Memorandum

MIAMI-DADE COUNTY

(Second Reading 2-1-11)

Date: October 19, 2010

Agenda Item No. 7(G)

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

From: George M. Burgess
County Manager

Subject: Ordinance amending Section 33-363.1 of the Code pertaining to uses permitted on Opa-locka Airport lands in the GP Government Property zoning district.

Recommendation

It is recommended that the Board of County Commissioners adopt the attached ordinance amending Section 33-363.1 of the Code pertaining to uses permitted on Opa-locka Airport lands in the GP Government Property zoning district.

Scope

The Opa-locka Airport is located in Commission District 1 and it is immediately east of Commission District 13.

Fiscal Impact/Funding Source

The proposed ordinance creates a positive fiscal impact to Miami-Dade County in that it revises regulations to permit additional private third party leasehold development within the boundaries of the Opa-locka Airport.

Track Record/Monitor

Not applicable.

Background

On May 5, 2009, the Board of County Commissioners adopted ordinance number 09-33 providing for third party leasehold development on Opa-locka airport lands where consistent with the CDMP. This ordinance established three development zones where non-aviation uses (commercial, office, hotel and motel, institutional and industrial) may occur within the airport proper. The zones where defined as follows:

- Zone One - 153.4 acres along NW 57th Avenue on the west side of the airport.
- Zone Two - 87.7 acres located primarily on the central portion of the east side of the airport.
- Zone Three - 132 acres located primarily on the southeast corner of the airport.

The proposed ordinance seeks to add an additional 12.53 acres to Zone Two for a new total of 100.23 acres. The proposed amendment would create certain development entitlements depending on market forces.

The proposed amendment to Section 33-363.1 of the Code pertaining to uses permitted on Opa-locka Airport lands in the GP Government Property zoning district, was requested by airport leaseholders (which currently hold development entitlements within the in the airport zones established by this ordinance).The necessary amendment will conform the CDMP text and percentages of use for each of the zones apportioned to developers. A revised land-use map depicting aviation, aviation-related and non-aviation uses has also been added to allow developers to have the development flexibility allowed in the CDMP. The proposed changes with revised map as depicted in the proposed ordinance has been added to allow the leaseholders to develop Commercial (retail)/Office, Hotel/Motel, Institutional and Industrial with acreage limits within specified parcels. Specifically, Zone 2, the Adler Aviation (AA) leasehold contained a "carve-out" for another tenant that has since left and the 12.5 acres have to be restored to Alder Aviation.

Assistant County Manager

MEMORANDUM

(Revised)

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

DATE: February 1, 2011

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

SUBJECT: Agenda Item No. 7(G)

Please note any items checked.

✓	**"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
	Ordinance creating a new board requires detailed County Manager's report for public hearing
	No committee review
	Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve
	Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(G)
2-1-11

ORDINANCE NO. _____

ORDINANCE PERTAINING TO AIRPORT ZONING REGULATIONS; AMENDING SECTION 33-363.1 OF THE CODE OF MIAMI-DADE COUNTY PERTAINING TO USES PERMITTED ON OPA-LOCKA AIRPORT LANDS IN THE GP GOVERNMENT PROPERTY ZONING DISTRICT; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Section 33-363.1 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:[1]

Sec. 33-363.1. Uses permitted on Opa-locka Airport lands in the GP Governmental Property zoning district.

* * *

(3) The airport shall consist of three development zones as depicted on the Opa-locka Executive Airport Development Zone Map where non-aviation uses may be developed. The minimum and maximum land area devoted to non-aviation uses within each development zone shall be limited as follows. The location and intensity of non-aviation uses within each development zone shall further be limited by the Comprehensive Development Master Plan's Airport Land Use Master Plan map and interpretive text.

[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

(a) Zone One (153.4 Acres)

	Minimum (acres)	Maximum (acres)
Commercial	7.7	38.4
Office	7.7	38.4
Hotel or Motel	0	15.3
Institutional	0	30.7
Industrial	76.7	130.4

[[~~(b) Zone Two (87.7 acres)~~

	~~Minimum (acres)~~	~~Maximum (acres)~~
~~Commercial~~	~~4.4~~	~~21.9~~
~~Office~~	~~4.4~~	~~21.9~~
~~Hotel or Motel~~	~~0~~	~~8.8~~
~~Institutional~~	~~0~~	~~17.5~~
~~Industrial~~	~~43.9~~	~~74.5~~]]

