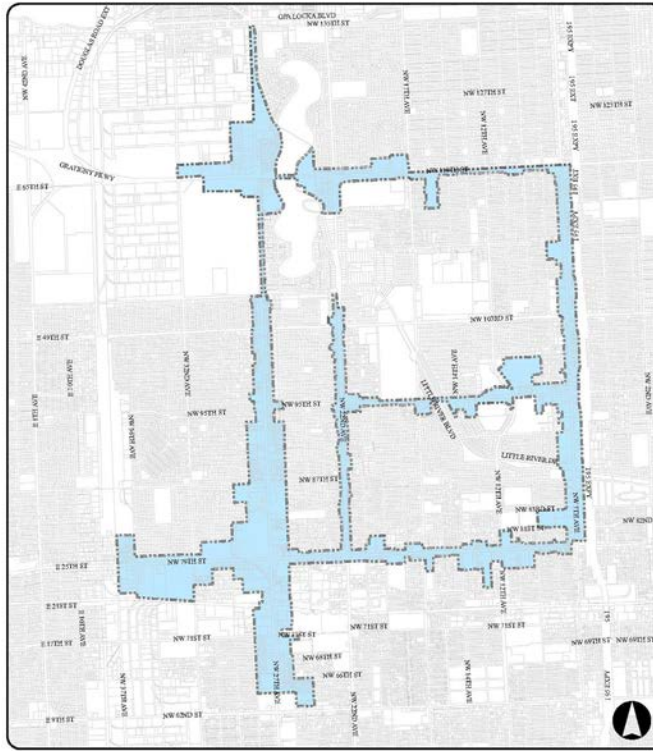
Citizens' Requests:

- Home Ownership
- Government Presence/Civic Center
- Improve the Edge Corridors
- Enhance Main Community Arteries
- Improve Northside Shopping Center
- Improve Existing Parks
- Solve Drainage Problems
- Infill Trailer Parks
- Create a Main Street for the Community
- Extend Metrorail or Busway
- Mixed-Use Buildings along Main Corridors
- Build Gateways
- Calm Traffic
- Create Community Identity





- Land Use**
- MM Mixed Use Main Street
 - MCS Mixed-Use Corridor Special
 - MC Mixed-Use Corridor
 - RM Residential Modified
 - R Residential
 - ID Industrial District
 - I Institutional



ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE NORTH CENTRAL URBAN AREA DISTRICT; CREATING SECTIONS 33-284.99.48 THROUGH 33-284.99.54 OF THE CODE OF MIAMI-DADE COUNTY (CODE); AMENDING SECTION 33C-7 OF THE CODE; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

Adopted August 2, 2011

THANK YOU!

Contact info:

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<http://www.miamidade.gov/planning/>

Miami-Dade County
Parks, Recreation and Open Spaces Department

Cost of Operations for Parks within North Central Municipal Advisory Committee Area

PARK NAME	ADDRESS	ACRES	CLASS	TYPE	PROP DEV	COMMISSION DISTRICT	Direct Expenses	Centralized and Indirect Expenses	Earned Revenue	UMSA Subsidy Total Expenses - Earned Revenues
27th Avenue Teen Center (Boxing)	6940 NW 27TH AVE	1.39	SINGLE PURPOSE PARK	Local	Fully Developed	2	24,300	24,200	-	48,500
79th Street Station Park	2998 NW 79TH ST	2.35	NEIGHBORHOOD PARK	Local	Undeveloped	2	-	30,900	-	30,900
Arcola Lakes Park	1301 NW 83RD ST	18.81	COMMUNITY PARK	Local	Fully Developed	2	766,700	334,400	13,000	1,088,100
Arcola Lakes Pool	1680 NW 87TH ST	N/A	COMMUNITY PARK	Local	Fully Developed	2	304,500	39,600	-	344,100
Area 225	3023 NW 58TH ST	0.39	MINI-PARK	Local	Fully Developed	2	-	7,600	-	7,600
Arthur Woodard Park	1220 NW 99TH ST	3.71	NEIGHBORHOOD PARK	Local	Partially Developed	2	2,000	19,800	700	21,100
Broadmoor Park	8731 NW 35TH CT	1.78	NEIGHBORHOOD PARK	Local	Partially Developed	2	-	19,900	-	19,900
Dr Martin Luther King Jr Memorial Park	6160 NW 32ND CT	9.73	COMMUNITY PARK	Local	Fully Developed	2	224,100	163,700	6,500	381,300
Fernville Park	8517 NW 14TH CT	0.47	MINI-PARK	Local	Undeveloped	2	700	9,400	-	10,100
Gladeview Park	6815 NW 31ST AVE	0.91	MINI-PARK	Local	Fully Developed	2	1,300	19,400	-	20,700
Golf Estate Mini Park	13000 NW 22ND CT	0.12	MINI-PARK	Local	Undeveloped	2	-	7,000	-	7,000
Gratigny Plateau Park	885 NW 117TH ST	0.97	MINI-PARK	Local	Fully Developed	2	-	27,300	-	27,300
Gwen Cherry Park	7090 NW 22ND AVE	38.55	COMMUNITY PARK	Local	Fully Developed	2	910,100	484,900	20,500	1,374,500
Gwen Cherry Pool	7091 NW 22ND AVE	N/A	COMMUNITY PARK	Local	Fully Developed	2	51,700	6,700	800	57,600
Little River Park	10525 NW 24TH AVE	10.28	COMMUNITY PARK	Local	Fully Developed	2	211,500	123,200	10,300	324,400
Little River Pool	10525 NW 24TH AVE	N/A	COMMUNITY PARK	Local	Fully Developed	2	24,900	3,200	-	28,100
Miami Shores Optimist Club	10915 NW 14TH AVE	10.11	SINGLE PURPOSE PARK	Local	Fully Developed	2	-	1,000	7,800	(6,800)
Northwest Highlands Park	2361 NW 67TH ST	0.73	MINI-PARK	Local	Fully Developed	2	-	16,700	-	16,700
Oak Park	620 NW 117TH ST	0.29	MINI-PARK	Local	Undeveloped	2	-	9,000	-	9,000
Sidney Wynn Park at Arcola	1680 NW 87TH ST	4.09	COMMUNITY PARK	Local	Fully Developed	2	192,000	124,900	5,500	311,400
Sidney Wynn Park at Arcola - Pool	1680 NW 87TH ST	N/A	COMMUNITY PARK	Local	Fully Developed	2	39,700	5,200	100	44,800
West Little River Park	2326 NW 84TH ST	4.46	COMMUNITY PARK	Local	Fully Developed	2	187,400	51,900	8,300	231,000
		109.14					2,940,900	1,529,900	73,500	4,397,300

Definitions: Direct Expenses - Costs of assigned personnel and procured commodities directly supportive of park operation
Centralized and Indirect Expenses - facility maintenance by centralized department staff (5-year average); contractual grounds maintenance; and centralized administrative support (HR, Procurement, IT, etc.)
Earned Revenues - patron fees collected for utilization of park facilities
UMSA Subsidy - Unincorporated Municipal Service Area General Fund *ad valorem* revenues allocated in support of park operations

Notes: Pool maintenance costs are reported within the Centralized and Indirect Expenses of the associated park
Public recreation access is available at Poinciana Park Elementary (6745 NW 23 AVE) under Joint Use Agreements between PROS and the Miami-Dade County School Board; there is no cost associated with the JUA

Data: Fiscal Year 2025-26 Adopted Budget

North Central MAC
Analysis of Park Impact Fees
FY2024-25

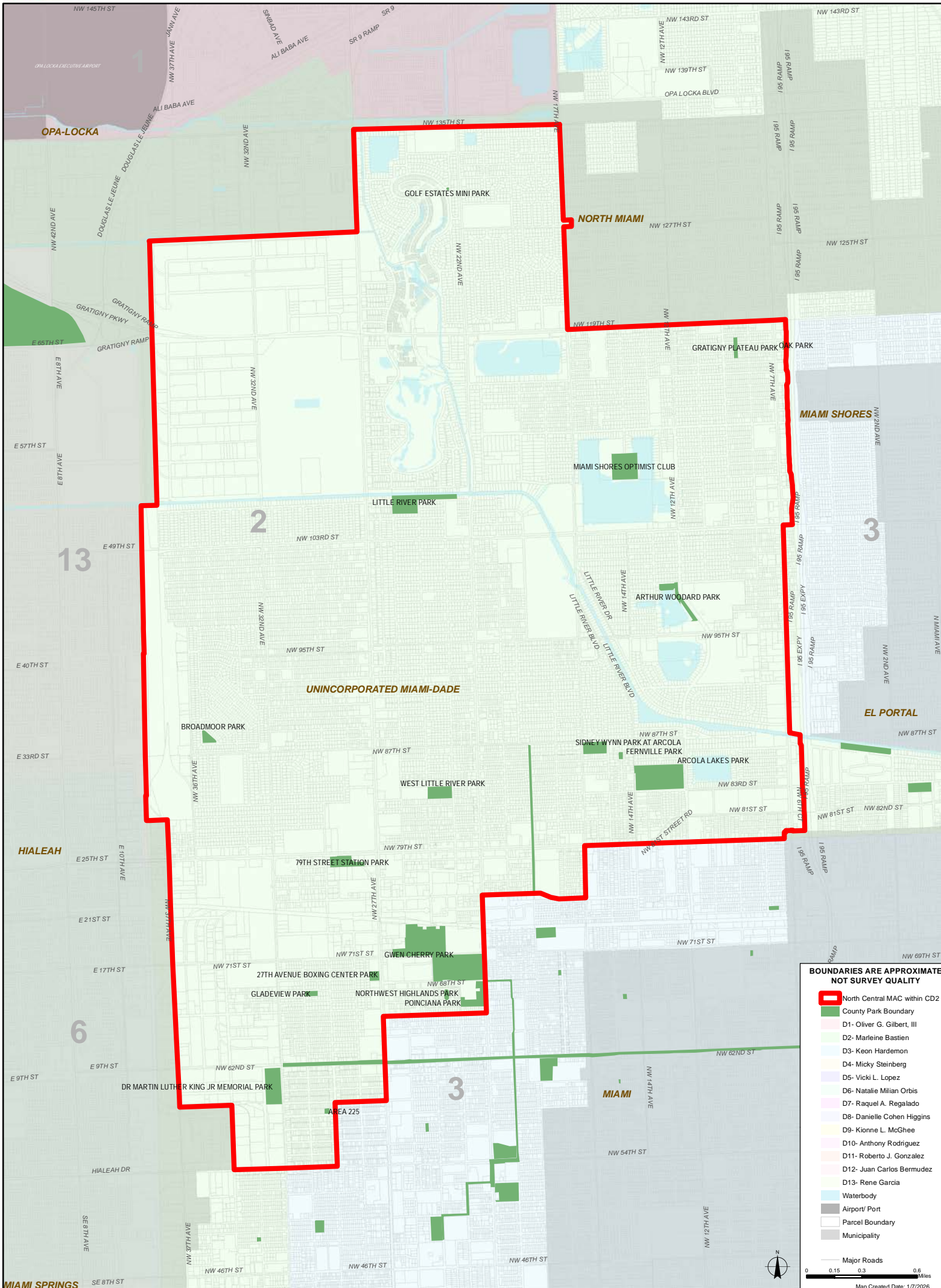
NC MAC	CI019 - P&R IMP. FEE OPEN SPACE DIST.4	CI027 - P&R IMP. FEE IMPROVMNT DIST.4
Revenues	924,147.76	879,164.45
Expenditures by Park		
ARCOLA LAKES PARK		71,393.65
ARTHUR WOODARD PARK	16,066.03	450,428.32
GWEN CHERRY PARK	55,569.15	1,541,703.70
LITTLE RIVER PARK		37,681.79
79 NORTHSIDE	4,360,261.83	
MARTIN LUTHER KING MEML PARK		47,983.02
SIDNEY WYNN PARK AT ARCOLA		1,452.00
WEST LITTLE RIVER PARK		1,452.00
Total Expenditures	4,431,897.01	2,152,094.49
Revenues minus Expenditures (R-E)	(3,507,749.25)	(1,272,930.04)



