

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-17-08

WHEREAS, MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT

applied to Community Zoning Appeals Board 14 for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DEVELOPMENT OF REGIONAL IMPACT (DRI) pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests.
- (2) MODIFICATION to the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "B. PROJECT SUMMARY:

1. Land Use Characteristics –

<u>Land Use — Zoo</u>	<u>Acres</u>	<u>Percent</u>
Zoo Display Areas and Zoo Buildings	242	32.7
Public Facilities (Utilities, roads, parking)	115.1	15.6
Zoo Facilities (walkways, service roads)	50.6	6.8
Open Space		44.9
Parks	5.8	
Lakes	21.5	
Moats	20	
Landscaping	285	
TOTAL Zoo	740	100.0

Land Use - Metropolitan Park

Park Public Facilities (sidewalks, roads, parking, tennis, bike paths, paths, etc.)	25	9.3
Marinas/Restaurants & Other Buildings	3	1.1
Open Space	220	81.5

(includes campgrounds,
observation hill and
landscaped areas)

Lake	22	8.1
TOTAL Park	270	100.0

TOTAL DEVELOPMENT 1,010

TO: "B. PROJECT SUMMARY:

1. Land Use Characteristics –

MetroZoo and Miami Metrozoo Entertainment Area

<u>MetroZoo</u>	<u>Acres</u>	
Zoo Display Areas and Zoo Buildings	242	
Public Facilities (Utilities, roads, parking)	<u>0</u>	
Zoo Facilities (walkways, service roads)	50.6	
Open Space		
Parks	5.8	
Lakes	21.5	
Moats	20	
Landscaping	<u>282.4</u>	
Total MetroZoo	<u>622.3</u>	<u>Acres</u>

**Miami Metrozoo Entertainment Area and Gold Coast
Railroad Museum**

<u>Water Park (2,500 visitors per day)</u>	<u>23</u>	
<u>Family Entertainment Center (75,000 sq. ft.)</u>	<u>20</u>	
<u>Hotel (150,000 sq. ft., 200 rooms)</u>	<u>15</u>	
<u>Entrance</u>	<u>7.3</u>	
<u>Public Facilities</u> (Utilities, roads, parking)	<u>57.1</u>	
Total Miami Metrozoo Entertainment Area	<u>125</u>	<u>Acres</u>

**TOTAL MetroZoo and Miami Metrozoo Entertainment
Area**

747.3 **Acres**

Metropolitan Park

Park Public Facilities (sidewalks, roads, parking, tennis courts, bike paths, paths, etc.)	25	
Marinas/Restaurants & Other Buildings	3	

Open Space (includes campgrounds, observation hill and Landscaped areas)	<u>356</u>	
Lake	22	
TOTAL Metropolitan Park	<u>406</u>	<u>Acres</u>

Land Use — Gold Coast Railroad Museum

<u>Museum Facilities and Open Space (in Miami Metrozoo Entertainment Area) (50,000 sq.ft. museum, 20,000 sq. ft. ancillary, theme-related retail, 30,000 sq. ft. of ancillary food service space)</u>	<u>45</u>	
<u>Open Space and Transportation Facilities (outside Miami Metrozoo Entertainment Area)</u>	<u>5</u>	
<u>TOTAL Gold Coast Railroad Museum</u>	<u>50</u>	<u>Acres</u>

TOTAL DEVELOPMENT **1,203.3 Acres**

FROM : 5. Recreation facility Data
Number of Parking Spaces:

Zoo:	5,000	Park:	655
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TO: 5. Recreation facility Data
Number of Parking Spaces:

Zoo:	<u>3,565</u>	Park:	655
Water theme park:	<u>500</u>		
Family Entertainment Center:	<u>275</u>		
Hotel:	<u>275</u>		
Gold Coast Railroad Museum:	<u>385</u>		
Total:	<u>5,000.</u>		

AND TO ADD THE FOLLOWING:

December 31, 2021 is hereby established as the build-out date for this project and is the date until which the local government of jurisdiction agrees that the **MetroZoo and Miami Metrozoo Entertainment Area, Metropolitan Park AND Gold Coast Railroad Museum** shall not be subject to downzoning, a unit density reduction, or an intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes in the conditions underlying the approval of the DRI Development Order have occurred or that the DRI Development Order was based on substantially inaccurate information provided by the Applicant, or unless the Board of County Commissioners has clearly established that the change is essential to the public health, safety, or welfare."

December 31, 2028 is hereby established as the expiration date for the Development Order.

