Memorandum

MIAMI-DADE COUNTY

Date: June 10, 2013

To: Honorable Esteban Bovo, Jr.
County Commissioner, District 13

From: Carlos A. Gimenez
Mayor

Subject: Response to Request for Information Regarding Zoo Miami Entertainment

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In response to your request, please see the responses and accompanying attachments that address your questions. Further, as you point out in your memorandum, the Request for Proposals has been advertised and proposals are due from prospective bidders on May 31, 2013.

Q1. Which companies received the original RFP from 2009?

Please see attached list of firms that received the advertisement for this solicitation. (Attachment 1)

Q2. Where was it advertised? Ex: County website, sent to lists, newspapers?

The solicitation was advertised in local newspapers, in the World Water Park Association publication, on the County website, and an advertisement notice to all known interested parties, as well as, enrolled/registered vendors. Additionally, County staff established a booth at the World Waterpark Association Conference for three days. Project brochures advertising the solicitation were distributed to the public; and, staff attended and passed out advertisement notifications at the International Association of Amusement Parks and Attractions (largest such organization in the World).

Q3. Why did the County stop negotiations with the original proposals?

The County received two proposals in response to RFP 630 ("Water Park [WP] Development and Operation with Options for a Family Entertainment Center [FEC] and a Vacation Hotel [VH]"). Negotiations with the highest-ranked proposer Parc Management, LLC were terminated after fifteen months (over 30 negotiation sessions), when it was determined that the Proposer: (a) was undergoing management and financial difficulties due to acquisition of other theme parks; and, (b) after the Proposer determined that they did not have sufficient private equity financing for the project.

County staff initiated negotiation with the remaining vendor Recreational Design & Construction, Inc., but they declined to negotiate due to their involvement with another water park. The Board approved the rejection of these proposals on September 1, 2011 Board. (Copy attached - Attachment 2). This attachment also includes further detail on the reasons for rejection.

Q4. What companies originally received the Expression of Interest (approved by the Zoo oversight Board on September 27, 2011)?

Please see attached list. (Attachment 3)

Q5. Where was the Expression of Interest advertised?

The Expression of Interest was advertised in Miami Herald, El Nuevo Herald, Miami Times, Miami Today, and an article into the South Florida Business Journal. Additionally, notification

was placed on the County website, and an advertisement notice was sent to all known interested parties, as well as enrolled/registered vendors.

Q6. Were there any alternate ideas aside from the Zoo Miami Entertainment area?

Yes. At the request of the Board, the County prepared a solicitation that was more flexible and open to combination of amusements, attractions, lodging and civic uses within the area that generally complies with the site plan. As part of the responses received to the EOI, proposers suggested a variety of new uses including a charter school, retail outlets, a tower ride, giant ferris wheel, a swimming center, an auto race track and others. Some of these ideas were expressly prohibited by land use or zoning restrictions and were not accepted as alternatives in the ITN.

Q7. Why advertise a new RFP if adequate proposer were provided with the original RFP?

As mentioned in response to Question 3 above, despite extensive efforts by County Staff – negotiations terminated with the number one proposer; and the number two proposer was by then involved in another business deal.

Q8. Were there any companies that did not receive the original RFP contacted for the RFP that is currently out?

The County forwarded an advertisement announcement (of the EOI/ITN) to all its known potential contacts, including those who were sent the advertisement for the original RFP.

Q9. Where was the current RFP (ITN) listed?

Besides the County website, advertisements were placed in the Wall Street Journal, Miami Herald, El Nuevo Herald, Miami Times, Miami Today, and an ad was placed in the South Florida Business Journal. Additionally, notification of the ITN was placed on the County website, and an advertisement notice was sent to all known interested parties as well as enrolled/registered vendors.

Q10. On the original RFP, job creation was listed as a positive economic impact. Is there an estimate of how many jobs will be created? If so, who did the study and may we obtain a copy of it?

County staff did an economic impact study for the zoo property in 2002 (see Attachment 4), and updated it for the Coast Guard area in October 2009 (see Attachment 5).

Should you have any questions, please do not hesitate to contact Lester Sola, Director, Internal Services Department at 305-375-2363, or me directly.

Attachments

c: Honorable Chairwoman Rebeca A. Sosa
and Members, Board of County Commissioners
R. A. Cuevas, Jr., County Attorney
Edward Marquez, Deputy Mayor, Office of the Mayor
Lisa M. Martinez, Senior Advisor, Office of the Mayor
Lester Sola, Director, Internal Services Department
Jack Kardys, Director, Parks, Recreation, and Open Spaces
Miriam Singer, Assistant Director, Internal Services Department
Clerk of the Board
Charles Anderson, Commission Auditor

ATTACHMENT 1

Miami-Dade
Department of Procurement Management

Vendors Logging In for Solicitation

Solicitation Number: RFP 630
Title: Water Park Development and Operation
Due Date: 5/8/2009 2:00:00 PM
Date Sent: 12/23/2008 3:17:30 PM
Commodities: CONCESSION SERVICES, CATERING SERVICES, VENDING SE