NORTH CENTRAL MAC - ACTIVE PROJECTS



Active Projects (Design, Permitting, Procurement)					
Park Name	Name	Status	Scope of Work	Overall Project Budget Estimate	Estimated Construction Finish Date
Gwen Cherry Park	Three Large Pavilions	Construction	Consultant design, permitting, procurement and installation of three large pavilions (20x40) with utilities.	\$ 1,589,683	8/7/2026
Sidney Wynn Park at Arcola	Playground Replacement (PH-II)	Construction	Consultant selection, design, permitting, procurement, and construction to include replacement and conversion of the existing playground into a nature based playground, new irrigation system and hose bibb.	\$ 1,037,969	5/19/2026
Sidney Wynn Park at Arcola	Dumpster Enclosure Installation NORTH	Construction	Consultant design and survey, permitting, procurement, and installation of Dumpster Enclosures at multiple parks.	\$ 45,000	3/15/2026
Arthur Woodard Park	Installation of Misters	Construction	In-house design, permitting, contract procurement and construction to include installation of mister stations.	\$ 70,000	5/12/2026



BOUNDARIES ARE APPROXIMATE NOT SURVEY QUALITY

- █ North Central MAC within CD2
- █ County Park Boundary
- █ D1- Oliver G. Gilbert, III
- █ D2- Marleine Bastien
- █ D3- Keon Hardemon
- █ D4- Micky Steinberg
- █ D5- Vicki L. Lopez
- █ D6- Natalie Milian Orbis
- █ D7- Raquel A. Regalado
- █ D8- Danielle Cohen Higgins
- █ D9- Kionne L. McChee
- █ D10- Anthony Rodriguez
- █ D11- Roberto J. Gonzalez
- █ D12- Juan Carlos Bermudez
- █ D13- Rene Garcia
- █ Waterbody
- █ Airport/ Port
- █ Parcel Boundary
- █ Municipality
- Major Roads

0 0.15 0.3 0.6 Miles

Map Created Date: 1/7/2026



**MIAMI-DADE COUNTY
PARKS, RECREATION AND OPEN SPACES DEPARTMENT
COUNTY PARKS IN NORTH CENTRAL MAC**



PARK NAME	ADDRESS	ACRES	TYPE
27TH AVENUE BOXING CENTER PARK	6920 NW 27TH AVE	1.39	Local
79TH STREET STATION PARK	2998 NW 79 ST	2.35	Local
ARCOLA LAKES PARK	1301 NW 83RD ST	18.33	Local
AREA 225	3023 NW 58TH ST	0.38	Local
ARTHUR WOODARD PARK	1220 NW 99TH ST	4.02	Local
BROADMOOR PARK	8731 NW 35TH CT	1.78	Local
DR MARTIN LUTHER KING JR MEMORIAL PARK	6000 NW 32ND CT	8.62	Local
FERNVILLE PARK	8517 NW 14 CT	0.47	Local
GLADEVIEW PARK	6815 NW 31ST AVE	0.96	Local
GOLF ESTATES MINI PARK	13000 NW 22ND CT	0.11	Local
GRATIGNY PLATEAU PARK	899 NW 117TH ST	1.21	Local
GWEN CHERRY PARK	7090 NW 22ND AVE	39.09	Local
LITTLE RIVER PARK	10525 NW 24TH AVE	9.93	Local
MIAMI SHORES OPTIMIST CLUB	10805 NW 14TH AVE	47.34	Local
NORTHWEST HIGHLANDS PARK	2347 NW 67TH ST	0.73	Local
OAK PARK	620 NW 117 ST	0.47	Local
POINCIANA PARK	6745 NW 23RD AVE	4.57	Local
SIDNEY WYNN PARK AT ARCOLA	1680 NW 87TH ST	4.26	Local
WEST LITTLE RIVER PARK	2326 NW 84TH ST	4.47	Local
TOTAL ACRES:		150.48	



27TH AVENUE BOXING CENTER PARK

6920 NW 27TH AVE

TYPE: Local
CATEGORY: SINGLE PURPOSE PARK
ACRES: 1.39

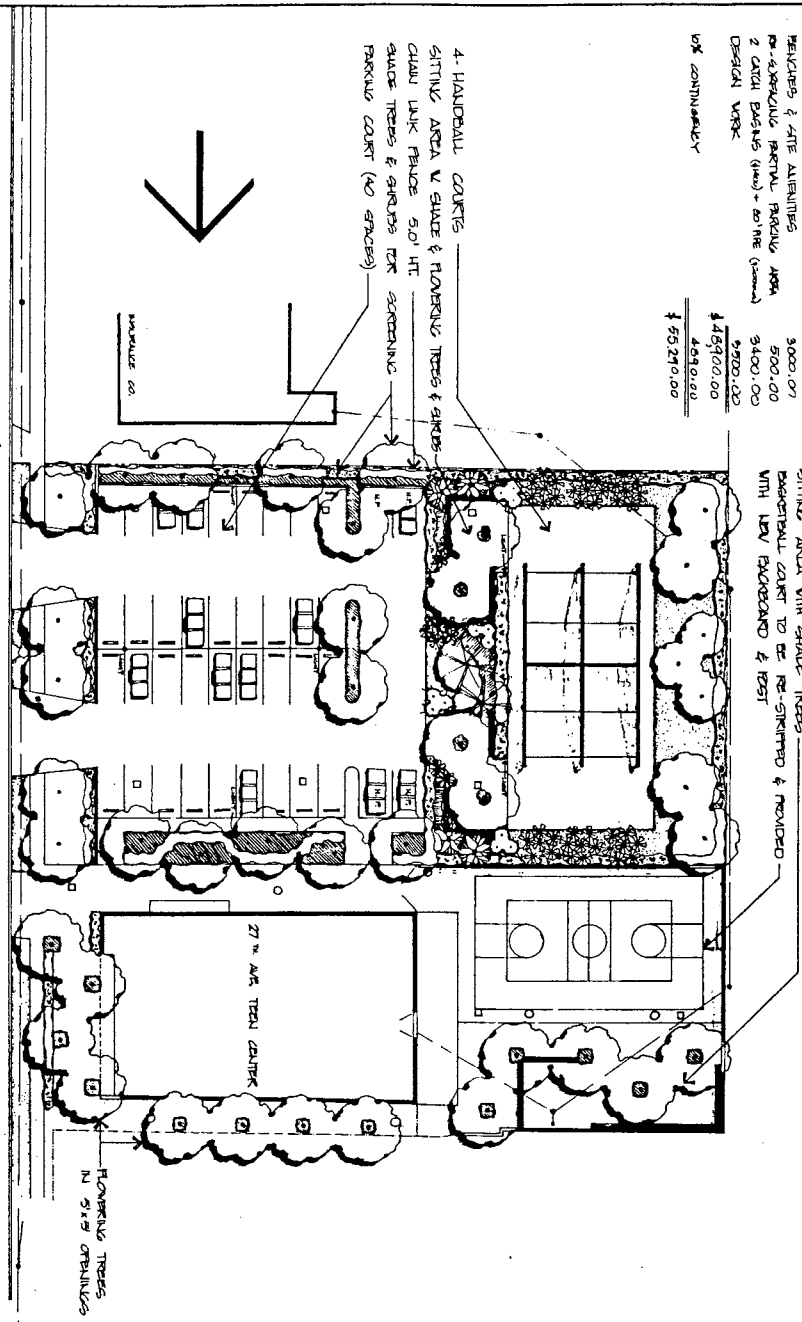
-  Commission District
-  Parcel Boundary
-  County Park Boundary

Street
BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY



APPROXIMATE ESTIMATE

PLANT MATERIAL	10,000.00
4 HANDBALL COURTS	22,000.00
6 LIGHTS @ 2000/ea.	3000.00
FILL	5000.00
BENCHES	2000.00
BENCHES & ART ALUMINUM	3000.00
RE-ASPHALT EXISTING PARKING AREA	5000.00
2 CAROL BASKETS (1000) + 20 THE (1000)	3400.00
DESIGN WORK	5700.00
OR CONTINGENCY	48900.00
	\$ 55,210.00



N.W. 69th ST.

27th AVE. NORTHBOUND

27th AVE. SOUTHBOUND

FLOWERING TREES
IN 3x5 ORBITALS




27th AVE. TEEN CENTER

	Metropolitan Dade County Park - Recreation Department		Approved By: <i>[Signature]</i> Date: OCT. 6, 1977		PROJECT NO. 64-64 Revisions:	Design: M. VASILEVICH Drawn: M. VASILEVICH Checked: P. CAREY Submitted:
	Approved: _____ Date: _____	Approved: _____ Date: _____	MANNY'S AUTO & 27th AVE TEEN CENTER MASTER PLAN			