The purpose of this request is to allow the applicant to increase the area of the subject site and to add new uses to the previously approved Miami-Dade County Zoological Park and the South Dade Metropolitan Park

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Sections 25, 26, 35, and 36, Township 55 South, Range 39 east. more particularly described as follows:

Commence at the northwest corner of the NE $\frac{1}{4}$, of Section 26; thence S01°44'01"E, along the west line of the NE $\frac{1}{4}$ of said Section 26, for a distance of 35'; thence S88°05'03"W, along a line parallel with and 35' south of and measured at right angle to the north line of the NW $\frac{1}{4}$ of said Section 26, for a distance of 42.17'; thence S38°47'18"W, along the SE/ly Right-of-Way line of the Seaboard Railroad, for a distance of 4,124.57'; thence S03°07'03"E, along a line parallel with and 35' east of as measured at right angle to the west line of the SW $\frac{1}{4}$ of said Section 26, for a distance of 603.63'; thence N87°59'41"E, along a line parallel with the south line of the SW $\frac{1}{4}$ of said Section 26, for a distance of 1,725'; thence S03°07'03"E, along a line parallel with the west line of the SW $\frac{1}{4}$ of said Section 26, for a distance of 308.25' to the Point of beginning; thence N85°39'01"E, for a distance of 3,904.77'; thence N31°09'08"E, for a distance of 750'; thence N06°32'05"E, for a distance of 929.04'; thence N16°48'39"E, for a distance of 986.03'; thence N87°29'25"E, along a line parallel with the north line of the NW $\frac{1}{4}$ of said Section 25, for a distance of 1,554.39'; thence S02°06'52"E, along the east line of the west $\frac{1}{2}$ of said Section 35, for a distance of 2,705.53'; thence S87°53'39"W, along a line parallel with the south line of the SW $\frac{1}{4}$ of said Section 25, for a distance of 400'; thence S02°06'52"E, along a line parallel with the east line of the aforementioned west $\frac{1}{2}$ of said Section 25, for a distance of 1,200'; thence N87°53'39"E, along a line parallel with and 35' north of as measured at right angles to the aforementioned south line of the SW $\frac{1}{4}$ of said Section 25, for a distance of 365'; thence S02°06'52"E, along a line parallel with and 35' of the east line of the aforementioned west $\frac{1}{2}$ of said Section 25, for a distance of 35'; thence S02°42'05"E, along a line parallel with and 35' west of the east line of the NW $\frac{1}{4}$ of said Section 36, for a distance of 2,704.08'; thence S02°42'17"E, along a line parallel with and 35' west of as measured at right angles to the east line of the SW $\frac{1}{4}$ of said Section 36, for a distance of 2,666.54'; Thence S87°42'31"W, along a line parallel with and 35' north of as measured at right angles to the south line of the SW $\frac{1}{4}$ of said Section 36, for a distance of 2,628.51'; thence S87°44'01"W, along a line parallel with and 35' to the north of as measured at right angles to the south line of the SE $\frac{1}{4}$ of said Section 35, for a distance of 2,691.22'; thence S87°43'49"W, along a line parallel with and 35' north of the south line of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 35, for a distance of 1,310.35'; thence N02°55'38"W, along a line parallel with and 35' east of the west line of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 35, for a distance of 2,715.09'; thence N88°19'11"E, along the north line of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 35, for a distance of 1,318.24'; thence N02°45'54"W, along the east line of the NW $\frac{1}{4}$ of said Section 35, for a distance of 2,655.01'; thence S87°59'41"W, along a line parallel with and 35' south of the north line of the NW $\frac{1}{4}$ of said Section 35, for a distance of 943.88'; thence N03°07'03"W, parallel

with the west line of the SW $\frac{1}{4}$ of said Section 25, for a distance of 1,291.75' to the Point of beginning. ENTRANCE TO MIAMI METROZOO: A portion of Sections 25, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the northeast corner of the NW $\frac{1}{4}$ of Section 25, Township 55 South, Range 38 East; thence S02°06'44"E, along the east line of said NW $\frac{1}{4}$, for a distance of 1,436.59'; thence S87°34'19" W, for a distance of 970.01' to a point 970' from and measured at right angle of said east line of the NW $\frac{1}{4}$ of Section 25; thence along a line 790' from and parallel to the west of the east line of the NW $\frac{1}{4}$ of said Section 25, N02°06'44"W, for a distance of 1,441.94' to the intersection with the north line of said NW $\frac{1}{4}$ of Section 25; thence S87°29'58"W, along said north line of the NW $\frac{1}{4}$ of Section 25, for a distance of 220.01'; thence S02°06'44"E, for a distance of 1,443.25'; Thence N87°34'19"E, for a distance of 220.01' to the Point of beginning; LESS: the north 35' for road Right-of-Way purposes. AND: A portion of Sections 25 and 26, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the northwest corner of the NE $\frac{1}{4}$, of Section 26; thence S01°44'01"E, along the west line of the NE $\frac{1}{4}$ of said Section 26, for a distance of 35'; Thence S88°05'03"W, along a line parallel with and 35' south of, as measured at right angles to, the north line of the NW $\frac{1}{4}$ of said Section 26, for a distance of 42.17'; thence S38°47'18"W, along the SE/ly Right-of-Way line of CSX Transportation, Inc., for a distance of 712.14' to the Point of beginning; thence SW/ly, and SE/ly, along a circular curve to the left, having a radius of 731.1', and a central angle of 77°17'46", for an arc distance of 986.31' to a Point of tangency; thence S51°44'51"E, for a distance of 79.24'; Thence S58°51'18"E, for a distance of 1,917.17' to a point hereinafter called Point "E"; thence continue S58°51'18"E, for a distance of 40' (the last four courses being along the NE/ly Right-of-Way line of the CSX Transportation, inc. spur line); thence S31°08'07"W, for a distance of 260.87' feet; thence S58°51'08"E, for a distance of 2,009.93'; thence S85°39'01"W, for a distance of 1,366.98'; thence N58°55'54W, for 906.55'; thence N28°48'50"W, for a distance of 492.59' to a Point of curvature; Thence NW/ly along a circular curve to the right having a radius of 771.1' and a central angle of 24°32'45", for an arc distance of 330.34' to a Point of tangency; thence N04°16'05"W, for a distance of 290.73' to a Point of curvature; Thence NW/ly, along a circular curve to the left having a radius of 741.1' and a central angle of 54°35'13", for an arc distance of 706.06' to a Point of tangency; Thence N58°51'18"W, for a distance of 696.41' to a Point of curvature; thence NW/ly and SW/ly, along a curve to the left, having a radius of 741.1' and a central angle of 66°36'06", for an arc distance of 861.46'; Thence N38°47'18"E, along the SE/ly Right-of-Way line of the CSX Transportation, Inc. railroad, for a distance of 1,161.1' to the Point of beginning. AND: A portion of Section 35, Township 55 South, Range 39 East, more particularly described as follows:

Beginning at the southeast corner of the NW $\frac{1}{4}$ of Section 35, Township 55 South, Range 39 East and at plane coordinate position North 462170.77' and East 695816.19' (N: 462170, E: 695896.19), based on State Plane Coordinate System Florida East Zone-1974 Adjustment; thence run S88°19'01"W, along the south line of the NW $\frac{1}{4}$ of said Section 35, for a distance of 1,318.09' to a point (N: 462132.06', E: 694498.67'); thence run N02°44'30"W, for a distance of 35.01' to a point (N: 462167.03', E: 694497'); thence run S88°19'01"W, along a line parallel to and 35' north of the south line of the NW $\frac{1}{4}$ of said Section 35, for a distance of 504.12' to a point (N: 462152.22', E: 693993.09'); thence run

N02°34'35"W, for a distance of 1,024.72' to a Point N: 462152.22' E: 693947.04');
 thence run S88°16'36"W, for a distance of 851.86' to a point (N: 463150.04', E:
 693095.56'); thence run N02°43'00"W, along a line parallel to and 35' east of the west line
 of the NW ¼ of said Section 35, for a distance of 1,655.75' to a point (N: 464803.94',
 E: 693017.09'); thence run N87°59'24" E, along a line parallel to a point (N: 462152.22',
 E: 693947.04'); thence run S88°16'36"W, for a distance of 851.86' to a point (N:
 463150.04', E: 693095.56'); thence run N02°43'00"W, along a line parallel to and 35' and
 40' north of the north line of the NW ¼ of said Section 35, for a distance of 1,725.28' to
 a point (N: 464864.45', E: 694741.3'); thence run S02°44'30"E, for a distance of 75.01'
 to a point (N: 464789.53', E: 694744.89'); thence run N87°59'24" E, along a line parallel
 to and 35' south of the north line of the NW ¼ of said Section 35, for a distance of
 943.73' to a point (N: 464822.63', E: 695688.04'), said point being on the east line of
 the NW ¼ of said Section 35; thence run S02°46'00"E, along the east line of the NW ¼
 of said Section 35, for a distance of 2,654.95' to the Point of beginning. LESS: those lands
 conveyed for right-of way pursuant to O.R. Book 18546 Page 552; AND LESS: the North
 660' and the West 660' of the NW ¼ of the NW ¼ of the NW ¼ of Section 35,
 Township 55 South, Range 39 East thereof. AND: A portion of Sections 25, 26, 35, and
 36, Township 55 South, Range 39 East; Beginning at the center of Section 35, Township 55
 South, Range 39 East; thence S88°18'52"W, along the south line of the NW ¼ of said
 Section 35, for a distance of 1,318.46' to a line parallel to and 35' east of the west line of
 the east ¼ of the SW ¼ of said Section 35; thence S02°55'39"E, along a line parallel to
 and 35' east of the west line of the east ½ of the SW ¼ of said Section 35, for a distance
 of 2,715.34' to a line parallel to and 35' north of the south line of the SW ¼ of said
 Section 35; thence N87°43'44"E, along a line parallel to and 35' to the north of the south
 line of the SW ¼ of said Section 35, for a distance of 1,310.7' to the west line of the
 Southeast 1/4 of said Section 35; Thence N 87°43'54" E, along a line parallel to and 35.00
 feet North of the South line of the SE ¼ of said Section 35, for a distance of 2,690.80 feet
 to the West line of the SW ¼ of Section 36, Township 55 South, Range 39 East, Miami
 Dade County, Florida; Thence N 87°42'27" E, along a line parallel to and 35.00 feet North
 of the South line of the SW ¼ of said Section 36, for a distance of 2,628.41 feet, to a line
 parallel to and 35' west of the east line of the SW ¼ of said Section 36; thence
 N02°42'06"W, along a line parallel to and 35' west of the east line of the SW ¼ of said
 Section 36, for a distance of 132'; thence S87°42'27"W, along a line parallel to the south
 line of the SW ¼ of said Section 36, for a distance of 1,050'; thence N02°42'06"W, along a
 line parallel to the east line of the SW ¼ of said Section 36, for a distance of 750'; thence
 N28°50'34"E, for a distance of 864.51'; thence N87°42'27"E, along a line parallel to the
 south line of the SW ¼ of said Section 36, for a distance of 597.71', to a line parallel to
 and 35' west of the east line of the SW ¼ of said Section 36; thence N02°42'06"W, along
 a line parallel to and 35' west of the east line of the SW ¼ of said Section 36, for a
 distance of 1,043.65' to the south line of the NW ¼ of said Section 36; thence
 N02°42'00"W, along a line parallel to and 35' west of the east line of the NW ¼ of said
 Section 36, for a distance of 342.57'; Thence S87°42'27"W, along a line parallel to the
 south line of the SW ¼ of said Section 36, for a distance of 531.73'; thence S64°04'00"W,
 for a distance of 500'; thence S36°51'30"W, for a distance of 999.71'; thence
 S30°59'00"W, for a distance of 500'; thence S50°09'00"W, for a distance of 500'; thence
 S64°03'56"W, for a distance of 797.07'; thence N84°31'00"W, for a distance of 500';
 thence N71°31'00"W, for a distance of 500'; thence N56°31'00"W, for a distance of 500';
 thence N40°37'56"W, for a distance of 1,498.83' to the Point of beginning. LESS THE
 FOLLOWING: Commence at the southeast corner of the SW ¼ of said Section 36; thence