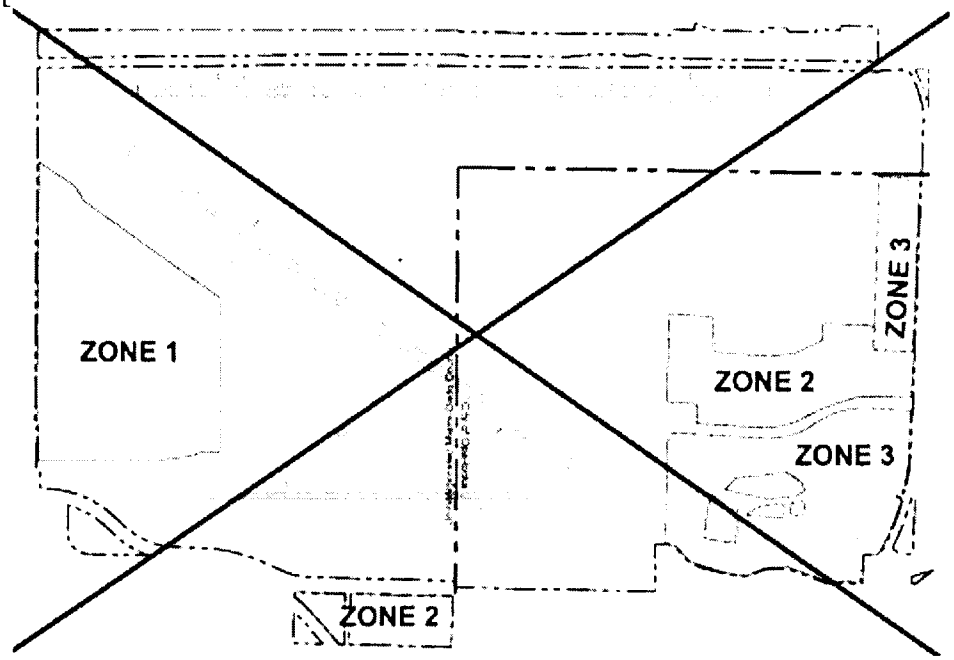
>>(b) Zone Two (100.23 acres)

	Minimum (acres)	Maximum (acres)
Commercial	5.0	25.1
Office	5.0	25.1
Hotel or Motel	0	10.0
Institutional	0	20.0
Industrial	50.1	85.2<<

(c) Zone Three (132 Acres)

	Minimum (acres)	Maximum (acres)
Commercial	6.6	33.0
Office	6.6	33.0
Hotel or Motel	0	13.2
Institutional	0	26.4
Industrial	66	112.2

[[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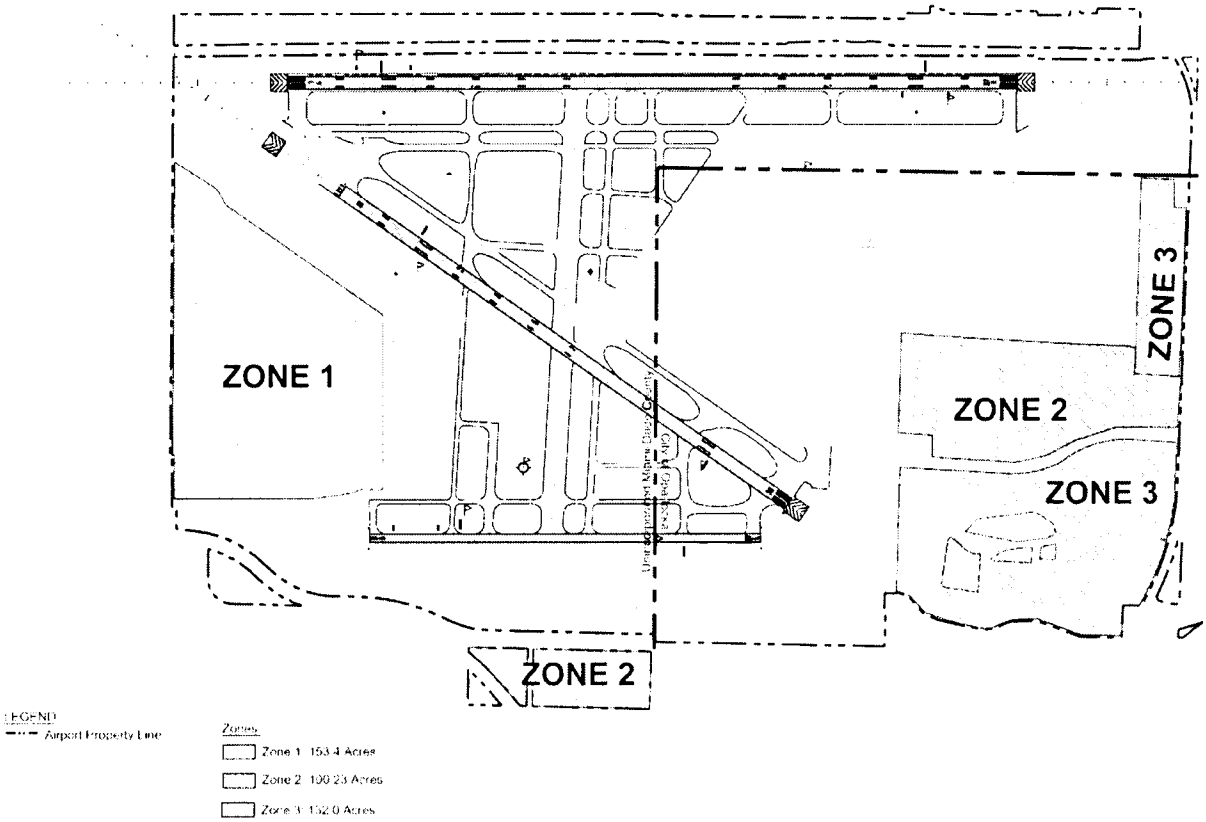
ZONE 1
ZONE 2
ZONE 3
ZONE 3
ZONE 2
LEGEND
Airport Property Line
Zones
Zone 1 153.4 Acres
Zone 2 100.23 Acres
Zone 3 152.0 Acres

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Opa-locka Executive Airport Development Zone Map

* * *

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency:

Prepared by:

John McInnis

JM