79TH STREET STATION PARK

TYPE: Local
 CATEGORY: NEIGHBORHOOD PARK
 ACRES: 2.35

-  Commission District
-  Parcel Boundary
-  County Park Boundary

Street
 BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY



79TH STREET STATION PARK

**NO GENERAL
PLAN ON FILE**



ARCOLA LAKES PARK

1301 NW 83RD ST

TYPE: Local

CATEGORY: COMMUNITY PARK

ACRES: 18.33

Commission District

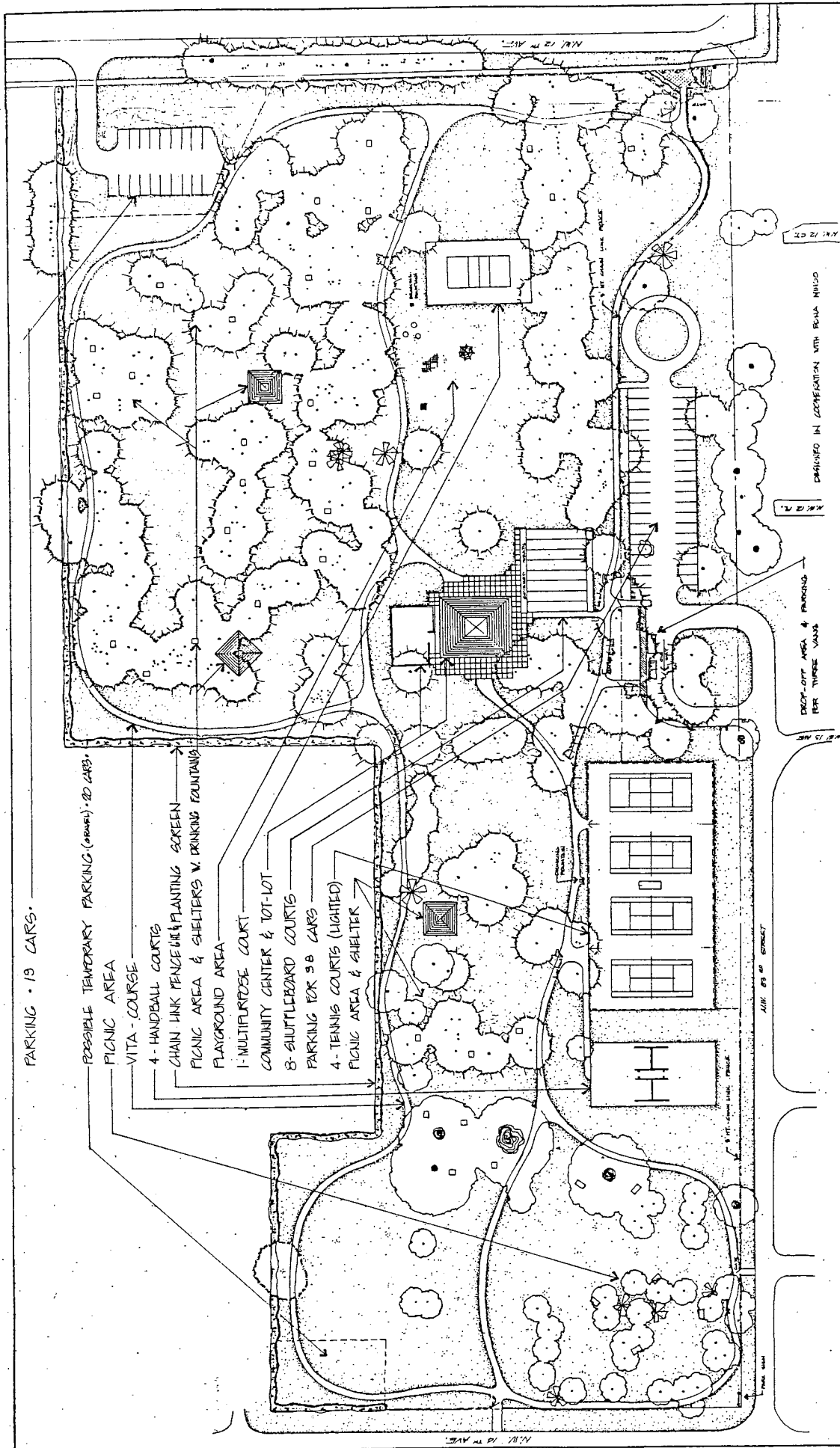
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY








File Card Drawn Date	Sheet Of Drawn Date	 Metropolitan Dade County Park - Recreation Department	ARCOLA LAKES MASTER PLAN Date: May 29, 1971 Scale: 1" = 40'-0"	Approved By: PROJECT NO: 190A17 Prepared by: Checked by:	Design: Drawn: Checked: Submitted:
----------------------------	------------------------------	--	--	---	---





AREA 225
3023 NW 58TH ST
TYPE: Local
CATEGORY: MINI PARK
ACRES: 0.38

-  Commission District
-  Parcel Boundary
-  County Park Boundary

Street
BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY








ARTHUR WOODARD PARK

1220 NW 99TH ST

TYPE: Local

CATEGORY: NEIGHBORHOOD PARK

ACRES: 4.02

-  Commission District
-  Parcel Boundary
-  County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY



ARTHUR WOODARD PARK

GENERAL PLAN

General Plan Description:

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are: equity, access, beauty, multiple benefits, seamlessness, and sustainability, the plan to the left organizes spaces at Twin Lakes Park for maximum use and flexibility. Primary elements include the following:

- Walking Path
- Shaded Seating and Picnic Areas
- Shelters
- Playground
- Fitness Area
- Open Play Area
- Shade Trees
- Low Level Lighting
- Park Signs (Typical)

Approval Signatures

Maria I. Nardi

Maria I. Nardi, Director, Parks, Recreation and Open Spaces

MSE Reyns

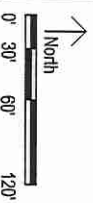
Mattie Reyns, Assistant Director of Planning, Design and Construction Excellence

Alexandro Zizold

Alexandro Zizold, PROS Master Plan Manager

Alessa Turleabu

Alessa Turleabu, Park Planner III



ARTHUR WOODARD PARK

GENERAL PLAN

General Plan Description:

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are: equity, access, beauty, multiple benefits, seamlessness, and sustainability, the plan to the left organizes spaces at Twin Lakes Park for maximum use and flexibility. Primary elements include the following:

- Walking Path
- Shaded Seating and Picnic Areas
- Shelters
- Playground
- Fitness Area
- Open Play Area
- Shade Trees
- Low Level Lighting
- Park Signs (Typical)

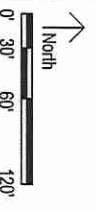
Approval Signatures

Maia I. Nardi
Maia I. Nardi, Director, Parks, Recreation and Open Spaces

MRS Reyes
Maithe Reyes, Assistant Director of Planning, Design and Construction Excellence

Alexandro Zivod
Alexandro Zivod, PROS Master Plan Manager

Alissa Tuttle
Alissa Tuttle, Park Planner III



ARTHUR WOODARD PARK

PHASING PLAN

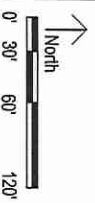


Phasing Diagram:
Development of Twin Lakes Park will occur over a period of time. Two primary phases of development have been preliminarily identified with the goal of balancing neighborhood-based park needs.

Phase 1A - Consists of neighborhood-based amenities NW 99th St. including a walking path, open play area, shaded seating, a pavilion, a playground, a fitness area, low level lighting, and a park sign. Shade trees would be planted throughout the Phase 1a space to encourage maturity of trees throughout the development period for the park.

Phase 1B - Consists of a sidewalk along the NW 127th Ave. Right-of-Way with shade trees.

Phase 2 - Consists of the addition of a walking path and pavilion in the northern portion of the park as well as additional shade trees, two pavilions, shaded seating, an open play area, low level lighting and a park sign.



ARTHUR WOODARD PARK

PHASING PLAN

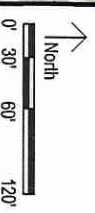
Phasing Diagram:

Development of Twin Lakes Park will occur over a period of time. Two primary phases of development have been preliminarily identified with the goal of balancing neighborhood-based park needs.

Phase 1A - Consists of neighborhood-based amenities NW 99th St. including a walking path, open play area, shaded seating, a pavilion, a playground, a fitness area, low level lighting, and a park sign. Shade trees would be planted throughout the Phase 1a space to encourage maturity of trees throughout the development period for the park.

Phase 1B - Consists of a sidewalk along the NW 127th Ave. Right-of-Way with shade trees.

Phase 2 - Consists of the addition of a walking path and pavilion in the northern portion of the park as well as additional shade trees, two pavilions, shaded seating, an open play area, low level lighting, and a park sign.





BROADMOOR PARK

8731 NW 35TH CT

TYPE: Local

CATEGORY: NEIGHBORHOOD PARK

ACRES: 1.78

Commission District

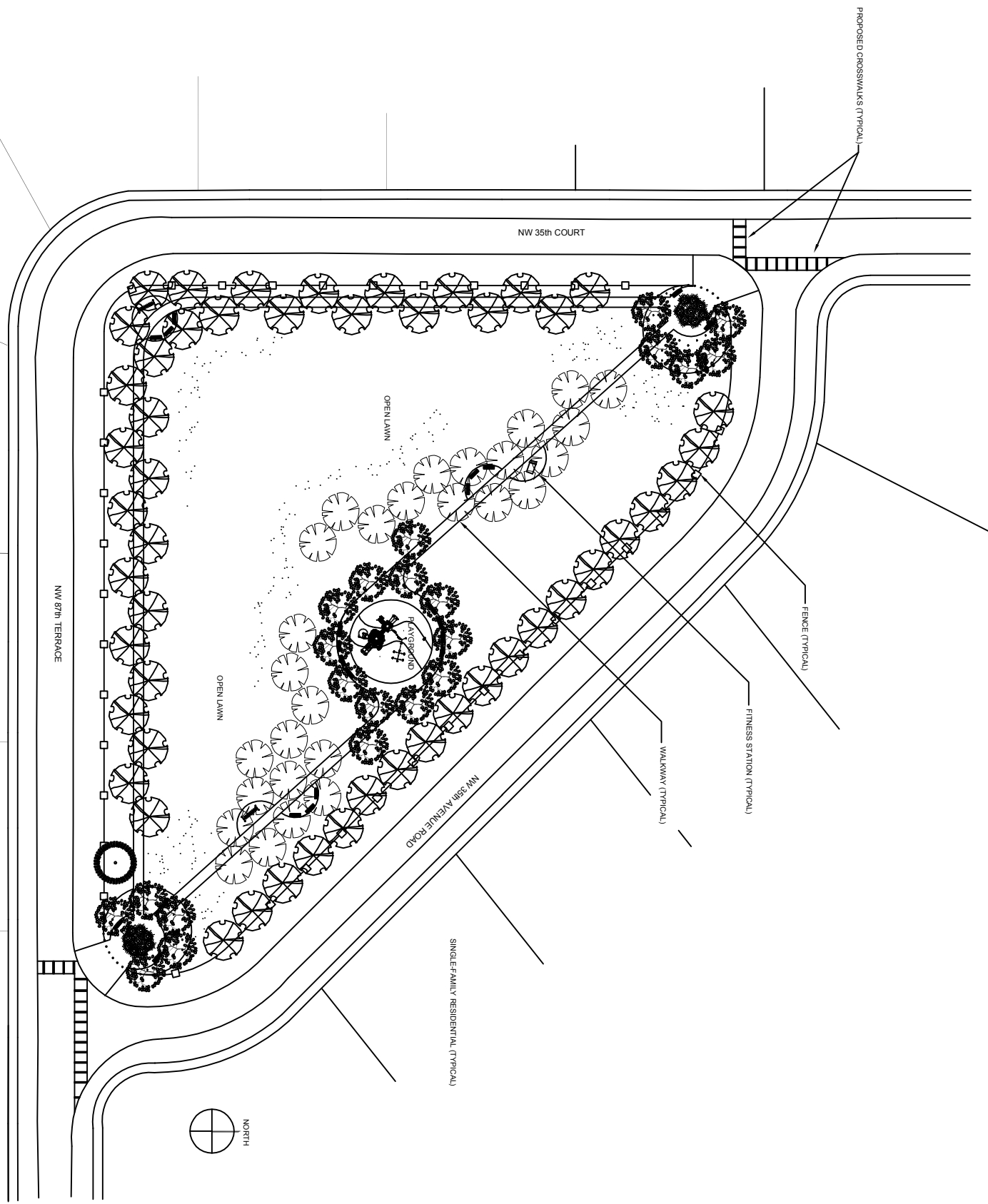
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





Date 1/23/18	Drawn K. CHENEY	Checked P. CAREY	Scale 1" = 30'	Contract No.

