

# Memorandum



**Date:** December 14, 2004

Agenda Item No. 7(M)(1)(D)

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

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

**Subject:** Miami Metrozoo Master Plan and Further Development  
Authorization to Modify DRI and Amend CDMP

## RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing the County Manager to file an application to modify the Miami Metrozoo Development of Regional Impact zoning order and amend the Comprehensive Development Master Plan, as a step towards implementing aspects of the Miami Metrozoo Master Plan and Further Development project.

## BACKGROUND

In response to changing needs at Miami Metrozoo, damage inflicted by Hurricane Andrew, and the economic impact of the closing of Homestead Air Force Base, the Board proposed that the Miami Metrozoo be improved and the area be considered for additional themed attractions. In 1997, the Board approved a feasibility study to assess the construction of a theme park at the Metrozoo property (R-639-97). In 1999, the Board authorized the Miami Metrozoo Master Plan and Further Development project to prepare an updated plan for the zoo and the addition of complimentary themed attractions within the area (R-971-99). In 2002, the Board approved the zoo plan portion of the larger plan (R-745-02). The Further Development project is underway and a status report that summarizes that plan is an accompanying item on this agenda.

In addition to the plan for the zoo proper, the overall plan proposes: a new water park; a family entertainment center; the transformation of the Gold Coast Railroad into a transportation museum; new vacation and resort hotels; and a new themed amusement park.

The plan for the zoo itself has already been approved. The County now desires to lay the groundwork for the addition of complimentary themed attractions within the Metrozoo property. The proposal for such items as a new water park or any leases for certain attractions, would not currently be allowed because they are deemed inconsistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

Page 2

In order to permit the larger plan to proceed, the County must first modify the original Development of Regional Impact (DRI) zoning order and in addition amend the Comprehensive Development Master Plan (CDMP). The Department of Planning and Zoning is working with the Park and Recreation Department in this effort. Therefore, it is requested that the Board authorize the County Manager, pursuant to Chapter 2-116.1(2)(d) of the County Code, to prepare the necessary modifications to the DRI and amendments to the CDMP that will permit the full implementation of this project.

Attachments

  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** December 14, 2004

**FROM:**   
Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 7(M)(1)(D)

Please note any items checked.

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

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

Agenda Item No. 7(M)(1)(D)  
12-14-04

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

RESOLUTION DIRECTING THE COUNTY  
MANAGER TO FILE AN APPLICATION TO  
MODIFY THE DEVELOPMENT OF REGIONAL  
IMPACT DEVELOPMENT ORDER AND AMEND  
THE COMPREHENSIVE DEVELOPMENT MASTER  
PLAN IN ORDER TO IMPLEMENT A PORTION OF  
THE MIAMI METROZOO MASTER PLAN AND  
FURTHER DEVELOPMENT PROJECT

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, this Board expressed its desire to further improve the Miami Metrozoo areas as a means of enhancing the public benefit of the zoological park and providing for additional economic development in the south Miami-Dade area to offset the adverse consequences of both hurricane damage and military base closing; and

WHEREAS, this Board approved a feasibility study conducted to assess the construction of a theme park at Metrozoo in Resolution No. R-639-97 on June 3, 1997; and

WHEREAS, this Board approved Resolution No. R-971-99 on September 9, 1999, authorizing the Miami Metrozoo Master Plan and Further Development project to prepare an updated plan for the zoo and complementary themed attractions at the Miami Metrozoo complex; and

WHEREAS, this Board approved Resolution No. R-745-02 on July 2, 2002, partially approving the Miami Metrozoo Master Plan by authorizing the erection, construction, and operation of Miami Metrozoo with a revised general plan for

approximately 500-acres of the 740-acre Metrozoo property,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the County Manager to take the necessary actions to file an application to modify the Development of Regional Impact Development Order and amend the Comprehensive Development Master Plan to implement a portion of the Miami Metrozoo Master Plan and Further Development in substantially the form attached hereto and made a part thereof, and authorizes the County Manager to execute said actions for and on behalf of Miami-Dade County, after approval by the County Attorney's Office. Be it further resolved that the Board shall make a decision regarding the merits of the application in the appropriate land use proceedings and this resolution in no way prejudices the decision of the Board in such proceedings.