N02°42'17"W, along the east line of the SW ¼ of said Section 36 (S.W.122nd Avenue), for a distance of 167'; thence S87°42'31"W, along a line 167' north of and parallel with the south line of the SW ¼ of said Section 36, for a distance of 35' to the Point of beginning; thence continue S87°42'31"W, for a distance of 1,045'; thence N02°42'17"W, parallel with the east line of said SW ¼ of Section 36, for a distance of 750'; thence N28°49'46"E, for a distance of 864.77'; thence N87°44'27"E, for a distance of 597.71' to the intersection with a line 35' west and parallel with the east line of the SW ¼ of said Section 36; thence S02°42'17"E, along said line 35' from and parallel with the east line of the SW ¼ of Section 36, for a distance of 1,490' to the Point of beginning.

LOCATION: 12400 S.W. 152 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter and to the recommendations of the Developmental Impact Committee, it was the recommendation of Community Zoning Appeals Board 14 to the Board of County Commissioners that the amendment to the existing Development Orders (i.e. Resolution No. R-120-75) noted herein as requested Item #1, would not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review, and that the requested modification to the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners (Item #2), would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and said application was approved by Resolution No. CZAB14-20-08, and

WHEREAS, **MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT** applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION TO A DEVELOPMENT OF REGIONAL IMPACT (DRI) pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests.
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TOTAL Park	270	100.0
 TOTAL DEVELOPMENT	 1,010	

TO: "B. PROJECT SUMMARY:

1. Land Use Characteristics –

Miami MetroZoo Entertainment Area and Gold Coast

Railroad Museum Acres

Water Park 23

Family Entertainment Center 20

Hotel (up to 200 rooms) 15

Entrance 7.3

Public Facilities 57.1

(Utilities, roads, parking)

Gold Coast Museum building, facilities and ancillary theme-related retail food service and open space 45

Open Space (Landscaping) 2.6

Total: Miami Metrozoo, Miami Metro Zoo Entertainment Area and Gold Coast Railroad Museum 170

TOTAL: Metro Zoo, Miami Metro Zoo Entertainment Area and Gold Coast Museum 792.3

Metropolitan Park

Park Public Facilities 25
(sidewalks, roads, parking, tennis, bike paths, paths, etc.)

Marinas/Restaurants & 3

Other Buildings

Open Space 356

(includes campgrounds, observation hill and landscaped areas)

Lake 22

TOTAL Metropolitan Park **406 Acres**

Gold Coast Railroad Museum

Open Space and Transportation Facilities 5

TOTAL Gold Coast Railroad Museum 5

TOTAL DEVELOPMENT **1 203.3 Acres**

FROM : 5. Recreation facility Data
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SUBJECT PROPERTY: A portion of Sections 25, 26, 35, and 36, Township 55 South, Range 39 east. more particularly described as follows:

Commence at the northwest corner of the NE ¼, of Section 26; thence S01°44'01"E, along the west line of the NE ¼ of said Section 26, for a distance of 35'; thence S88°05'03"W, along a line parallel with and 35' south of and measured at right angle to the north line of the NW ¼ of said Section 26, for a distance of 42.17'; thence S38°47'18"W, along the SE/ly Right-of-Way line of the Seaboard Railroad, for a distance of 4,124.57'; thence S03°07'03"E, along a line parallel with and 35' east of as measured at right angle to the west line of the SW ¼ of said Section 26, for a distance of 603.63'; thence N87°59'41"E, along a line parallel with the south line of the SW ¼ of said Section 26, for a distance of 1,725'; thence S03°07'03"E, along a line parallel with the west line of the SW ¼ of said Section 26, for a distance of 308.25' to the Point of beginning; thence N85°39'01"E, for a