Project Title:
BROADMOOR PARK
 GENERAL PLAN
 NW 87 TERRACE AND NW 35 COURT
 Drawing Title:

Miami-Dade County
Park and Recreation Department
 275 N W 2nd STREET 4th FLOOR MIAMI FL 33128

Revisions		
No	Date	Description

Design: K. CHENEY
 Drawn: K. CHENEY
 Checked: P. CAREY
 Survey: C. BLVA
 Inspection:
 Project Manager: K. Chaney





DR MARTIN LUTHER KING JR MEMORIAL PARK

6000 NW 32ND CT

TYPE: Local

CATEGORY: COMMUNITY PARK

ACRES: 8.62

Commission District

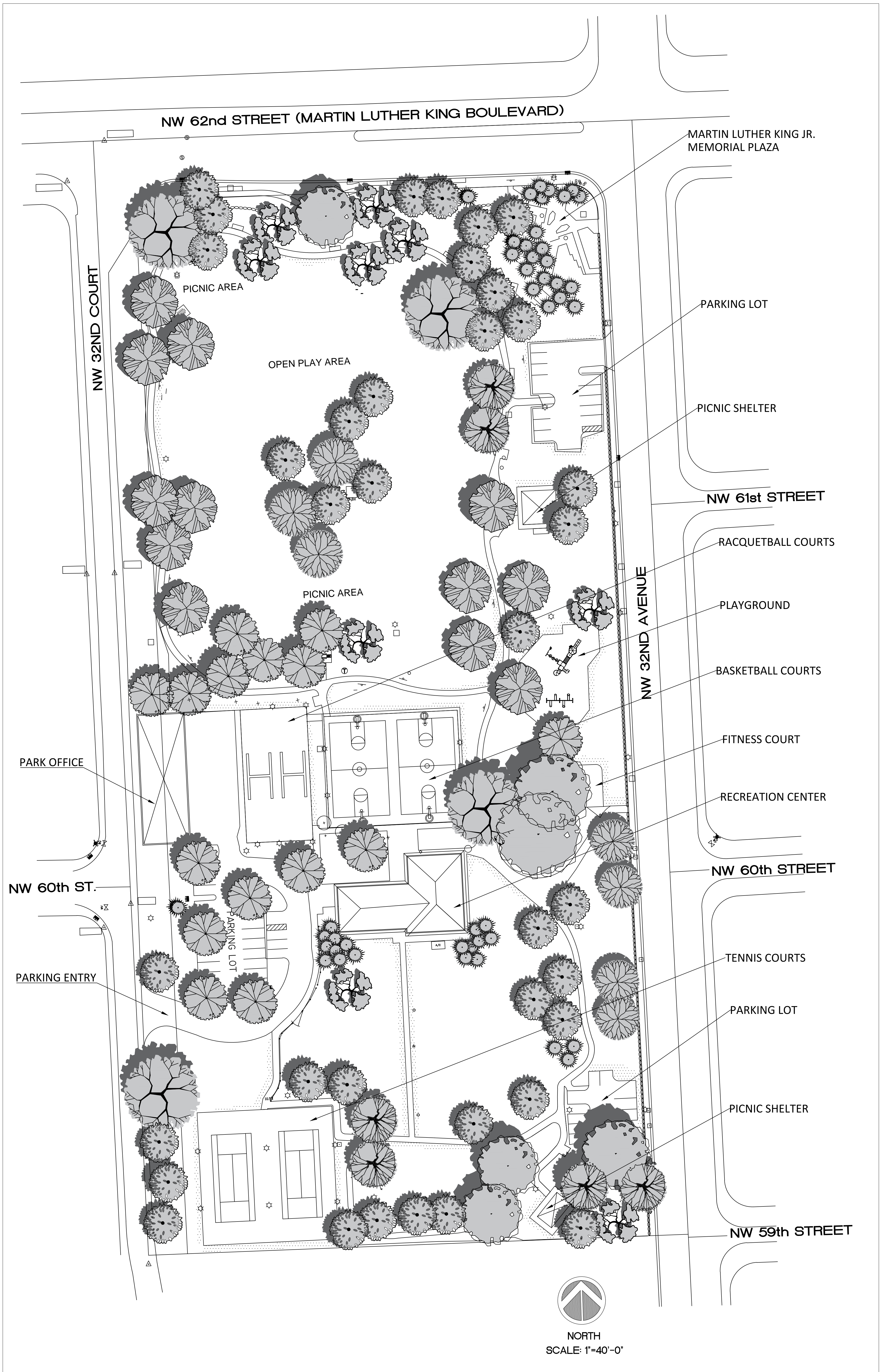
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





File	9/1/17	Scale
of	Drawing No.	1" = 40'
Drawer		
Dwg.		

Contract No.
 Project Title:
MARTIN LUTHER KING MEMORIAL
PARK GENERAL PLAN
 6160 NW 32 COURT
 Drawing Title: GENERAL PLAN UPDATE

MIAMI-DADE COUNTY

PARK AND RECREATION DEPARTMENT

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

Revisions		
No.	Date	Description
1	9/1/17	GENERAL PLAN UPDATE

Design:
 Drawn: WONG
 Checked:
 Survey:
 Inspections:
 Project Manager:

LANDSCAPE ARCHITECTURE
 FLORIDA LICENSE No. LA 0000675
 275 NW 2nd STREET, 4th FLOOR
 MIAMI, FLORIDA 33128 (305) 755-7891



FERNVILLE PARK

8517 NW 14 CT

TYPE: Local

CATEGORY: MINI PARK

ACRES: 0.47

 Commission District

 Parcel Boundary

 County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY

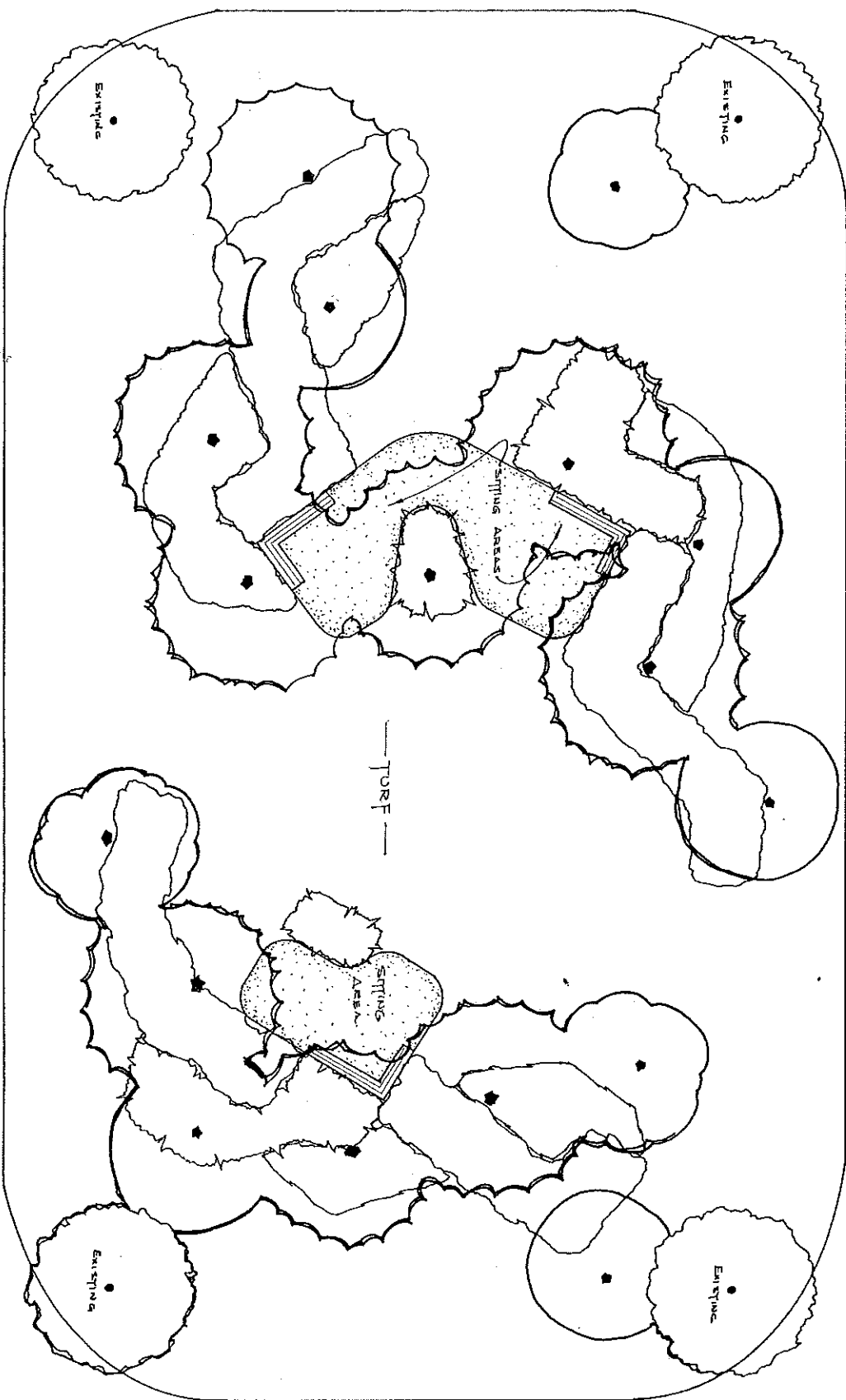


N.W. 14th COURT

N.W. 14th PLACE

TO N.W. 87th STREET

TO N.W. 96th STREET



Dade County Park and Recreation Department

Developed by
[Signature]
 Drawn by
[Signature]
 Checked by

FERNVILLE PARK
GENERAL PLAN

Scale
 1" = 10'-0"
 Date
 7-18-68

Approved: _____ Date: _____
 Approved: _____ Date: _____



GLADEVIEW PARK

6815 NW 31ST AVE

TYPE: Local

CATEGORY: MINI PARK

ACRES: 0.96

Commission District

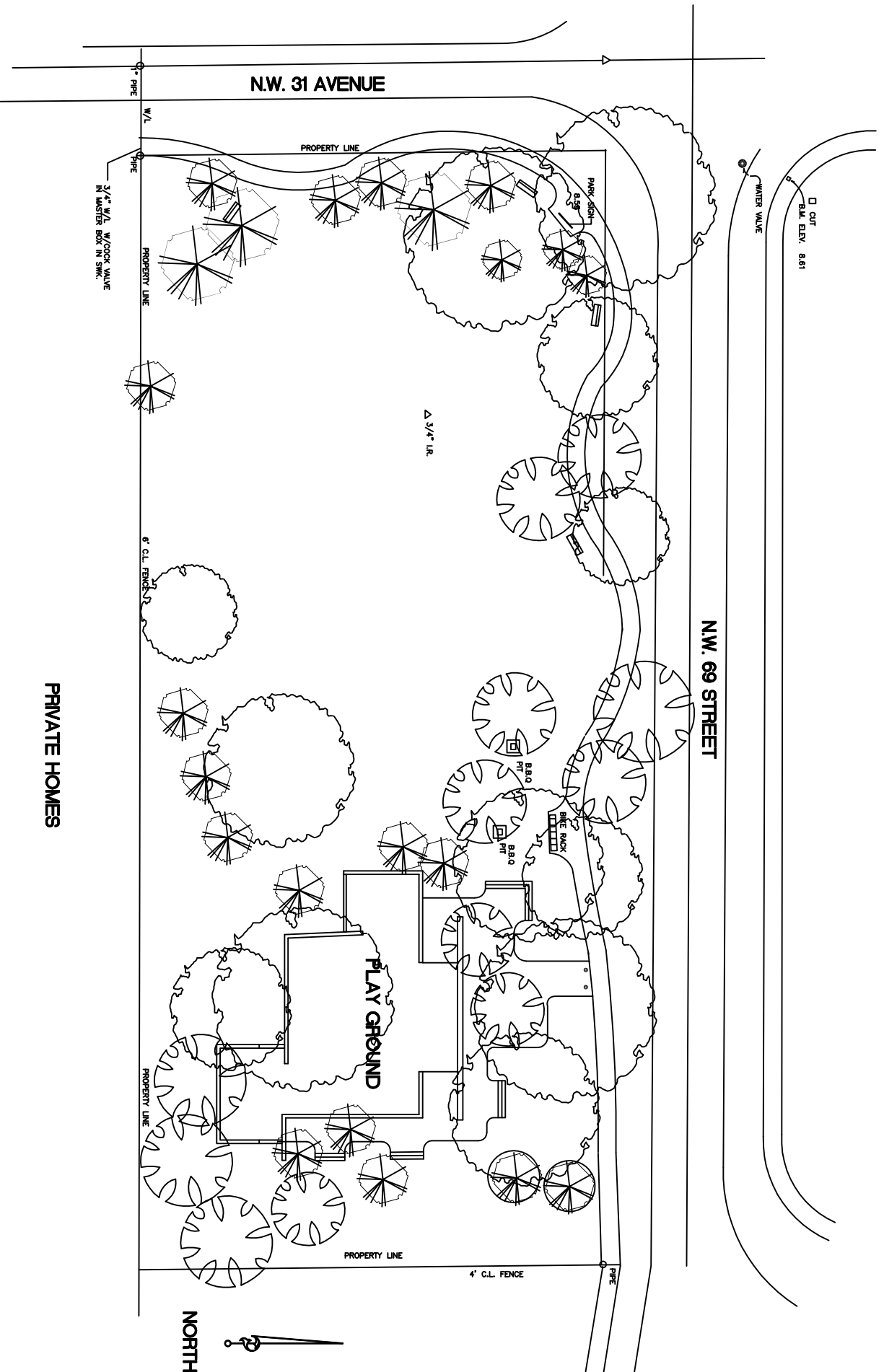
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