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 14th day of December, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

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

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

Dennis A. Kerbel

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Agenda Item No. 4(O)  
7-9-02

OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
DADE COUNTY, FLORIDA

RESOLUTION NO. R-745-02

RESOLUTION APPROVING THE NEW MASTER PLAN FOR  
MIAMI METROZOO LOCATED AT 12400 SW 152 STREET, IN  
COMPLIANCE WITH SECTION 33-303 OF THE CODE OF  
MIAMI-DADE COUNTY

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that the approval of the new master plan for Miami Metrozoo located at 12400 SW 152<sup>nd</sup> Street, more specifically described as follows:

**See Attached Complete Legal Description**

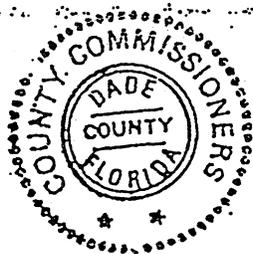
is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida; and in so finding, has considered, among other factors, the type of function involved, the public need therefor, the land use pattern in the area, and the nature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

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner Dennis C. Moss who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Cancio, Sr. and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro	absent	Jose "Pepe" Cancio, Sr.	aye
Dr. Barbara Carey-Shuler	absent	Betty T. Ferguson	aye
Gwen Margolis	aye	Joe A. Martinez	aye
Jimmy L. Morales	aye	Dennis C. Moss	aye
Dorin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	absent
		Sen. Javier D. Souto	absent

The Chairperson thereupon declared the resolution duly passed and adopted this ~~11th day~~ of July, 2002. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



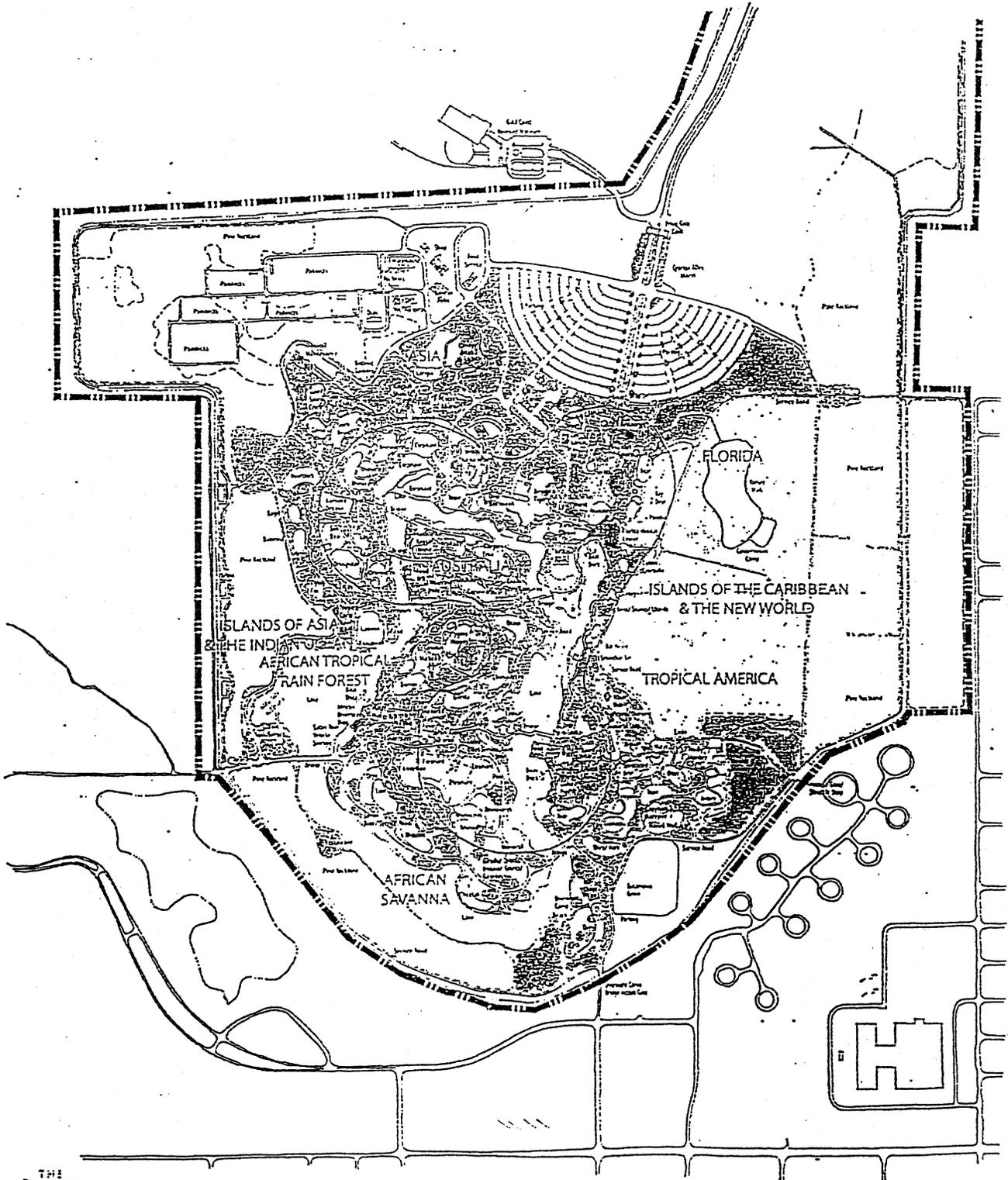
MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