distance of 3,904.77'; thence N31°09'08"E, for a distance of 750'; thence N06°32'05"E, for a distance of 929.04'; thence N16°48'39"E, for a distance of 986.03'; thence N87°29'25"E, along a line parallel with the north line of the NW ¼ of said Section 25, for a distance of 1,554.39'; thence S02°06'52"E, along the east line of the west ½ of said Section 35, for a distance of 2,705.53'; thence S87°53'39"W, along a line parallel with the south line of the SW ¼ of said Section 25, for a distance of 400'; thence S02°06'52"E, along a line parallel with the east line of the aforementioned west ½ of said Section 25, for a distance of 1,200'; thence N87°53'39"E, along a line parallel with and 35' north of as measured at right angles to the aforementioned south line of the SW ¼ of said Section 25, for a distance of 365'; thence S02°06'52"E, along a line parallel with and 35' east of the east line of the aforementioned west ½ of said Section 25, for a distance of 35'; thence S02°42'05"E, along a line parallel with and 35' west of the east line of the NW ¼ of said Section 36, for a distance of 2,704.08'; thence S02°42'17"E, along a line parallel with and 35' west of as measured at right angles to the east line of the SW ¼ of said Section 36, for a distance of 2,666.54'; Thence S87°42'31"W, along a line parallel with and 35' north of as measured at right angles to the south line of the SW ¼ of said Section 36, for a distance of 2,628.51'; thence S87°44'01"W, along a line parallel with and 35' to the north of as measured at right angles to the south line of the SE ¼ of said Section 35, for a distance of 2,691.22'; thence S87°43'49"W, along a line parallel with and 35' north of the south line of the east ½ of the SW ¼ of said Section 35, for a distance of 1,310.35'; thence N02°55'38"W, along a line parallel with and 35' east of the west line of the east ½ of the SW ¼ of said Section 35, for a distance of 2,715.09'; thence N88°19'11"E, along the north line of the east ½ of the SW ¼ of said Section 35, for a distance of 1,318.24'; thence N02°45'54"W, along the east line of the NW ¼ of said Section 35, for a distance of 2,655.01'; thence S87°59'41"W, along a line parallel with and 35' south of the north line of the NW ¼ of said Section 35, for a distance of 943.88'; thence N03°07'03"W, parallel with the west line of the SW ¼ of said Section 25, for a distance of 1,291.75' to the Point of beginning. A portion of Sections 25, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the northeast corner of the NW ¼ of Section 25, Township 55 South, Range 38 East; thence S02°06'44"E, along the east line of said NW ¼, for a distance of 1,436.59'; thence S87°34'19" W, for a distance of 970.01' to a point 970' from and measured at right angle of said east line of the NW ¼ of Section 25; thence along a line 790' from and parallel to the west of the east line of the NW ¼ of said Section 25, N02°06'44"W, for a distance of 1,441.94' to the intersection with the north line of said NW ¼ of Section 25; thence S87°29'58"W, along said north line of the NW ¼ of Section 25, for a distance of 220.01'; thence S02°06'44"E, for a distance of 1,443.25': Thence N87°34'19"E, for a distance of 220.01' to the Point of beginning; LESS: the north 35' for road Right-of-Way purposes. AND: A portion of Sections 25 and 26, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the northwest corner of the NE ¼, of Section 26; thence S01°44'01"E, along the west line of the NE ¼ of said Section 26, for a distance of 35'; Thence S88°05'03"W, along a line parallel with and 35' south of, as measured at right angles to, the north line of the NW ¼ of said Section 26, for a distance of 42.17'; thence S38°47'18"W, along the SE/ly Right-of-Way line of CSX Transportation, Inc., for a distance of 712.14' to the Point of beginning; thence SW/ly, and SE/ly, along a circular curve to the left, having a radius of 731.1', and a central angle of 77°17'46", for an arc distance of 986.31' to a Point of

tangency; thence S51°44'51"E, for a distance of 79.24'; Thence S58°51'18"E, for a distance of 1,917.17' to a point hereinafter called Point "E"; thence continue S58°51'18"E, for a distance of 40' (the last four courses being along the NE/ly Right-of-Way line of the CSX Transportation, inc. spur line); thence S31°08'07"W, for a distance of 260.87' feet; thence S58°51'08"E, for a distance of 2,009.93'; thence S85°39'01"W, for a distance of 1,366.98'; thence N58°55'54"W, for 906.55'; thence N28°48'50"W, for a distance of 492.59' to a Point of curvature; Thence NW/ly along a circular curve to the right having a radius of 771.1' and a central angle of 24°32'45", for an arc distance of 330.34' to a Point of tangency; thence N04°16'05"W, for a distance of 290.73' to a Point of curvature; Thence NW/ly, along a circular curve to the left having a radius of 741.1' and a central angle of 54°35'13", for an arc distance of 706.06' to a Point of tangency; Thence N58°51'18"W, for a distance of 696.41' to a Point of curvature; thence NW/ly and SW/ly, along a curve to the left, having a radius of 741.1' and a central angle of 66°36'06", for an arc distance of 861.46'; Thence N38°47'18"E, along the SE/ly Right-of-Way line of the CSX Transportation, Inc. railroad, for a distance of 1,161.1' to the Point of beginning. AND: A portion of Section 35, Township 55 South, Range 39 East, more particularly described as follows:

Beginning at the southeast corner of the NW ¼ of Section 35, Township 55 South, Range 39 East and at plane coordinate position North 462170.77' and East 695816.19' (N: 462170, E: 695896.19), based on State Plane Coordinate System Florida East Zone-1974 Adjustment; thence run S88°19'01"W, along the south line of the NW ¼ of said Section 35, for a distance of 1,318.09' to a point (N: 462132.06', E: 694498.67'); thence run N02°44'30"W, for a distance of 35.01' to a point (N: 462167.03', E: 694497'); thence run S88°19'01"W, along a line parallel to and 35' north of the south line of the NW ¼ of said Section 35, for a distance of 504.12' to a point (N: 462152.22', E: 693993.09'); thence run N02°34'35"W, for a distance of 1,024.72' to a point (N: 462152.22', E: 693947.04'); thence run S88°16'36"W, for a distance of 851.86' to a point (N: 463150.04', E: 693095.56'); thence run N02°43'00"W, along a line parallel to and 35' east of the west line of the NW ¼ of said Section 35, for a distance of 1,655.75' to a point (N: 464803.94 feet, E: 693017.09 feet); thence run N87°59'24" E, along a line parallel to a point (N: 462152.22', E: 693947.04'); thence run S88°16'36"W, for a distance of 851.86' to a point (N: 463150.04', E: 693095.56'); thence run N02°43'00"W, along a line parallel to and 35' and 40' north of the north line of the NW ¼ of said Section 35, for a distance of 1,725.28' to a point (N: 464864.45', E: 694741.3'); thence run S02°44'30"E, for a distance of 75.01' to a point (N: 464789.53', E: 694744.89'); thence run N87°59'24" E, along a line parallel to and 35' south of the north line of the NW ¼ of said Section 35, for a distance of 943.73' to a point (N: 464822.63', E: 695688.04'), said point being on the east line of the NW 1/4 of said Section 35; thence run S02°46'00"E, along the east line of the NW ¼ of said Section 35, for a distance of 2,654.95' to the Point of beginning. LESS: those lands conveyed for right-of way pursuant to O.R. Book 18546 Page 552; AND LESS: the North 660' and the West 660' of the NW ¼ of the NW ¼ of the NW ¼ of Section 35, Township 55 South, Range 39 East thereof. AND: A portion of Sections 25, 26, 35, and 36, Township 55 South, Range 39 East; Beginning at the center of Section 35, Township 55 South, Range 39 East; thence S88°18'52"W, along the south line of the NW ¼ of said Section 35, for a distance of 1,318.46' to a line parallel to and 35' east of the west line of the east ½ of the SW ¼ of said Section 35; thence S02°55'39"E, along a line parallel to and 35' east of the west line of the east ½ of the SW ¼ of said Section 35, for a distance of 2,715.34' to a line parallel to and 35' north of the south line of the SW ¼ of said Section 35; thence N87°43'44"E, along a line parallel to and 35' to the north of the south line of

the SW ¼ of said Section 35, for a distance of 1,310.7' to the west line of the Southeast 1/4 of said Section 35; Thence N 87°43'54" E, along a line parallel to and 35.00 feet North of the South line of the Southeast 1/4 of said Section 35, for a distance of 2,690.80 feet to the West line of the Southwest 1/4 of Section 36, Township 55 South, Range 39 East, Miami Dade County, Florida; Thence N 87°42'27" E, along a line parallel to and 35.00 feet North of the South line of the Southwest 1/4 of said Section 36, for a distance of 2,628.41 feet, to a line parallel to and 35' west of the east line of the SW ¼ of said Section 36; thence N02°42'06"W, along a line parallel to and 35' west of the east line of the SW ¼ of said Section 36, for a distance of 132'; thence S87°42'27"W, along a line parallel to the south line of the SW ¼ of said Section 36, for a distance of 1,050'; thence N02°42'06"W, along a line parallel to the east line of the SW ¼ of said Section 36, for a distance of 750'; thence N28°50'34"E, for a distance of 864.51'; thence N87°42'27"E, along a line parallel to the south line of the SW ¼ of said Section 36, for a distance of 597.71', to a line parallel to and 35' west of the east line of the SW ¼ of said Section 36; thence N02°42'06"W, along a line parallel to and 35' west of the east line of the SW ¼ of said Section 36, for a distance of 1,043.65' to the south line of the NW ¼ of said Section 36; thence N02°42'00"W, along a line parallel to and 35' west of the east line of the NW ¼ of said Section 36, for a distance of 342.57'; Thence S87°42'27"W, along a line parallel to the south line of the SW ¼ of said Section 36, for a distance of 531.73'; thence S64°04'00"W, for a distance of 500'; thence S36°51'30"W, for a distance of 999.71'; thence S30°59'00"W, for a distance of 500'; thence S50°09'00"W, for a distance of 500'; thence S64°03'56"W, for a distance of 797.07'; thence N84°31'00"W, for a distance of 500'; thence N71°31'00"W, for a distance of 500'; thence N56°31'00"W, for a distance of 500'; thence N40°37'56"W, for a distance of 1,498.83' to the Point of beginning. LESS THE FOLLOWING: Commence at the southeast corner of the SW ¼ of said Section 36; thence N02°42'17"W, along the east line of the SW ¼ of said Section 36 (S.W.122nd Avenue), for a distance of 167'; thence S87°42'31"W, along a line 167' north of and parallel with the south line of the SW ¼ of said Section 36, for a distance of 35' to the Point of beginning; thence continue S87°42'31"W, for a distance of 1,045'; thence N02°42'17"W, parallel with the east line of said SW ¼ of Section 36, for a distance of 750'; thence N28°49'46"E, for a distance of 864.77'; thence N87°44'27"E, for a distance of 597.71' to the intersection with a line 35' west and parallel with the east line of the SW ¼ of said Section 36; thence S02°42'17"E, along said line 35' from and parallel with the east line of the SW ¼ of Section 36, for a distance of 1,490' to the Point of beginning.