Total Vendors Logging In: 245

Vendor/Entity	Login Date	Address	Contact Info
1	3/6/2009 12:07:20 PM	Street: 1 City: 1 State: FL Zip: 33156 Country: US	Email: gaspard@miamidade.gov Phone: () Fax: ()
426 INC	12/28/2008 3:50:22 PM	Street: 22469 SW 103rd Ave City: Miami State: FL Zip: 33190 Country: US	Email: fourtwentysixinc@hotmail.com Phone: (305) 962-9524 Fax: (305) 252-4709
a	1/22/2009 12:58:30 PM	Street: 123 City: a State: FL Zip: 12322 Country: US	Email: a@a.com Phone: () Fax: ()
a	3/6/2009 11:11:52 AM	Street: a City: a State: AE Zip: 33331 Country: US	Email: azawoy@miamidade.gov Phone: () Fax: ()
a	3/6/2009 10:46:09 AM	Street: a City: a State: FL Zip: 33157 Country: US	Email: igarcia@miamidade.gov Phone: () Fax: ()
A.D.A. Engineering, Inc.	1/30/2009 8:02:54 AM	Street: 8550 NW 33 Street City: Doral State: FL Zip: 33122 Country: US	Email: VMARTINEZ@ADAENGINEERING.COM Phone: (305) 5514608 Fax: ()
ABK Construction	2/5/2009 3:24:26 PM	Street: 14141 sw 142 ave. City: miami State: FL Zip: 33186 Country: US	Email: abkcorp@aol.com Phone: () Fax: ()
Adam Demler	3/10/2009 6:13:50 PM	Street: 6100 Blue Lagoon Drive Ste 300 City: Miami State: FL Zip: 33126 Country: US	Email: ademler@csagroup.com Phone: (305) 4615484 Fax: (305) 4615494
ADIMEK GROUP	1/28/2009 1:10:00 PM	Street: 213 E 10th ST City: HIALEAH State: FL Zip: 33010 Country: US	Email: INDRACARDENAS@GMAIL.COM Phone: (305) 244 Fax: ()
Adler Group	1/7/2009 11:42:59 AM	Street: 1400 NW 107 Ave City: Miami State: FL Zip: 33172 Country: US	Email: egreenwald@adlergroup.com Phone: (305) 3924046 Fax: ()
Adler Group	1/22/2009 11:30:14 AM	Street: 1400 NW 107th Ave City: Miami State: FL Zip: 33172 Country: US	Email: jraiffe@adlergroup.com Phone: (305) 392 Fax: ()
AFCO Constructors	2/25/2009 10:01:58 AM	Street: 1804 NW Madrid Way City: Boca Raton State: FL Zip: 33432 Country: US	Email: jhowell@afcoconstructors.com Phone: (561) 3382160 Fax: (561) 3385037
Alberto Miranda	1/6/2009 5:22:32 PM	Street: 4155 East Mowry Dr City: Homestead State: FL Zip: 33033 Country: US	Email: amiranda@valleycrest.com Phone: (305) 2588011 Fax: (305) 8470425
alex	2/20/2009 3:08:09 PM	Street: 12370 sw 191 st City: miami State: FL Zip: 33177 Country: US	Email: alexisrivera79@aol.com Phone: (305) 498 5486 Fax: ()
Alirios	1/28/2009 10:31:01 PM	Street: 6105 nw 39th st City: virginia gardens State: FL Zip: 33166 Country: US	Email: juniorscatering@aol.com Phone: (786) 413-6195 Fax: ()
Alvaro Velosa	2/23/2009 3:45:58 PM	Street: 11623 sw 169 Terr. City: Miami State: FL Zip: 33157 Country: US	Email: velosaa1@bellsouth.net Phone: (786) 512 1997 Fax: (305) 2327265
Ana Fleckenstein	2/12/2009 9:59:11 AM	Street: 3990 N. Powerline Road City: Ft. Lauderdale State: FL Zip: 33309 Country: US	Email: afleckenstein@recreationaldesign.com Phone: (954) 566 Fax: (566) 3335
ANDREINA URDANETA	3/18/2009 7:31:41 PM	Street: 6625 MIAMI LAKES DR SUITE 226 City: MIAMI LAKES State: FL Zip: 33014 Country: US	Email: inf@minoritychance.com Phone: (954) 3945667 Fax: ()
angel maldonado	3/10/2009 12:50:47 PM	Street: 111 nw 1 street City: miami State: FL Zip: 33177 Country: US	Email: cg7@miamidade.gov Phone: () Fax: ()
Aquitectonica/Thomas Westberg	1/21/2009 1:05:20 PM	Street: 801 Brickell Avenue, Suite 1100 City: Miami State: FL Zip: 33131 Country: US	Email: twestberg@arquitectonica.com Phone: (305) 372 Fax: (305) 3721175
Armando Montero	2/22/2009 11:37:32 AM	Street: 9830 SW 77 Ave #120 City: Miami State: FL	Email: amontero@montero-group.com Phone: ()