Project N°	Date	Scale	Drawing N°	Drawn	File
	1998	N.T.S.			
				Dwg.	

Project Title:
GLADEVIEW PARK
 Drawing Title:
GENERAL PLAN

MIAMI-DADE COUNTY
 Miami-Dade County
 Park and Recreation Department
 275 NW, 2nd STREET, 4th FLOOR, MIAMI, FL 33128

N°	Date	Revisions
		Description

Design: J.L.A.O.
 Drawn: B.CONDON
 Checked:
 Survey:
 Inspections:
 Project Manager:

Approvals	Date






GOLF ESTATES MINI PARK

13000 NW 22ND CT

TYPE: Local

CATEGORY: MINI PARK

ACRES: 0.11

-  Commission District
-  Parcel Boundary
-  County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY



GOLF ESTATES MINI PARK

**NO GENERAL
PLAN ON FILE**



GRATIGNY PLATEAU PARK

899 NW 117TH ST

TYPE: Local

CATEGORY: MINI PARK

ACRES: 1.21

Commission District

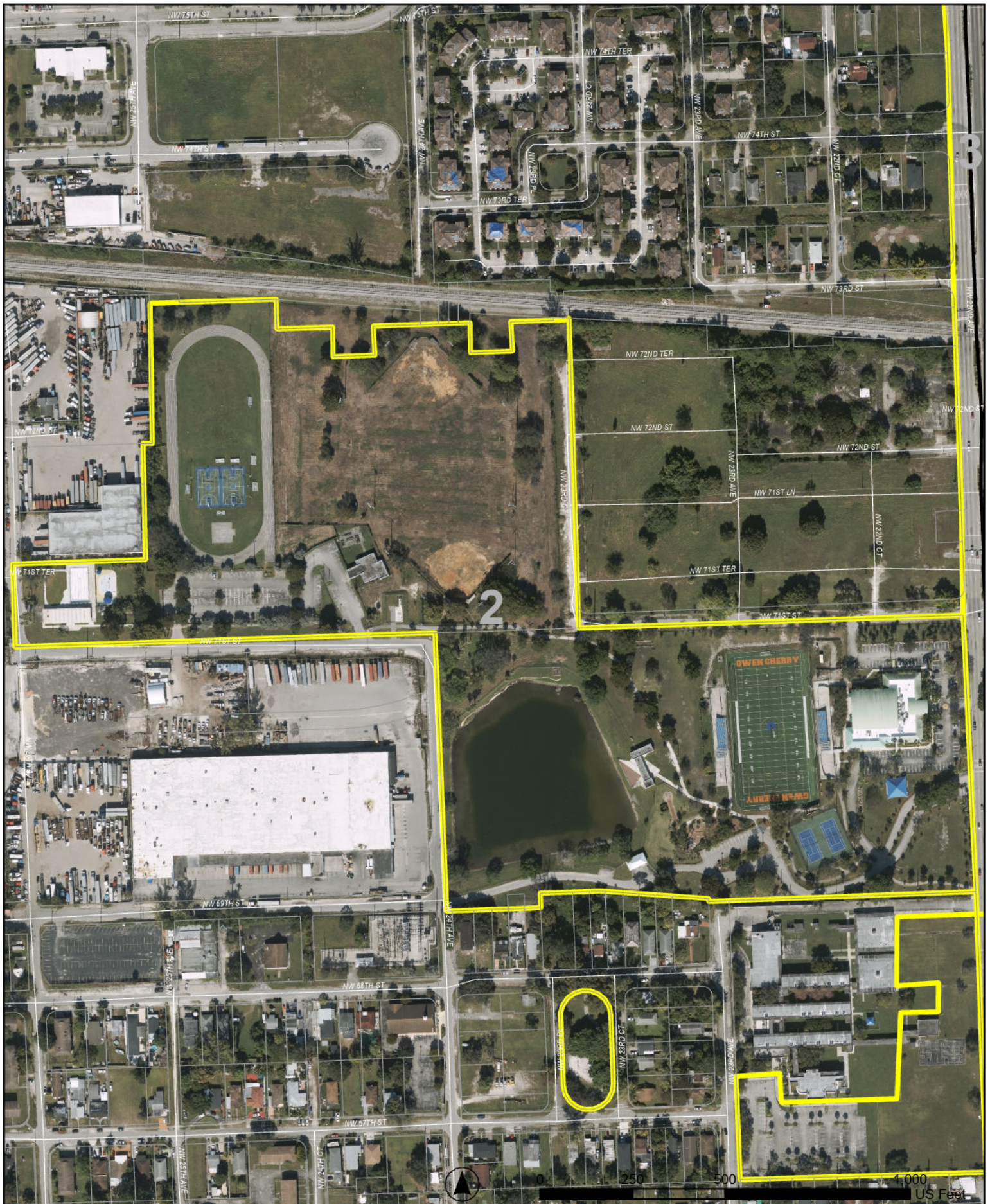
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





GWEN CHERRY PARK

7090 NW 22ND AVE

TYPE: Local

CATEGORY: COMMUNITY PARK

ACRES: 39.09

Commission District

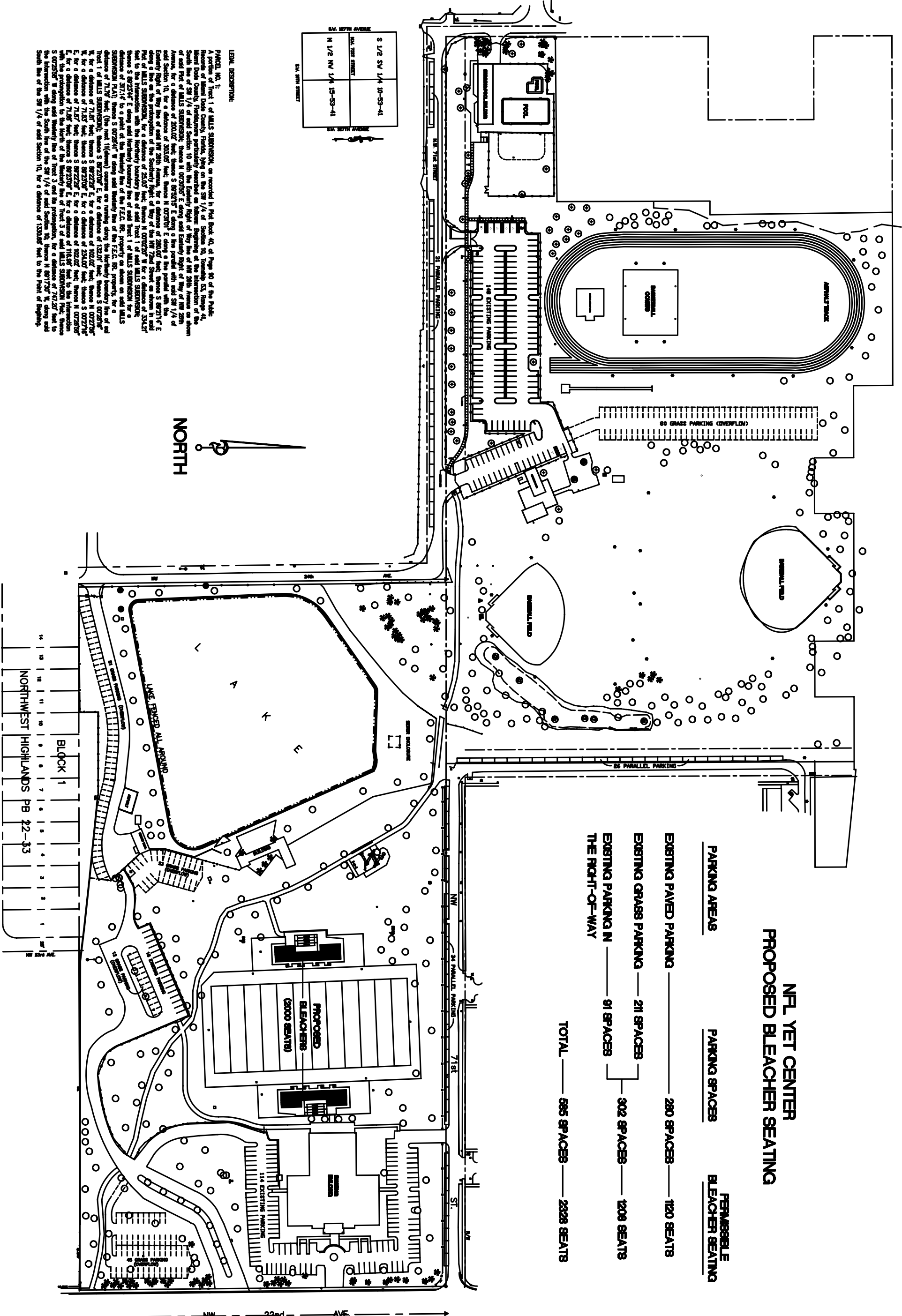
Parcel Boundary

County Park Boundary

Street

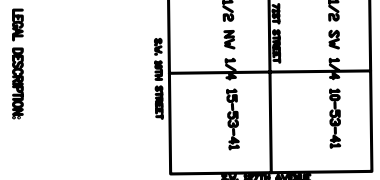
BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