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

By: KAY SULLIVAN  
Deputy Clerk

Joni Armstrong Coffey



THE PORTICO GROUP

SAVINO & MELLER DESIGN  
LEDO INTERNATIONAL  
EAC CONSULTING  
GLADYS KIDD & ASSOCIATES  
SZENDERSKI & ROHMAN

MIAMI METROZOO MASTER PLAN  
AND FURTHER DEVELOPMENT  
MIAMI - DADE COUNTY  
PARK & RECREATION DEPARTMENT



AUGUST, 2001



\* \* \* \*

LEGAL DESCRIPTION

\* \* \* \*

PTXM0181

FOLIO NUMBER: 30 5936 000 0050

PROPERTY ADDRESS: 12400 SW 152 ST

LEGAL DESCRIPTION: 01 25-26 & 35-36 55 39 731.71 AC  
02 - BEG CENTER OF SEC 35 TH  
03 N2655.01FT S 87 DEG W 943.88FT  
04 N 02 DEG W 35FT N 03 DEG W  
05 1291.75FT N 85 DEG E 3904.77FT  
06 N 31 DEG E 750FT N 19 DEG E  
07 876.94FT N 16 DEG E 1097.39FT  
08 N 87 DEG E 144.38FT N 02 DEG W  
09 1380.03FT N 87 DEG E 220.01FT  
10 S 02 DEG E 1380.03FT N 87 DEG E  
11 970FT S 02 DEG E 2705.53FT S 87  
12 DEG W 400FTS 02 DEG E 1200FT  
13 N 87 DEG E 365FT S 02 DEG E 35FT  
14 S 01 DEG E 2389.69FT S 90 DEG W  
15 531.73FT S 64 DEG W 500FT S 36  
16 DEG W 1000.75FT S 30 DEG W 500FT  
17 S 50 DEG W 500FT S 64 DEG W  
18 795.97FT N 84 DEG W 500FT  
19 N 84 DEG W 500FT N 71 DEG W 500FT  
20 N 56 DEG W 500FT N 40 DEG W  
21 1498.83FT TO POB  
22 AKA METRO ZOO

971-99

Approved \_\_\_\_\_ Mayor

Veto \_\_\_\_\_

Override \_\_\_\_\_

Agenda Item No. 6(F)(1)(F)  
9-9-99

RESOLUTION NO. R-971-99

RESOLUTION WAIVING BID PROTEST PROCEDURES OF SECTIONS 2-8.3 AND 2-8.4 OF THE MIAMI-DADE COUNTY CODE AND REJECTING ALL PROPOSALS RECEIVED IN RESPONSE TO RFP 200; WAIVING COMPETITIVE BIDDING PURSUANT TO SECTION 4.03(D) OF THE COUNTY CHARTER; WAIVING ADMINISTRATIVE ORDER 3-16, RELATED TO REQUESTS FOR PROPOSALS AND AUTHORIZING COUNTY MANAGER TO NEGOTIATE A CONTRACT FOR MIAMI-METROZOO MASTER PLAN AND FURTHER DEVELOPMENTS