		Zip: 33156 Country: US	Fax: ()
Asif Parkar	4/17/2009 10:59:04 AM	Street: 660 Figueroa Street City: Los Angeles State: CA Zip: 90017 Country: US	Email: aparkar@ccorpusa.com Phone: () Fax: ()
Austen Electric, Inc.	1/13/2009 8:53:50 AM	Street: 8219 NW 74 Avenue City: Medley State: FL Zip: 33166 Country: US	Email: accounting@austenelectric.com Phone: (305) 8058166 Fax: ()
B&A	2/6/2009 11:48:49 AM	Street: 2601 South Bayshore Drive City: Miami State: FL Zip: 33133 Country: US	Email: eveksler@bermelloajamil.com Phone: () Fax: ()
B&A	2/11/2009 5:21:26 PM	Street: 2601 Souh Bayshore Drive City: Miami State: FL Zip: 33133 Country: US	Email: esobelman@bermelloajamil.com Phone: () Fax: ()
BACH Sign Group, Inc.	4/15/2009 9:30:41 AM	Street: 2655 North Ocean Drive Suite 400 City: Singer Island State: FL Zip: 33404 Country: US	Email: therese@bachsign.com Phone: (561) 8483440 Fax: (561) 8483441
Barbara	3/16/2009 1:29:02 PM	Street: 4421 SW 75 Ave City: Miami State: FL Zip: 33155 Country: US	Email: barbara@cansecoelectric.com Phone: (305) 265 Fax: (305) 265 9945
Batters Box USA, Inc.	1/9/2009 3:55:39 PM	Street: 14400 NW 77 Court, Suite 300 City: Miami Lakes State: FL Zip: 33016 Country: US	Email: alsuarod@bellsouth.net Phone: (305) 823-8099 Fax: (305) 258-0400
BCC Engineering	1/6/2009 8:59:56 AM	Street: 7300 N. Kendall Drive, Suite 400 City: Miami State: FL Zip: 33156 Country: US	Email: jfuentes@bcceng.com Phone: () Fax: ()
Beau Berni	4/14/2009 11:19:51 AM	Street: 7083 High Saddle Ct. City: Liberty Township State: OH Zip: 45011 Country: US	Email: bernistyle@aol.com Phone: () Fax: ()
Beth Yowell	2/25/2009 3:04:30 PM	Street: 3575 NW 53rd Street City: Ft. Lauderdale State: FL Zip: 33309 Country: US	Email: by@jamesacummings.com Phone: () Fax: ()
Bid Ocean	1/5/2009 4:18:46 AM	Street: PO Box 40445 City: Grand Junction State: CO Zip: 81504 Country: US	Email: eric@bidocean.com Phone: (866) 347 Fax: ()
BIKO Eng. Services Inc.	4/7/2009 3:27:01 PM	Street: P.O. Box 522 City: Hernando State: FL Zip: 34442 Country: US	Email: biko@xtalwind.net Phone: () Fax: ()
BJ AuMiller	1/19/2009 11:49:41 AM	Street: 1821 S. Orange Blossom Trail City: Apopka State: FL Zip: 32703 Country: US	Email: bj@wellerpools.com Phone: (407) 880-8800 Fax: (407) 884-7306
blasco construction corp	2/10/2009 1:00:14 AM	Street: 8443 sw 144 ct City: miami State: FL Zip: 33183 Country: US	Email: blascoconst@aol.com Phone: (786) 5257328 Fax: (305) 7523322
Bliss & Nyitray/Jackie Lopez	2/6/2009 10:52:52 AM	Street: 800 Douglas Road, Suite 300 City: Coral Gables State: FL Zip: 33134 Country: US	Email: j-lopez@bniengineers.com Phone: (561) 362-6002 Fax: (561) 362-7322
Brian Celio	12/30/2008 4:42:31 PM	Street: 945 Hornblend City: San Diego State: FL Zip: 92109 Country: US	Email: fl@imsinfo.com Phone: () Fax: ()
Brown Plumbing LLC	4/5/2009 10:21:59 AM	Street: 19121 nw 37 ct City: miami State: FL Zip: 33055 Country: US	Email: brownplumbingllc@yahoo.com Phone: (305) 764 Fax: (786) 9556515
Builders of Miami, LLC	3/9/2009 11:46:58 AM	Street: 12487 SW 121 Ave City: Miami State: FL Zip: 33186-5170 Country: US	Email: luisramudo@bellsouth.net Phone: (786) 356-0252 Fax: (786) 293-1009
C3TS / Jorge E Corzo	2/18/2009 6:01:59 PM	Street: 901 Ponce de Leon Blvd Suite 900 City: Coral Gables State: FL Zip: 33134 Country: US	Email: jcorzo@c3ts.com Phone: (305) 4452900 Fax: (305) 4453366
Carlisle, Elizabeth Wong	3/31/2009 5:41:36 PM	Street: 2950 SW 27th Ave., #200 City: Miami State: FL Zip: 33133 Country: US	Email: lwong@carlisledevelopmentgroup.com Phone: (305) 357-4729 Fax: (305) 476-9674
Carmen Morris & Associates, Inc.	3/10/2009 7:35:30 AM	Street: 15074 SW 127 Court City: Miami State: FL Zip: 33186 Country: US	Email: cmorris@bellsouth.net Phone: (305) 278-2395 Fax: (305) 278-1528
Carnival Meals	1/5/2009 2:32:47 PM	Street: 1847 NW 22 Street City: Miami State: FL Zip: 33142 Country: US	Email: aymee@carnivalmeals.net Phone: (305) 325 Fax: (305) 3259947
Cesar Garcia-Pons	3/30/2009 8:59:02 AM	Street: 1688 Meridian Avenue, #303 City: Miami Beach State: FL Zip: 33139 Country: US	Email: Cesar.Garcia-Pons@edaw.com Phone: () Fax: ()
Clair Brothers Audio Systems, Inc.	1/22/2009 12:27:56 PM	Street: 1915 Brickell Ave. City: Miami State: FL Zip: 33129 Country: US	Email: FBareille@ClairSystems.com Phone: (305) 929-8461 Fax: ()
Claro Development	1/14/2009 11:08:50 PM	Street: 19 nw south river drive City: miami State: FL Zip: 33128 Country: US	Email: rlastra@clarocorp.com Phone: (305) 324.4700 Fax: (305) 574.8564
Claro Development Solutions, Inc.	1/5/2009 11:55:01 AM	Street: 19 NW Southwest River Drive City: Miami State: FL Zip: 33128 Country: US	Email: sscher@clarocorp.com Phone: (305) 324-4700 Fax: (305) 574-8564
Cloward H2O	2/5/2009 12:15:15 PM	Street: 2696 N Univeristy Ave, Ste 290 City: Provo State: UT Zip: 84604 Country: US	Email: aclawson@clowardh2o.com Phone: (801) 375-1223 Fax: (801) 377-3118
CMS Consulting, Inc,	1/4/2009 10:14:26 AM	Street: 6903 North Lagoon # 52 City: Panama City Beach State: FL	Email: msalley274@aol.com Phone: (850) 960-0503