LOCATION: 12400 S.W. 152 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. Environmentally Endangered Land (EEL) lands and Natural Forest Community (NFC) lands of the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference (EEL and NFC Lands), shall be preserved in a natural condition so that existing pineland canopy, pineland understory vegetation

and transverse glade wetlands are maintained and enhanced pursuant to EEL land management activities and in accordance with the Miami-Dade County Natural Areas Management Plan (Department of Environmental Resources Management (DERM) Technical Report 2004-1) (the DERM Natural Area Management Plan). The boundary shown on Exhibit B delineates specific EEL and NFC lands and does not depict the extent of all environmentally sensitive lands on the Property.

2. EEL lands, as shown on attachment C, shall be managed by the EEL program and in accordance with EEL-approved management plans.
3. Within the EEL and NFC lands, only activities that do not adversely disturb the substrate or native vegetation shall be allowed, and all activities shall be compatible with management strategies included in the DERM Natural Areas Management Plan and, where applicable, EEL management plans.
4. DERM shall have the right to inspect the Property at reasonable times to determine whether the Property is being used and maintained in compliance with this covenant and in compliance with Chapter 24-49 of the Code of Miami-Dade County.
5. No trees, understory, or wetlands shall be removed from the NFC or EEL Lands, beyond the scope of removal allowed by the DERM Natural Forest Community Exotic Removal Permit (permit number 2007-015), issued to the Miami-Dade Park and Recreation Department's Natural Areas Management, without additional prior written consent of DERM. This Covenant and the provisions contained herein shall be enforced by the Director of DERM.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendations of the Developmental Impact Committee and Community Zoning Appeals Board 14, it is the opinion of this Board it is the opinion of this Board that the amendment to the existing Development Order (i.e. Resolution R-1207-75) noted herein as requested Item #1, does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review, and that the requested modification to the Program Summary of the Dade County Zoological Park and the South

Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners (Item #2), would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions, approve a finding of no substantial deviation (Item #1), approve Item #2 under Section 33-311(A)(7), and deny Item #2 under Section 33-311(A)(17) was offered by Commissioner Dennis C. Moss, seconded by Commissioner Sally A. Heyman, and upon a poll of the members present the vote was as follows:

Jose "Pepe" Diaz	aye	Dennis C. Moss	aye
Audrey M. Edmonson	absent	Dorrian D. Rolle	absent
Carlos A. Gimmenez	aye	Natacha Seijas	aye
Sally A. Heyman	aye	Katy Sorenson	aye
Barbara J. Jordan	aye	Rebecca Sosa	aye
Joe A. Martinez	absent	Sen. Javier D. Souto	aye
		Bruno A. Barreiro	aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the Miami-Dade County Commission finds that the amendment to the existing Development Orders (i.e. Resolution No. R-1207-75), approved hereby, does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review (Item #1).

BE IT FURTHER RESOLVED modification to the Program Summary of the Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75,

passed and adopted by the Board of County Commissioners (Item #2) be and the same is hereby approved under Section 33-311(A)(7), subject to the following conditions:

1. That all the conditions of the "Program Summary of the Dade County Zoological Park" as defined in the report of the South Florida Regional Planning Council remain in full force and effect except as herein modified.
2. That all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are attached and made part of the recommendation of this application be complied with except that the only conditions relating to the Florida Department of Transportation (FDOT) memoranda shall be those set forth in this section.
3. That the intersection expansion of SW 117 Avenue and SW 152 Street to create a free-flow southbound right turn lane and an additional shared southbound through/right turn lane as well as the completion of all other improvements to said intersection be completed prior to any development.
4. That a continuous right turn lane from the HEFT southbound exit ramp to SW 117th Avenue and typing this into the free-flow right turn lane for southbound to westbound traffic onto SW 152nd Street be completed prior to the issuance of the Certificate of Use for the proposed hotel.
5. That no commercial uses on the Gold Coast Railroad Museum property other than ancillary food services and theme related specialty retail establishments that support museum uses be permitted without approval or referendum, if required.
6. That all conditions contained in the 2007 Agreement in Principal (AIP) between the United States Department of the Army and Miami-Dade County be satisfied prior to development.
7. That no building permits for any proposed development be issued until all required deed modifications and other deed-related actions required by the National Park Service have been satisfied.
8. That the Former Princeton Railroad Station car and the archeological building remnants of the Richmond Naval Air Station, be preserved in accordance with the order of the Miami-Dade County Office of Historic Preservation (OHP).
9. That pursuant to the recommendation of the Miami-Dade County Office of Historic Preservation, a cultural resource assessment be conducted by a professional consultant prior to any development for each of the following sites: the water park, the family entertainment area and the hotel.
10. That a new lift station and an additional private pump station be constructed on the subject property as required by the Department of Environmental Resources Management (DERM) and subject to DERM's approval.