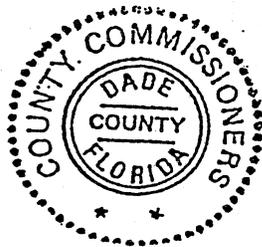
WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board waives the procedures contained in Sections 2-8.3 and 2-8.4 of the County Code, pertaining to bid protests and rejects all proposals received in response to RFP 200, and finds it is in the best interest of Miami-Dade County to waive formal bid procedures pursuant to Section 4.03(D) of the Home Rule Charter by a two-third (2/3) vote of the Board members present and waives Administrative Order 3-16 and authorizes the County Manager to negotiate a contract for the Miami-Metrozoo Master Plan and Further Developments and present same to this Board for approval to award.

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

Dr. Miriam Alonso	absent	Bruno A. Barreiro	aye
Dr. Barbara M. Carey-Shuler	absent	Miguel Diaz de la Portilla	absent
Betty T. Ferguson	aye	Gwen Margolis	aye
Natacha Seijas Millan	nay	Jimmy L. Morales	aye
Dennis C. Moss	aye	Pedro Reboredo	aye
Dorin D. Rolle	absent	Katy Sorenson	aye
	Javier D. Souto		aye

The Chairperson thereupon declared the resolution duly passed and adopted this 9th day of September, 1999. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



Approved by the County Attorney as to form and legal sufficiency. *RAC*

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

HARVEY RUVIN, CLERK

By: **KAY SULLIVAN**  
Deputy Clerk

39

Approved \_\_\_\_\_ Mayor

Agenda Item No. 6(D)(3)  
6-3-97

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. R-639-97

RESOLUTION DIRECTING THE COUNTY MANAGER  
TO CONDUCT A FEASIBILITY STUDY IN CONNECTION  
WITH THE CONSTRUCTION OF A THEME PARK AT  
METROZOO AND ADJACENT PROPERTIES

WHEREAS, the construction of a theme park in Metropolitan Dade County would be in the best interest of our community by providing our youth and families with recreational opportunities and benefitting our tourist industry and our economy; and

WHEREAS, property contained within Metrozoo and its adjacent parcels including those owned or operated by the federal government and the University of Miami may constitute suitable sites for that construction,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that the County Manager be and he is hereby directed to conduct a feasibility study in connection with the construction of a theme park, which feasibility study shall include community meetings with residents of the communities to be impacted by the project, and to report the results of that study to this Commission within one hundred and twenty (120) days of the adoption of this resolution.

The foregoing resolution was sponsored by Commissioner Dennis C. Moss

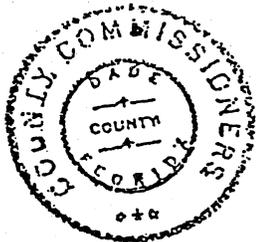
and offered by Commissioner Dennis C. Moss, who moved its adoption.

The motion was seconded by Commissioner James Burke and upon being

put to a vote, the vote was as follows:

Dr. Miriam Alonso	aye	James Burke	aye
Dr. Barbara M. Carey	absent	Miguel Diaz de la Portilla	aye
Betty T. Ferguson	aye	Bruce C. Kaplan	absent
Gwen Margolis	aye	Natacha Seijas Millan	absent
Jimmy L. Morales	aye	Dennis C. Moss	aye
Pedro Reboredo	absent	Katy Sorenson	aye
	Javier D. Souto		aye

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 1997. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

By: KAY SULLIVAN  
Deputy Clerk

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

**MEMORANDUM**

Agenda Item No. 6(D)(3)

---

**TO:** Hon. Chairperson and Members  
Board of County Commissioners

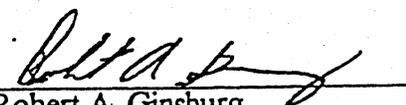
**DATE:** June 3, 1997

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Feasibility study for  
theme park

---

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Dennis C. Moss.

  
Robert A. Ginsburg  
County Attorney

RAG/bw