		Zip: 32408 Country: US	Fax: ()
Communication Solutions	3/9/2009 4:17:50 PM	Street: 2665 SW 37th Ave, Suite 504 City: Miami State: FL Zip: 33133 Country: US	Email: cire@andino.bz Phone: (786) 256-0378 Fax: (305) 444-8422
Courtney Cunningham	1/1/2009 11:55:29 AM	Street: 10873 sw 59th court City: Miami State: FL Zip: 33156 Country: US	Email: courtney@thecunninghamgroup.com Phone: (305) 9629388 Fax: (305) 6662700
Crawford Architects/David Miller	1/7/2009 4:56:49 PM	Street: 1801 McGee, Suite 200 City: Kansas City State: MO Zip: 64108 Country: US	Email: david.miller@crawford-usa.com Phone: (816) 421-2650 Fax: (816) 421-2650
Cumming Corporation	2/6/2009 1:03:51 PM	Street: 111 N. Orange Ave, Suite 1040 City: Orlando State: FL Zip: 32801 Country: US	Email: mgregg@ccorpusa.com Phone: (321) 2519642 Fax: (321) 2519897
Cumming Corporation/Mike Ostendorf	2/9/2009 3:51:04 PM	Street: 111 N. Orange Ave, Suite 1040 City: Orlando State: FL Zip: 32801 Country: US	Email: mostendorf@ccorpusa.com Phone: (321) 251 Fax: (251) 9897
Cyllenius	2/5/2009 5:43:49 PM	Street: 2370 Corporate Circle 3rd Fl. City: Henderson State: NV Zip: 89074 Country: US	Email: panida.v@cyllenius.com Phone: (702) 9924843 Fax: (702) 9924843
D&A Commercial Cleaning Services	1/7/2009 9:54:01 AM	Street: 1580 Sawgrass Corp Parkway City: Sunrise State: FL Zip: 33323 Country: US	Email: da4enterprise@yahoo.com Phone: (954) 479-7216 Fax: ()
Dan LaMorte	4/1/2009 1:32:55 PM	Street: 1399 SW 1st ave City: Miami State: FL Zip: 33130 Country: US	Email: dlamorte@tcco.com Phone: () Fax: ()
Daniel Dietch	2/11/2009 1:59:49 PM	Street: 201 Alhambra Circle, Suite 600 City: Coral Gables State: FL Zip: 33134 Country: US	Email: daniel.dietch@ch2m.com Phone: () Fax: ()
Deborah Miller	1/21/2009 5:34:33 PM	Street: 934 Lake Baldwin Lane City: Orlando State: FL Zip: 32814 Country: US	Email: dmiller@msidesign.com Phone: (407) 8964007 Fax: (407) 8965677
DESIMONE CONSULTING ENGINEERS	2/5/2009 1:55:18 PM	Street: 800 BRICKELL AVENUE, 6TH FL City: MIAMI State: FL Zip: 33131 Country: US	Email: wodonnell@de-simone.com Phone: () Fax: ()
dewey knight	1/12/2009 10:50:12 PM	Street: 8260 nn.w. 156 terr. City: miami State: FL Zip: 33016 Country: US	Email: dkiiinupe@aol.com Phone: (305) 826 Fax: ()
Dominion Builders, LLC	1/27/2009 1:15:32 PM	Street: 4942 S. LeJeune Road City: Coral Gables State: FL Zip: 33146 Country: US	Email: mgemignani@dominionbuild.com Phone: (305) 661 Fax: (305) 397-1188
drd enterprises inc of davie	3/22/2009 1:20:49 PM	Street: 858 nw 81 terrace City: plantation State: FL Zip: 33324 Country: US	Email: lunarcon@aol.com Phone: (954) 370 Fax: (954) 3372837