**NFL YET CENTER
PROPOSED BLEACHER SEATING**

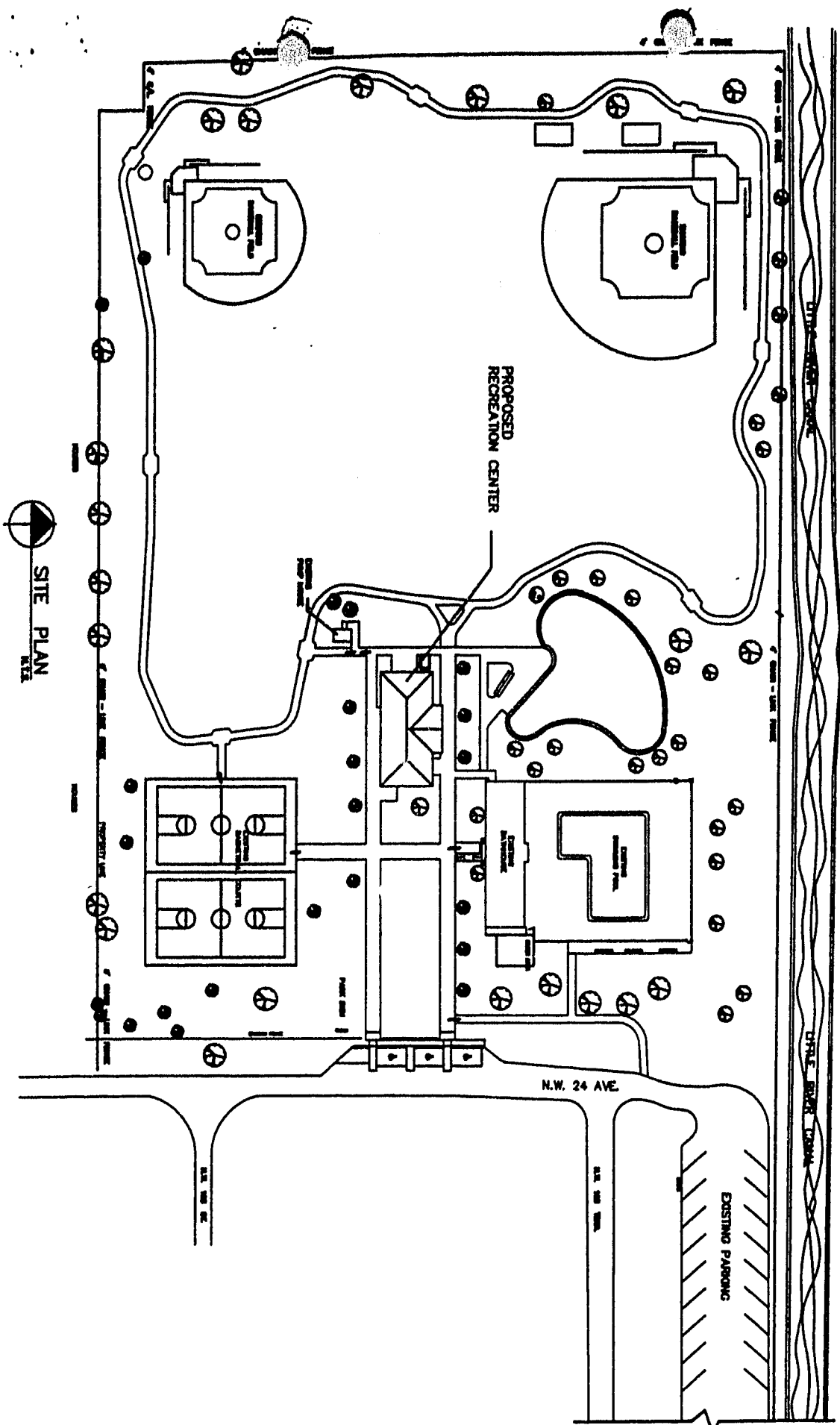
PARKING AREAS	PARKING SPACES	PERMISSIBLE BLEACHER SEATING
EXISTING PAVED PARKING	211 SPACES	1200 SEATS
EXISTING GRASS PARKING	302 SPACES	
EXISTING PARKING N THE RIGHT-OF-WAY	91 SPACES	1208 SEATS
TOTAL	604 SPACES	2408 SEATS



LEGAL DESCRIPTION:
 PARCEL NO. 1:
 A portion of Tract 1 of MALS SUBDIVISION, as recorded in Plat Book 40, of Page 80 of the Public Records of Miami Dade County, Florida, lying on the SW 1/4 of Section 10, Township 23, Range 41, Miami Dade County, Florida, more particularly described as follows: Beginning at the intersection of the South line of SW 1/4 of said Section 10 with the Eastern Right of Way line of NW 20th Avenue on whom of said Plat of MALS SUBDIVISION, thence N 07°30'57" E along said Eastern Right of Way of NW 20th Avenue, for a distance of 200.02' feet, thence S 89°22'15" E along a line parallel with said SW 1/4 of said Section 10, for a distance of 303.03' feet, thence N 07°31'01" E along a line parallel with the Eastern Right of Way line of said NW 20th Avenue, for a distance of 280.02' feet, thence S 89°22'15" E along the prolongation of the South line of said NW 20th Avenue, for a distance of 116.88' feet, to the intersection of the Eastern Right of Way line of said NW 20th Avenue, thence N 07°31'01" E along a line parallel with the Eastern Right of Way line of said NW 20th Avenue, for a distance of 280.02' feet, thence S 89°22'15" E along the prolongation of the South line of said NW 20th Avenue, for a distance of 116.88' feet, to the intersection with the Northern boundary line of said Tract 1 of said MALS SUBDIVISION, thence S 89°22'15" E along said Northern boundary line of said Tract 1 of MALS SUBDIVISION, for a distance of 317.14' to a point of the Western line of the F.E.C. RR. property on whom said MALS SUBDIVISION PLAT; thence S 07°28'41" W along said Western line of the F.E.C. RR. property, for a distance of 71.79' feet, (the next 11 (eleven) courses are running along the Northern boundary line of said Tract 1 of MALS SUBDIVISION); thence S 89°22'15" E, for a distance of 132.01' feet, thence S 07°28'41" W, for a distance of 71.87' feet, thence S 89°22'15" E, for a distance of 102.02' feet, thence S 07°27'16" E, for a distance of 71.87' feet, thence S 89°22'15" E, for a distance of 102.02' feet, thence N 07°28'59" E, for a distance of 71.87' feet, thence S 89°22'15" E, for a distance of 116.88' feet, to the intersection with the prolongation to the North of the Western line of Tract 3 of said MALS SUBDIVISION Plat; thence S 07°28'59" E along said Western line of Tract 3 and the prolongation, for a distance of 747.22' feet, to the intersection with the South line of the SW 1/4 of said Section 10, thence N 89°17'30" W, along said South line of the SW 1/4 of said Section 10, for a distance of 1330.08' feet, to the Point of Beginning.

FOLIO - 3031100610080

Project Title: GWEN CHERRY PARK Drawing Title: GENERAL PLAN	Miami-Dade County Park and Recreation Department 276 NW. 2nd STREET, 4th FLOOR, MIAM, FL. 33128	Revisions N# Date Description 7/25/08 NFL YET Center Bleachers	Design: M.MACDONALD Drawn: B.CONDON Checked: Survey: Inspection: Project Manager:
		Project #: Date: 11/9/08 Scale: NTS Drawing #: File: of Drawn: Dwg.	



DATE	DESCRIPTION

Project Title
LITTLE RIVER PARK
 RECREATION CENTER REPLACEMENT
 10623 N.W. 24th AVE. DADE COUNTY, FL.
 Drawing Title: **SITE PLAN**



Metropolitan Dade County
 Park and Recreation Department

NO.	REVISIONS

DESIGN

APPROVAL	DATE



0 125 250 500 US Feet

MIAMI SHORES OPTIMIST CLUB

10805 NW 14TH AVE

TYPE: Local

CATEGORY: SINGLE PURPOSE PARK

ACRES: 47.34

Commission District

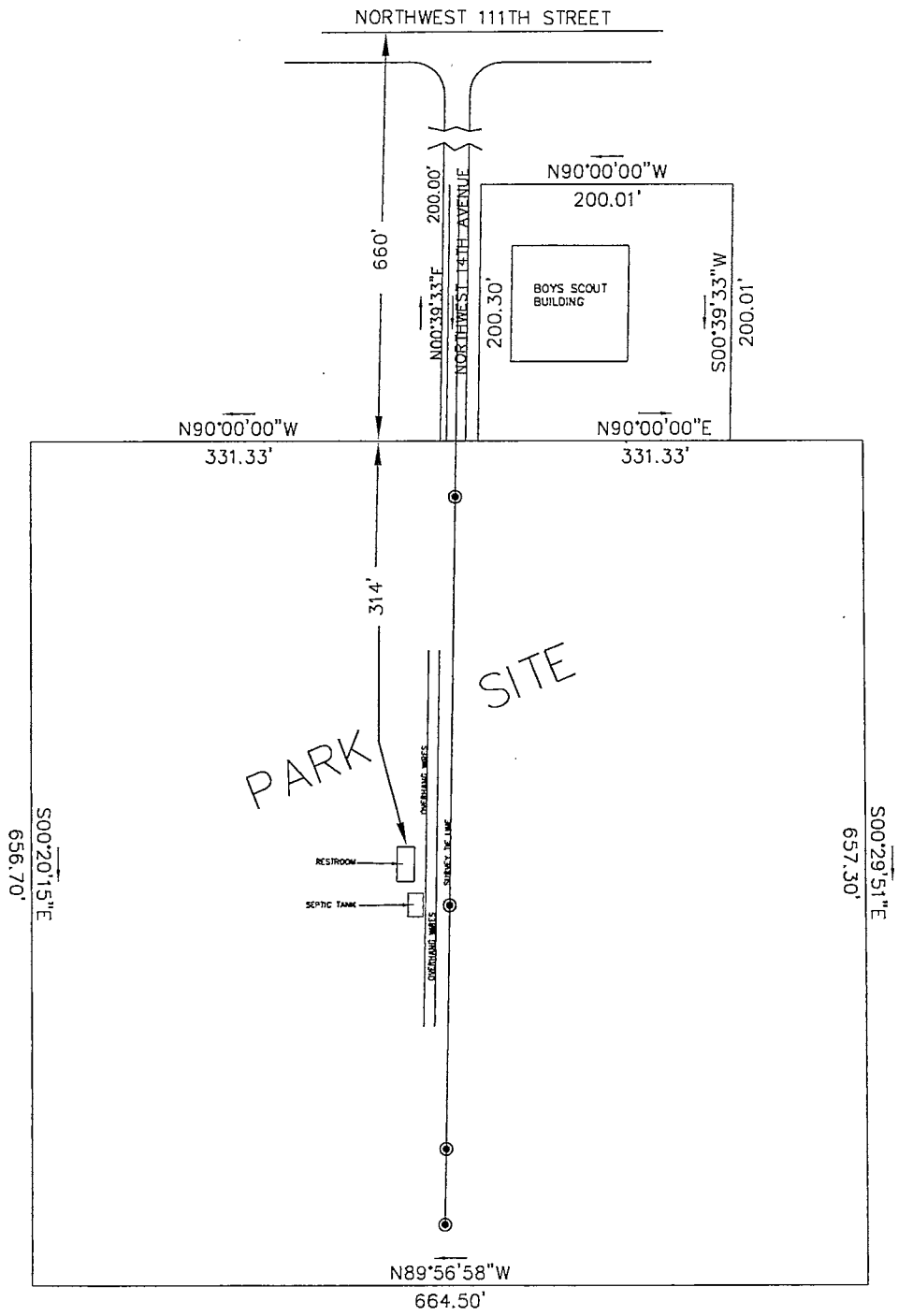
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