11. That water conservation practices be incorporated in the design of the water theme park, the family entertainment center, the hotel and the Gold Coast Museum facilities to the extent allowed by law. These practices shall include the reuse of water that is drained from the water park slides, pools and other facilities, consistent with state and local regulations, as well as other opportunities specific to the Metrozoo DRI site. Prior to design, the applicant shall meet with WASD to identify additional water use efficiency technology to achieve maximum water savings. Additionally, the water supply for the water theme park pool shall be provided by WASD facilities and at the end of the season, the water from the pool be treated and discharged to the moat. Furthermore, that reclaimed water be used for all irrigation needs when available and feasible.
12. That energy efficient measures be incorporated in the design of the water theme park, the family entertainment center, the hotel and the Gold Coast Museum facilities that are consistent with the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) standards, or other acceptable standards for county-owned facilities.
13. That Natural Forest Communities (NFCs) and related pine rockland habitats be preserved and managed for conservation purposes, consistent with the preservation standards set forth in Section 24-49.2(l)(1) of the Code.
14. That NFC preservation areas be identified and established by recording a restrictive covenant prior to development that is substantially to the form introduced into the record.
15. That within preservation areas, only activities that do not disturb the substrate or native vegetation will be allowed, and all activities must be compatible with required management strategies including prescribed burns and/or herbicide application.
16. That any work activity, or management plan within a designated NFC must be approved in writing by the Department of Environmental Resources Management prior to implementation.
17. December 31, 2021 is hereby established as the buildout date and December 31, 2028 is hereby established as the expiration date for the Development Order.
18. That public transportation service be expanded based on need to include evening service to serve the Miami Metro Zoo Entertainment Area and that the demand for public transportation to serve the Miami Metro Zoo Entertainment Area be reviewed on a yearly basis thereafter.

BE IT FURTHER RESOLVED that the requested modification to the Program Summary of the Miami-Dade County Zoological Park and the South Dade Metropolitan Park as defined in the report of the South Florida Regional Planning Council approved

pursuant to Resolution No. R-1207-75, passed and adopted by the Board of County Commissioners, shall read as follows:

B. PROJECT SUMMARY:

1. Land Use Characteristics –

<u>Miami MetroZoo Entertainment Area and Gold Coast Railroad Museum</u>		<u>Acres</u>
<u>Water Park</u>		<u>23</u>
<u>Family Entertainment Center</u>		<u>20</u>
<u>Hotel (up to 200 rooms)</u>		<u>15</u>
<u>Entrance</u>		<u>7.3</u>
<u>Public Facilities</u>		<u>57.1</u>
(Utilities, roads, parking)		
Gold Coast Museum building, facilities and ancillary theme-related retail food service and open space		<u>45</u>
Open Space (Landscaping)		<u>2.6</u>
<u>Total: Miami Metrozoo, Miami Metro Zoo Entertainment Area and Gold Coast Railroad Museum</u>		<u>170</u>
TOTAL: Metro Zoo, Miami Metro Zoo Entertainment Area and Gold Coast Museum		<u>792.3</u>

<u>Metropolitan Park</u>		
Park Public Facilities		25
(sidewalks, roads, parking, tennis, bike paths, paths, etc.)		
Marinas/Restaurants & Other Buildings		3
Open Space		<u>356</u>
(includes campgrounds, observation hill and landscaped areas)		
Lake		22
TOTAL Metropolitan Park		406 Acres

<u>Gold Coast Railroad Museum</u>		
<u>Open Space and Transportation Facilities</u>		<u>5</u>
<u>TOTAL Gold Coast Railroad Museum</u>		<u>5</u>

TOTAL DEVELOPMENT

1 203.3 Acres

Recreation facility Data

Number of Parking Spaces:

Zoo:	<u>3,565</u>	Park:	655
Water theme park:	<u>500</u>		
Family Entertainment Center:	<u>275</u>		
Hotel:	<u>275</u>		
Gold Coast Railroad Museum:	<u>385</u>		
<u>Total:</u>	<u>5,000</u>		

AND TO ADD THE FOLLOWING:

December 31, 2021 is hereby established as the build-out date for this project and is the date until which the local government of jurisdiction agrees that the **MetroZoo and Miami Metrozoo Entertainment Area, Metropolitan Park AND Gold Coast Railroad Museum** shall not be subject to downzoning, a unit density reduction, or an intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes in the conditions underlying the approval of the DRI Development Order have occurred or that the DRI Development Order was based on substantially inaccurate information provided by the Applicant, or unless the Board of County Commissioners has clearly established that the change is essential to the public health, safety, or welfare.

BE IT FURTHER RESOLVED, that Item #2 be and the same is hereby denied without prejudice under Section 33-311(A)(17).

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 3rd day of July, 2008, and 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.

No. 08-7-CC-3
ej

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By 
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 10TH DAY OF JULY, 2008.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-17-08 adopted by said Board of County Commissioners at its meeting held on the 3rd day of July, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 10th day of July, 2008.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