DRMP/Charles Boulian	3/10/2009 2:16:43 PM	Street: 100 Beckrich Rd City: Panama City Beach State: FL Zip: 32407 Country: US	Email: cboulian@drmp.com Phone: (850) 236 Fax: (850) 236-1477
dRMR Development, LLC	2/3/2009 4:40:54 PM	Street: 400 North Main St City: Lake Mills State: WI Zip: 53551 Country: US	Email: inger@drmrdevelopment.com Phone: (920) 945 Fax: (816) 5671
EAC Consulting	3/4/2009 5:08:29 PM	Street: 815 NW 57 Ave, Suite 402 City: Miami State: FL Zip: 33126 Country: US	Email: pnatter@eacconsult.com Phone: (305) 264-2557 Fax: (305) 264-8363
Economic Consulting Services	4/14/2009 2:20:28 PM	Street: 428 Old Newport Blvd. City: Newport Beach State: CA Zip: 92663 Country: US	Email: ecs_82@pacbell.net Phone: (949) 574 Fax: ()
Ed Bell	4/13/2009 2:10:55 PM	Street: 717 Via Verona City: Deerfield Beach State: FL Zip: 33442 Country: US	Email: edbellmiami@aol.com Phone: (305) 992 Fax: ()
Edoceo, LLC	4/12/2009 12:37:16 PM	Street: 2763 W. Trade Ave City: Miami State: FL Zip: 33133 Country: US	Email: juan.serrato@edoceollc.com Phone: (305) 773 Fax: ()
EDSA	1/30/2009 11:07:12 AM	Street: 1512 East Broward Boulevard City: Fort Lauderdale State: FL Zip: 33301 Country: US	Email: tdavenport@edsaplan.com Phone: (954) 524 Fax: (524) 0177
EDSA, Inc.	2/9/2009 1:31:31 PM	Street: 1512 E. Broward Blvd., Suite 110 City: Fort Lauderdale State: FL Zip: 33301 Country: US	Email: kgray@edsaplan.com Phone: (954) 524-3330 Fax: (954) 524-0177
EDSA/Richard Hallick	4/7/2009 9:00:29 AM	Street: 1512 E Broward Blvd,#110 City: Fort Lauderdale State: FL Zip: 33301 Country: US	Email: rhallick@edsaplan.com Phone: () Fax: ()
Edwin Palagar	3/24/2009 8:51:36 AM	Street: 13018 S.W. 85 Avenue Road City: Miami State: FL Zip: 33156 Country: US	Email: southern@srepro.com Phone: (305) 251-2899 Fax: (305) 251-6906
Elite Holding Management Group.Inc.	3/7/2009 7:53:06 PM	Street: 1418 NE 134rd City: Miami State: FL Zip: 33161 Country: US	Email: epmgfl@aol.com Phone: (786) 2625082 Fax: ()
Envirobidnet	12/29/2008 7:41:40 AM	Street: 24123 Peachland Blvd C4 PMB310 City: Port Charlotte State: FL Zip: 33954 Country: US	Email: sfaulkner@envirobidnet.com Phone: (888) 888-0900 Fax: (941) 876-0458
Eric Liff	2/5/2009 4:58:20 PM	Street: 2601 South Bayshore Drive City: Miami State: FL Zip: 33133 Country: US	Email: eliff@lambertadvisory.com Phone: () Fax: ()
ES Consultants Inc.	2/23/2009 5:59:56 PM	Street: 7700 N. Kendall Drive, Suite 607 City: Miami State: FL	Email: esmith@esconsultants.net Phone: (305) 4128185