MIAMI SHORES OPTIMIST PARK



NORTHWEST HIGHLANDS PARK

2347 NW 67TH ST

TYPE: Local

CATEGORY: MINI PARK

ACRES: 0.73

Commission District

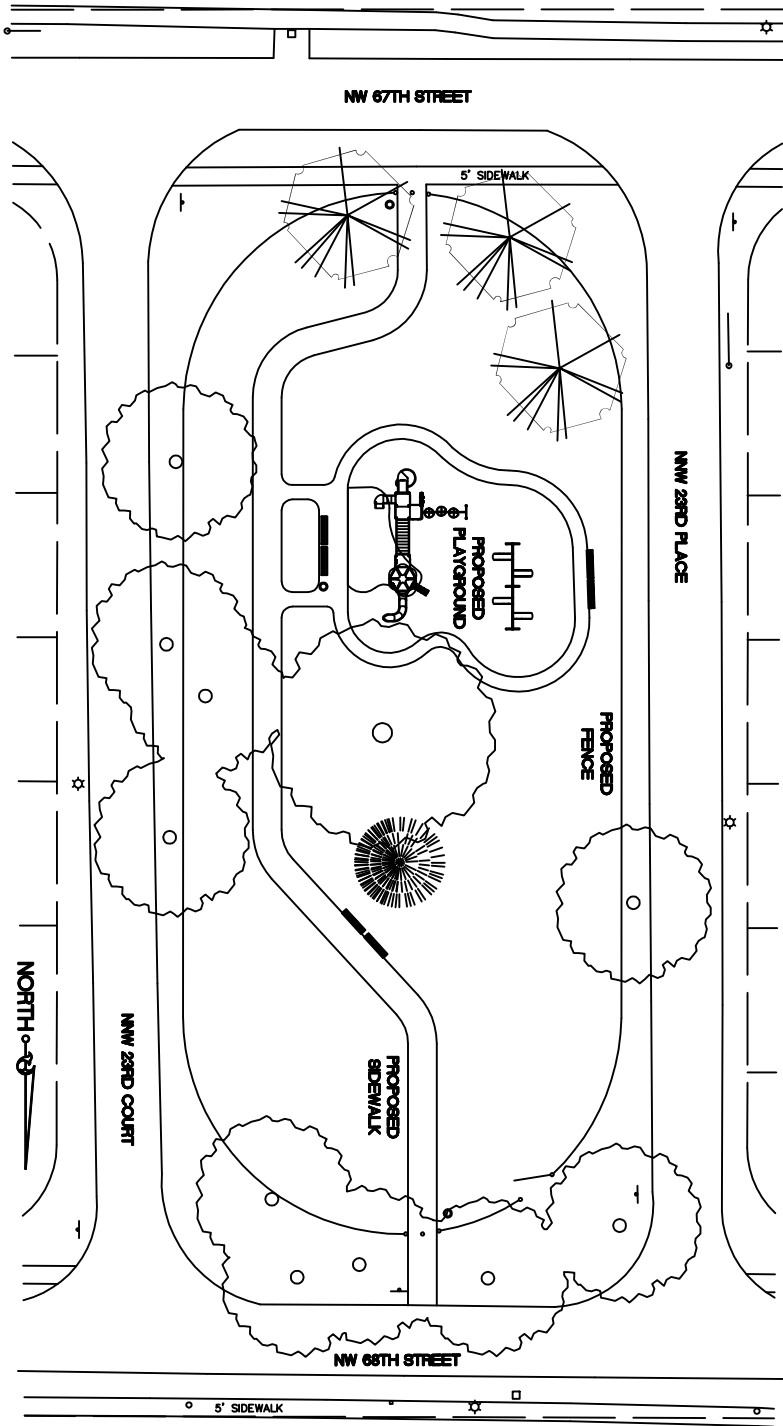
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





Project No.	
Date	6/28/02
Scale	1"=30'
Drawing No.	
File	
Drawn	
Check	
Eng.	

Project Title:
NORTHWEST HIGHLANDS PARK

Drawing Title:
SITE DEVELOPMENT



Miami-Dade County
Park and Recreation Department

275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL. 33128

Revisions		
No.	Date	Description





Design: K.CHENEY
 Drawn: B.CONDON
 Checked:
 Survey:
 Inspections:
 Project Manager:

Approvals	Date



OAK PARK
620 NW 117 ST

TYPE: Local
 CATEGORY: MINI PARK
 ACRES: 0.47

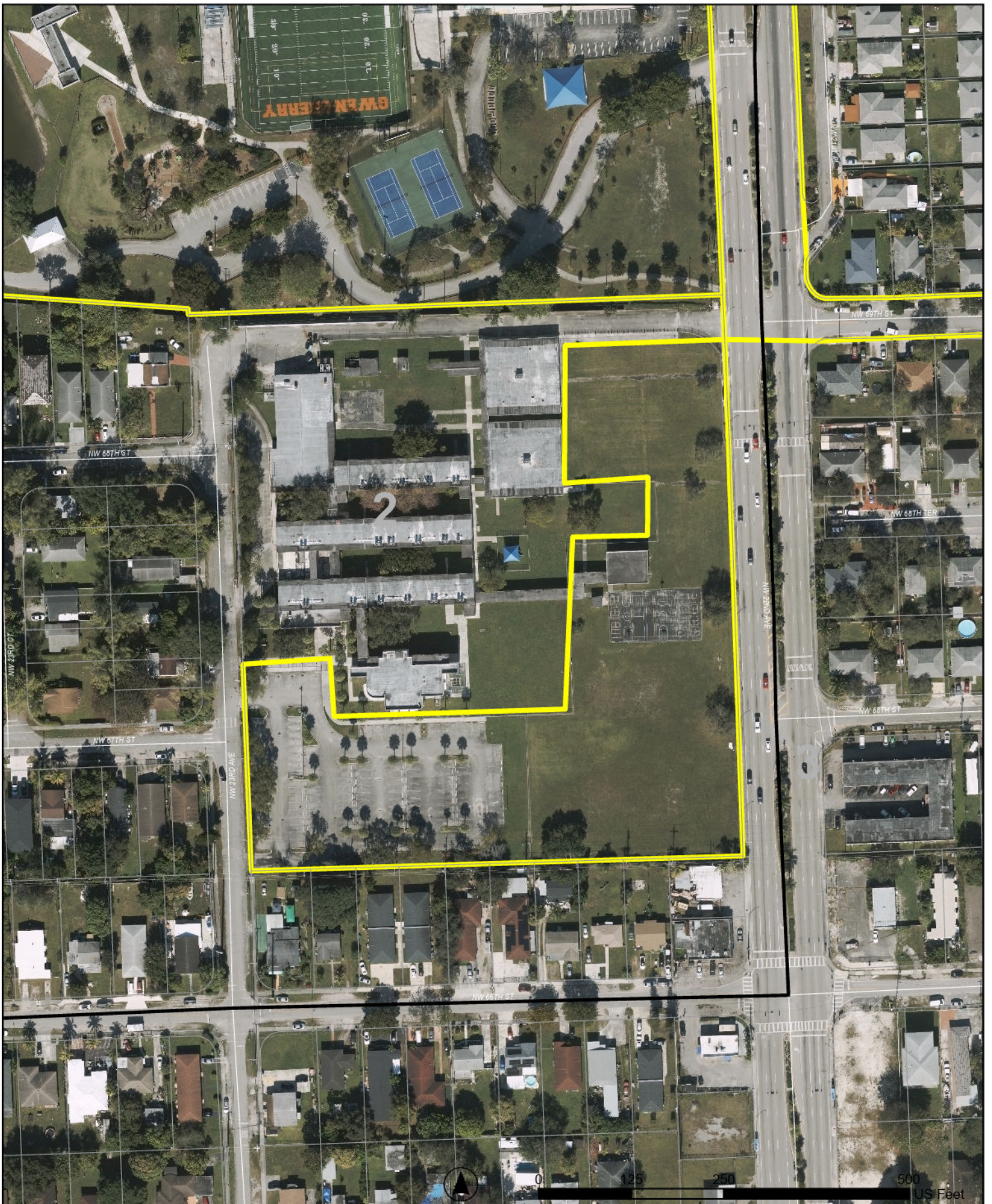
-  Commission District
-  Parcel Boundary
-  County Park Boundary
-  Street



BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY

OAK PARK

**NO GENERAL
PLAN ON FILE**






POINCIANA PARK

6745 NW 23RD AVE

TYPE: Local

CATEGORY: NEIGHBORHOOD PARK

ACRES: 4.57

-  Commission District
-  Parcel Boundary
-  County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY



POINCIANA PARK (JUA)