		Zip: 33156 Country: US	Fax: (305) 4128105
Esther Monzon-Aguirre	3/26/2009 1:35:31 PM	Street: 2332 Galiano Street, Suite 250 City: Coral Gables State: FL Zip: 33134 Country: US	Email: emonzonaguirre@bellsouth.net Phone: (305) 728-7049 Fax: (305) 858-0209
Estrada Hinojosa & Company, Inc.	4/9/2009 4:07:44 PM	Street: 1755 Biarritz Drive City: miami State: FL Zip: 33131 Country: US	Email: tsoto@estradahinojosa.com Phone: (305) 9314600 Fax: ()
Eventus Marketing, Inc.	12/23/2008 4:32:15 PM	Street: 5000 SW 75th Avenue City: miami State: FL Zip: 33155 Country: US	Email: nalbareda@eventusmarketing.com Phone: (305) 6684343 Fax: ()
FACCHINA CONSTRUCTION OF FLORIDA, LLC	1/8/2009 10:54:46 AM	Street: 6600 N. ANDREWS AVENUE, SUITE 200 City: FT. LAUDERDALE State: FL Zip: 33309 Country: US	Email: jhockey@facchina.com Phone: (954) 771 Fax: (954) 771-6694
Fanjul & Associates, LLC	1/26/2009 8:14:23 AM	Street: 900 Bay drive City: Miami Beach State: FL Zip: 33141 Country: US	Email: afanjul@the-beach.net Phone: () Fax: (305) 3563686
felipe	3/5/2009 9:32:56 AM	Street: 1400 City: miami State: FL Zip: 33163 Country: US	Email: finoa@adlergroup.com Phone: (305) 392 Fax: ()
Fence Connection Inc	3/17/2009 8:47:27 AM	Street: 10691 SW 88th St., Ste #302 City: Miami State: FL Zip: 33176 Country: US	Email: fenceconninc@yahoo.com Phone: (305) 279-3005 Fax: (35) 279-2582
first choice painting inc	12/25/2008 9:00:21 PM	Street: 1565 tugwell street se City: palm bay State: FL Zip: 32909 Country: US	Email: fcpainting.inc.fencing@hotmail.com Phone: (954) 5925147 Fax: ()
Florida Bid Reporting	1/4/2009 5:49:37 AM	Street: P. O. Box 37189 City: Tallahassee State: FL Zip: 32315 Country: US	Email: kila@floridabid.com Phone: () Fax: ()
Florida Lemark Corporation	2/6/2009 12:56:56 PM	Street: 11402 NW 41 Street, Suite 218 City: Doral State: FL Zip: 33178 Country: US	Email: emilio@floridalemark.com Phone: (305) 593-1442 Fax: (305) 593-0998
Forbes Architects	3/19/2009 8:39:35 AM	Street: 4565 Ponce de Leon Boulevard, Suite 100 City: Coral Gables State: FL Zip: 33146 Country: US	Email: jforbes@famiami.com Phone: (305) 4460849 Fax: (305) 4445557
Frank Hernandez	2/24/2009 9:05:47 AM	Street: 7700 North Kendall Drive, Suite 607 City: Miami State: FL Zip: 33156 Country: US	Email: frankieh22@bellsouth.net Phone: (305) 4128185 Fax: ()
G & D Contractors Inc	2/24/2009 9:04:56 AM	Street: 14779 sw 176 st City: Miami State: FL Zip: 33187 Country: US	Email: g.gonzalez@gd-contractors.com Phone: (305) 7766427 Fax: (305) 9710321
Garfield Traub Development	2/5/2009 5:34:08 PM	Street: 13455 Noel Road, Suite 2150 City: Dallas State: TX Zip: 75240 Country: US	Email: kportnoy@garfieldtraub.com Phone: (972) 716-3840 Fax: ()
Gary Goddard Entertainment	2/3/2009 2:36:30 PM	Street: 4716 Vineland Ave City: North Hollywood State: CA Zip: 91601 Country: US	Email: david@garygoddard.com Phone: (310) 6012000 Fax: ()
gd	2/2/2009 7:57:34 AM	Street: 4170 Ashford-dunwoody Rd City: Altanta State: FL Zip: 30319 Country: US	Email: glenda_durr@mcgraw-hill.com Phone: (888) 3288507 Fax: (800) 5722657
gerardo rodriguez	12/24/2008 8:19:16 AM	Street: 6046 sw 15 st City: miami State: FL Zip: 33144 Country: US	Email: jerry@jerryrodriguez.com Phone: (305) 807 Fax: ()
Glenn Baron	4/15/2009 12:17:26 AM	Street: 803 Osceola Avenue City: Saint Paul State: MN Zip: 55105 Country: US	Email: gbaron@lancercatering.com Phone: (612) 7591278 Fax: (651) 2909442
Gold Coast Railroad Museum	2/9/2009 11:10:46 AM	Street: 12450 SW 152nd Street City: Miami State: FL Zip: 33177 Country: US	Email: rick.olsen@gcrm.org Phone: () Fax: ()
Gonzalo Peschiera	12/26/2008 1:40:03 PM	Street: 405 SW 148 Ave City: Davie State: FL Zip: 33325 Country: US	Email: gpeschiera@ohlusa.com Phone: (954) 865-9627 Fax: ()
Grant E Smith	1/25/2009 9:58:36 AM	Street: 1304 Ballentyne Place, Suite 101 City: Apopka State: FL Zip: 32703 Country: US	Email: gsmith@msla.ca Phone: (407) 7721965 Fax: (407) 7720519
Grant Leisure Inc	4/15/2009 3:18:08 PM	Street: 830 Norman Lane City: Montecito State: CA Zip: 93108 Country: US	Email: aygrant@cox.net Phone: (805) 9691419 Fax: ()
Greco Fratelli, Inc	3/29/2009 9:48:33 AM	Street: 1241 SW 138th Ct City: Miami State: FL Zip: 33184 Country: US	Email: arisanch@hotmail.com Phone: (305) 785 Fax: ()
Gus Alfonso	1/7/2009 11:53:20 AM	Street: 9960 SW 102 St City: Miami State: FL Zip: 33176 Country: US	Email: galfonso@belaw.net Phone: (305) 823-1719 Fax: ()
Heery International, Inc. / Carlos Lopez	2/4/2009 11:49:08 AM	Street: 811 Ponce de Leon Blvd. City: Coral Gables State: FL Zip: 33134 Country: US	Email: clopez@heery.com Phone: (305) 4411556 Fax: (305) 4452374
Helman Hurley Charvat Peacock/Architects, Inc.	2/11/2009 2:56:43 PM	Street: 222 West Maitland Boulevard City: Maitland State: FL Zip: 32751 Country: US	Email: ivillar@hhcp.com Phone: (407) 644-2656 Fax: (407) 628-3269
Holsen Inc.	12/24/2008 8:02:02 PM	Street: 655 n Biscayne River Dr City: miami State: FL Zip: 33169 Country: US	Email: darryl@holseninc.com Phone: (305) 769 Fax: (305) 7693077

Homestead Concrete & Drainage, Inc.	3/30/2009 3:29:46 PM	Street: 221 SW 4th Ave City: Homestead State: FL Zip: 33030 Country: US	Email: bids@homesteadconcrete.com Phone: () Fax: ()
HVS	1/12/2009 4:52:11 PM	Street: 8925 SW 148th St, Suite 216 City: Miami State: FL Zip: 33176 Country: US	Email: gperry@hvs.com Phone: (305) 378-0404 Fax: (305) 378-4484
ibi	2/15/2009 11:01:47 AM	Street: 10300 sw 72 st # 318 City: miami State: FL Zip: 33173 Country: US	Email: juanlvalderrama@bellsouth.net Phone: (786) 2630150 Fax: (786) 2630140
Innovative Leisure Partners/Bruce Baldwin	1/19/2009 9:57:37 PM	Street: 3117 Miller Road City: Rosharon State: TX Zip: 77583 Country: US	Email: bbaldwin@ilp-usa.com Phone: (713) 724-6693 Fax: ()
ITEC Entertainment Corporation	12/30/2008 11:08:48 AM	Street: 8544 Commodity Circle City: Orlando State: FL Zip: 32819 Country: US	Email: brooksw@itec.com Phone: (407) 226.0200 Fax: (407) 226.0201
Ivan Lara	2/19/2009 10:25:31 AM	Street: 221 SW 4 AVE City: Homestead State: FL Zip: 33030 Country: US	Email: ilara@homesteadconcrete.com Phone: (305) 248-9649 Fax: (305) 248-9650
Jack Elsner	12/31/2008 8:53:38 AM	Street: 5621 Cary Street Road City: Richmond State: VA Zip: 23226 Country: US	Email: jle@lodgingdevelopment.com Phone: (804) 545-8065 Fax: (804) 545-8065
Jackson Health System	1/8/2009 11:49:32 AM	Street: 1611 NW 12th Avenue City: Miami State: FL Zip: 33136 Country: US	Email: cscull@jhsmiami.org Phone: (305) 585-5938 Fax: ()
JADOR INTERNATIONAL CORPORATION	1/5/2009 5:33:11 PM	Street: P.O. BOX 171268 City: HIALEAH State: FL Zip: 33017 Country: US	Email: dorcor@bellsouth.net Phone: (786) 486-2377 Fax: (954) 450-3402
James A. Cummings, Inc.	2/5/2009 9:56:09 AM	Street: 3575 NW 53 Street City: Fort Lauderdale State: FL Zip: 33309 Country: US	Email: eds@jamesacummings.com Phone: () Fax: ()
James Kukla	2/23/2009 7:02:50 PM	Street: 107 Santander Drive City: Jupiter State: FL Zip: 33458 Country: US	Email: jkukla@heery.com Phone: (561) 2142439 Fax: ()
james ryder	1/2/2009 11:15:05 AM	Street: 80 sw 8th st City: miami State: FL Zip: 33010 Country: US	Email: james.ryder@bovislendlease.com Phone: () Fax: ()
jd	1/12/2009 12:49:01 AM	Street: 30393 oak grove City: paola State: FL Zip: 66071 Country: US	Email: jd.williams75@yahoo.com Phone: () Fax: ()
jeff cazeau	2/13/2009 3:21:47 PM	Street: 800 brickell ave City: miami State: FL Zip: 33131 Country: US	Email: jpc@ecccounsel.com Phone: (305) 7222002 Fax: (305) 7222001
Jeffery S Scott	2/17/2009 5:03:15 PM	Street: 2200 NE 143rd Street City: North Miami State: FL Zip: 33181 Country: US	Email: jscott@biscaynelanding.com Phone: (786) 428-0595 Fax: (305) 792-4899
Jeffrey Aquino	3/6/2009 3:54:46 PM	Street: 14103 SW 9th Street City: Miami State: FL Zip: 33184 Country: US	Email: jmquin02@yahoo.com Phone: (305) 226 Fax: ()
Jenny Esquijarosa	4/9/2009 3:16:07 PM	Street: 5000 SW 75 Ave, 4th Floor City: Miami State: FL Zip: 33155 Country: US	Email: jesquijarosa@eventusmarketing.com Phone: (305) 6684343 Fax: (305) 6684143
JJG	2/10/2009 9:59:26 AM	Street: 7300 Coporate Center Drive City: Miami State: FL Zip: 33126 Country: US	Email: thomas.nogaj@jjg.com Phone: (305) 406 Fax: (305) 406-0975
Johanna Salazar	2/20/2009 4:03:55 PM	Street: 1076 sw 134 Ct City: Miami State: FL Zip: 33184 Country: US	Email: johanna.salazar@yahoo.com Phone: (305) 491 Fax: (305) 596-4008
Jonathan Bell	3/19/2009 8:27:48 PM	Street: 818 w 7th st City: los angeles State: CA Zip: 90017 Country: US	Email: jbell@arquitectonica.com Phone: () Fax: ()
Jonathan E. Jordan	1/21/2009 4:58:45 PM	Street: 5959 Blue Lagoon Drive, Suite 200 City: Miami State: FL Zip: 33126 Country: US	Email: jjordan@coastalconstruction.com Phone: (305) 559-4900 Fax: (305) 221-5005
Jones Lang LaSalle Hotels	1/22/2009 12:47:57 PM	Street: 2 Alhambra Plaza City: Coral Gables State: FL Zip: 33134 Country: US	Email: stewart.brown@am.jll.com Phone: (786) 6626874 Fax: (786) 6626901
Jose L. Acosta	12/24/2008 10:18:17 AM	Street: 10418 NW 31st Terrace City: Doral State: FL Zip: 33172 Country: US	Email: jacosta@millerlegg.com Phone: (305) 599-6381 Fax: (305) 599-2797
Josefina Bacallao	1/23/2009 4:12:19 PM	Street: 6330 Manor Lane, Suite 100 City: Miami State: FL Zip: 33143 Country: US	Email: josefina@miamidade.gov Phone: (305) 669 Fax: (305) 6694044
Juan A. Montalvan, RA	1/10/2009 12:34:37 PM	Street: 11031 SW 40 Terace City: Miami State: FL Zip: 33165 Country: US	Email: juanmkmji@aol.com Phone: (305) 226-4654 Fax: ()
Kaderabek Company	3/23/2009 4:42:33 PM	Street: 9565 NW 40th Street Rd City: Doral State: FL Zip: 33178 Country: US	Email: eric@kaderabek.com Phone: () Fax: ()
Karla Gabay	3/3/2009 9:22:27 AM	Street: 3390 Mary Street, Suite 213 City: Miami State: FL Zip: 33133 Country: US	Email: kvgabay@leoadaly.com Phone: (305) 461-9480 Fax: (305) 461-3686
kevin	3/4/2009 4:59:23 PM	Street: a City: m State: FL Zip: 33128 Country: US	Email: kevina@miamidade.gov Phone: () Fax: ()