**NO GENERAL
PLAN ON FILE
JUA**



SIDNEY WYNN PARK AT ARCOLA

1680 NW 87TH ST

TYPE: Local

CATEGORY: COMMUNITY PARK

ACRES: 4.26

Commission District

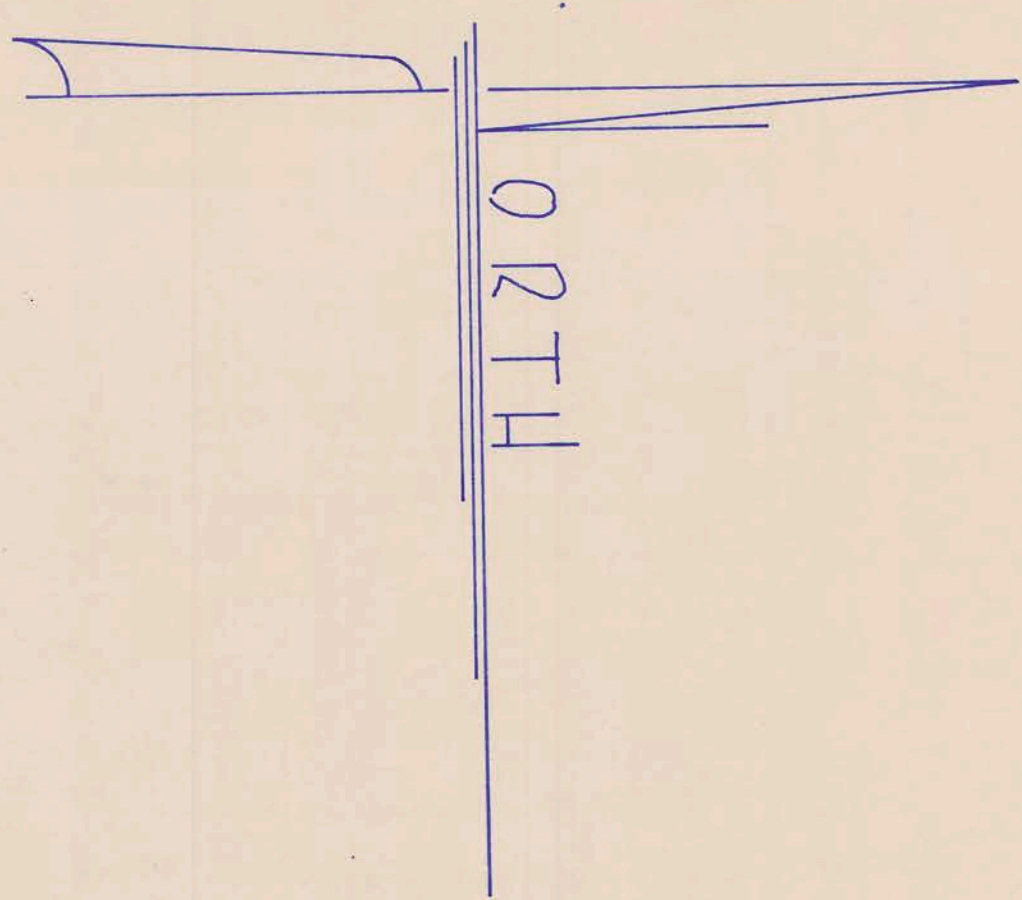
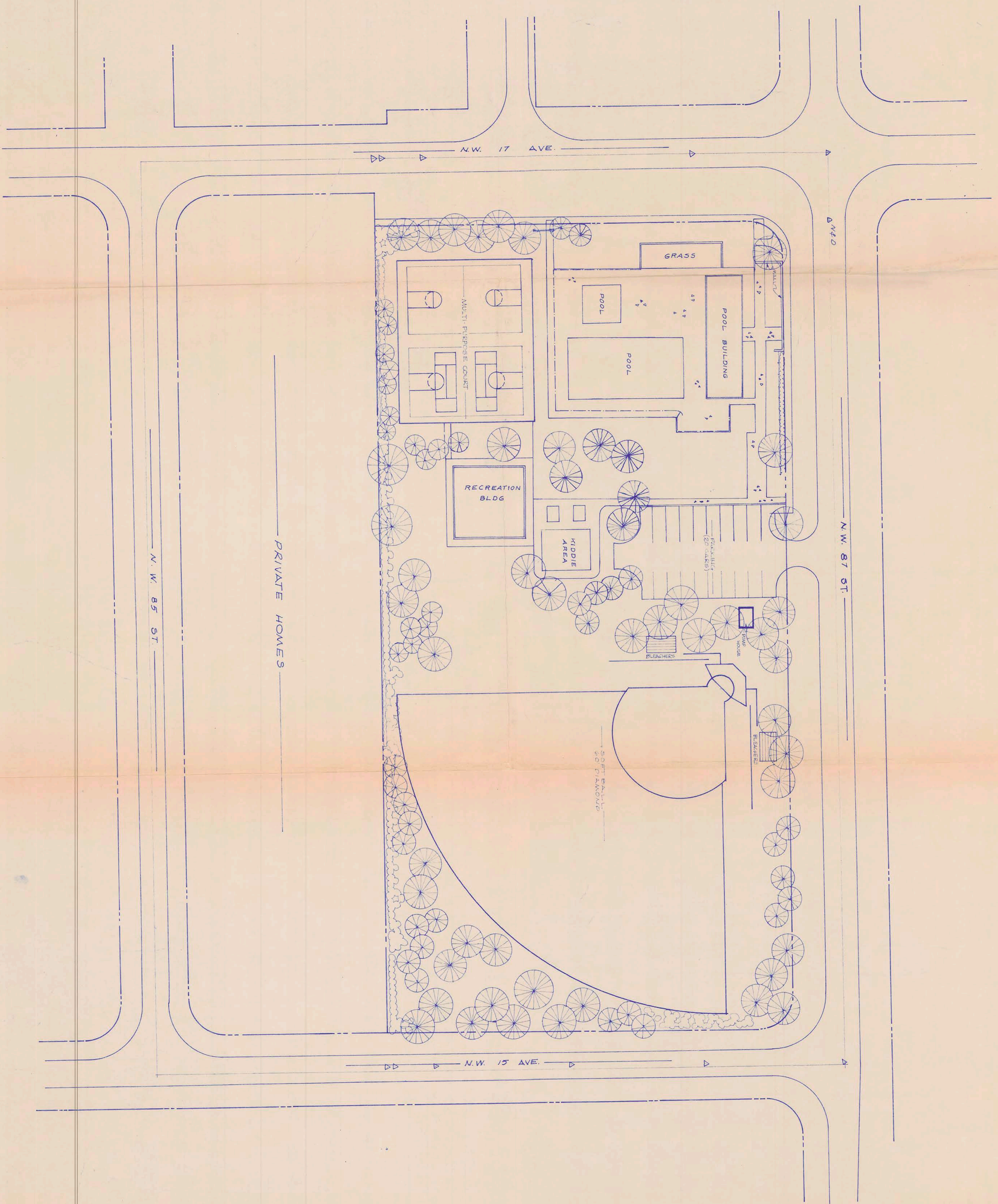
Parcel Boundary

County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





APPROVED BY:

M. P. Bennett
CHIEF OF PLANS AND DESIGN

SUPT. OF PARKS

SUPT. OF RECREATION

AREA: 4.09 ACRES

Dade County Park and Recreation Department	
Designed by RTE	Scale: 1" = 40'
Drawn by D/K/S	Date: JUNE '68
Checked by CA/	
ARCOLA PARK	
GENERAL PLAN	
Approved: <i>[Signature]</i> ASST. DIRECTOR	Date: JUN 10 1968




WEST LITTLE RIVER PARK

2326 NW 84TH ST

TYPE: Local

CATEGORY: COMMUNITY PARK

ACRES: 4.47

 Commission District

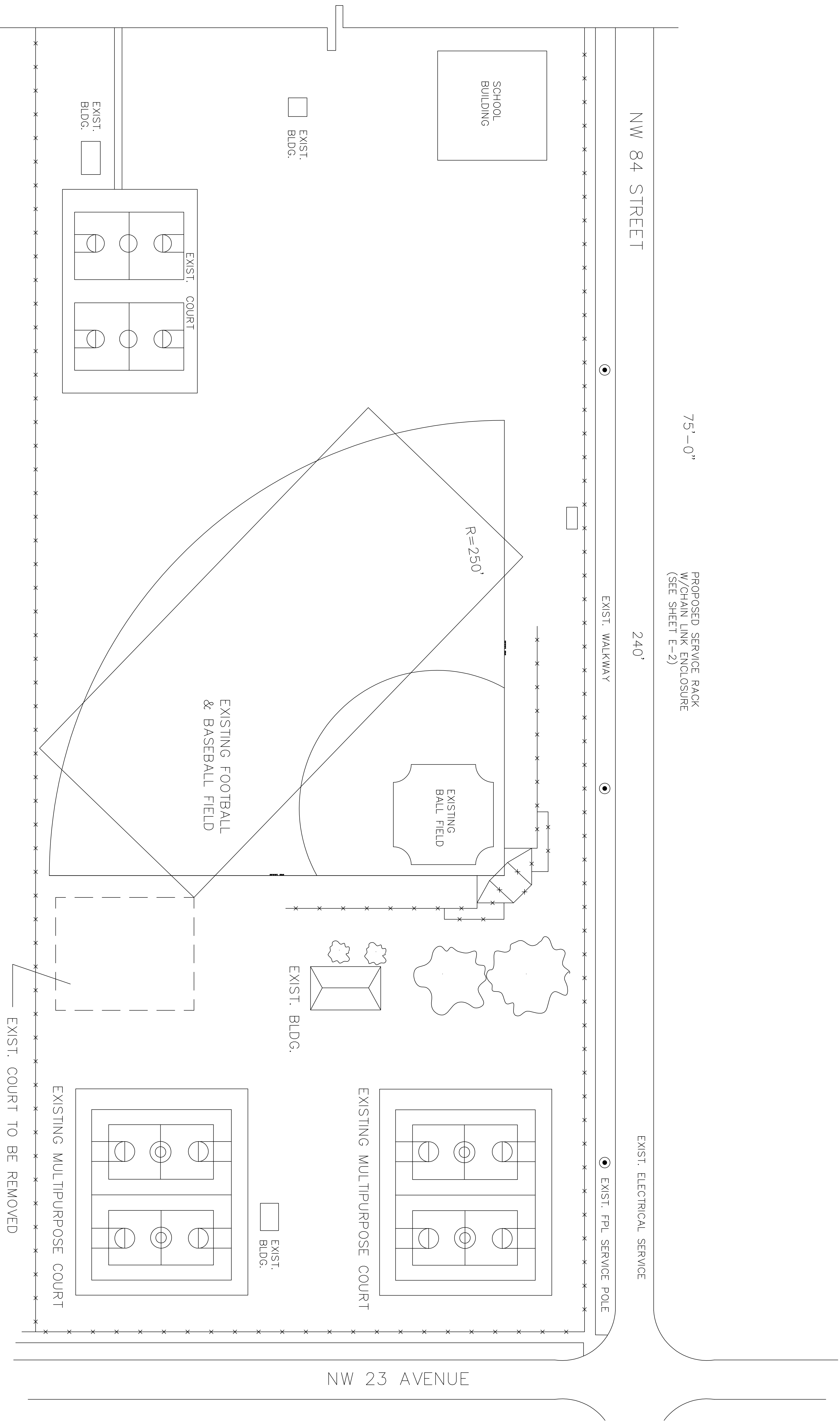
 Parcel Boundary

 County Park Boundary

Street

BOUNDARIES APPROXIMATE, NOT SURVEY QUALITY





Project No.	Scale
Date	07/22/02 AS SHOWN
Drawing No.	
File	Owner Dwg.

Project Title:
**WEST LITTLE RIVER
 GENERAL PLAN**
 Drawing Title: SITE LAYOUT



Miami-Dade County
Park and Recreation Department
 275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Revisions		
No.	Date	Description

Design:
 Drawn: SILVA / REED
 Checked:
 Survey: CARLOS SILVA
 Inspections:
 Project Manager:

FLORIDA LICENSE NO.
 275 N.W. 2nd STREET, 4th FLOOR
 MIAMI, FLORIDA 33128 (305)



**MIAMI-DADE COUNTY
PARKS, RECREATION AND OPEN SPACES DEPARTMENT
COUNTY PARKS IN NORTH CENTRAL MAC**

PARK NAME	ADDRESS	ACRES	TYPE
27TH AVENUE BOXING CENTER PARK	6920 NW 27TH AVE	1.39	Local
79TH STREET STATION PARK	2998 NW 79 ST	2.35	Local
ARCOLA LAKES PARK*	1301 NW 83RD ST	18.33	Local
AREA 225	3023 NW 58TH ST	0.38	Local
ARTHUR WOODARD PARK	1220 NW 99TH ST	4.02	Local
BROADMOOR PARK	8731 NW 35TH CT	1.78	Local
DR MARTIN LUTHER KING JR MEMORIAL PARK	6000 NW 32ND CT	8.62	Local
FERNVILLE PARK	8517 NW 14 CT	0.47	Local
GLADEVIEW PARK	6815 NW 31ST AVE	0.96	Local
GOLF ESTATES MINI PARK	13000 NW 22ND CT	0.11	Local
GRATIGNY PLATEAU PARK	899 NW 117TH ST	1.21	Local
GWEN CHERRY PARK	7090 NW 22ND AVE	39.09	Local
LITTLE RIVER PARK	10525 NW 24TH AVE	9.93	Local
MIAMI SHORES OPTIMIST CLUB	10805 NW 14TH AVE	47.34	Local
NORTHWEST HIGHLANDS PARK	2347 NW 67TH ST	0.73	Local
OAK PARK	620 NW 117 ST	0.47	Local
POINCIANA PARK**	6745 NW 23RD AVE	4.57	Local
SIDNEY WYNN PARK AT ARCOLA	1680 NW 87TH ST	4.26	Local
WEST LITTLE RIVER PARK**	2326 NW 84TH ST	4.47	Local
TOTAL ACRES:		150.48	

*Partially located within MDCPS Land

** Fully located within MDCPS Land