Kimley-Horn	12/24/2008 10:49:22 AM	Street: 4431 Embarcadero Dr City: West Palm Beach State: FL Zip: 33407 Country: US	Email: audry.camacho@kimley-horn.com Phone: (561) 8400229 Fax: ()
Kimley-Horn and Associates, Inc.	3/9/2009 12:01:50 PM	Street: 1691 Michigan Avenue, Suite 400 City: Miami Beach State: FL Zip: 33139 Country: US	Email: chris.falce@kimley-horn.com Phone: (305) 673-2025 Fax: (305) 673-4882
Kimley-Horn/Amy McGreger	3/9/2009 3:27:26 PM	Street: 3660 Maguire Blvd., Suite 200 City: Orlando State: FL Zip: 32803 Country: US	Email: amy.mcgreger@kimley-horn.com Phone: (407) 898-1511 Fax: (407) 894-4791
KMC Corp	2/23/2009 8:38:49 AM	Street: 20 SW 27th Ave City: Pompano Beach State: FL Zip: 33069 Country: US	Email: eric@kmcbuild.com Phone: (954) 969-8900 Fax: ()
KSS, Inc. dba Southcoast Group	2/18/2009 11:33:55 AM	Street: 17900 SW 216 STREET City: MIAMI State: FL Zip: 33170 Country: US	Email: kss1983@aol.com Phone: (305) 2459322 Fax: (305) 2458197
L.C. Houston Construction, Inc.	2/19/2009 8:41:47 PM	Street: 13720 SW 112 Ct City: Miami State: FL Zip: 33176 Country: US	Email: constructorman@bellsouth.net Phone: () Fax: ()
Land Design South of Florida, Inc.	1/5/2009 11:25:58 AM	Street: 2101 Centrepark W. Dr. #100 City: West Palm Beach State: FL Zip: 33409 Country: US	Email: cmay@landdesignsouth.com Phone: (561) 478 Fax: (561) 478-5012
LEO A DALY	1/5/2009 10:23:45 AM	Street: 3390 Mary Street, Suite 216 City: Miami State: FL Zip: 33133 Country: US	Email: natheard@leoadaly.com Phone: (305) 4619480 Fax: (305) 4613686
Leo A Daly	2/6/2009 7:21:19 PM	Street: 3390 Mary Street, #216 City: Miami State: FL Zip: 33133 Country: US	Email: rfcandia@leoadaly.com Phone: (305) 461-9480 Fax: (305) 461-3686
LeRena Musto	4/2/2009 6:22:40 PM	Street: 100 N Biscayne Blvd. 27th FL City: Miami State: FL Zip: 33132 Country: US	Email: lmusto@zyscovich.com Phone: (305) 372-5222 Fax: (305) 577-4521
Louis J. Aguirre & Associates, P.A.	1/6/2009 10:31:00 AM	Street: 2600 Douglas Road, Ste 605 City: Coral Gables State: FL Zip: 33134 Country: US	Email: iolivera@ljaapa.com Phone: (305) 444-1679 Fax: (305) 448-1405
Lourdes Reyes Abadin	3/20/2009 9:36:02 AM	Street: 201 S. Biscayne Blvd. City: Miami State: FL Zip: 33131 Country: US	Email: bgarza@estradahinojosa.com Phone: (305) 913 Fax: (305) 9134601
Luigi Vitalini	3/31/2009 3:14:19 PM	Street: 300 Aragon Ave #330 City: Coral GAbles State: FL Zip: 33134 Country: US	Email: luigi@vcmiami.com Phone: () Fax: ()
Lumdesign	1/12/2009 5:27:36 PM	Street: 7146 N.W. 72 Ave City: Miami State: FL Zip: 33166 Country: US	Email: lumdesign@bellsouth.net Phone: (305) 3008469 Fax: (305) 8878082
Maggie Tawil	1/9/2009 9:05:01 AM	Street: 275 NW 2 Street City: Miami State: FL Zip: 33128 Country: US	Email: mmt@miamidade.gov Phone: (305) 755 Fax: (755) 7945
Main Line Plumbing - Andre	1/26/2009 3:52:15 PM	Street: 17400 NW 27th Avenue City: Miami State: FL Zip: 33056 Country: US	Email: mainlineplumbing@bellsouth.net Phone: () Fax: ()
Main Street Design	1/6/2009 10:44:47 PM	Street: 38 Cameron Avev. City: Cambridge State: MA Zip: 02140 Country: US	Email: michael@mainstdesign.com Phone: (617) 876-9111 Fax: ()
Manny Gonzalez	4/12/2009 12:18:47 PM	Street: 5533 Lynbrook Laneq City: Westerville State: OH Zip: 43082 Country: US	Email: mail@mannygonzalez.com Phone: (305) 431 Fax: (614) 8919353
manuel joya roofing, Inc.	3/5/2009 2:53:20 PM	Street: 7241 Sw 42nd Street City: Miami State: FL Zip: 33155 Country: US	Email: mannymjroofing@bellsouth.net Phone: (305) 661 Fax: (305) 2662147
Marie Vincent	4/22/2009 11:32:17 AM	Street: P. O. Box 025504 City: Miami State: FL Zip: 33122 Country: US	Email: mclark@miami-airport.com Phone: (305) 876-7064 Fax: ()
Maurizio Bettoli	12/23/2008 3:26:21 PM	Street: 6095 NW 167th st D4 City: miami State: FL Zip: 33015 Country: US	Email: BETTOLI@BELLSOUTH.NET Phone: (305) 6260740 Fax: (305) 6230108
McGraw-hill Construction/Dodge (K Diaz)	1/28/2009 9:05:01 AM	Street: 13794 NW 4th Street Suite 207 City: Sunrise State: FL Zip: 33325 Country: US	Email: Karen_Diaz@mcgrw-hill.com Phone: (954) 846-9476 Fax: (954) 846-9893
MCM	1/19/2009 10:20:23 AM	Street: 6201 SW 70th Street City: Miami State: FL Zip: 33143 Country: US	Email: cnorgaard@mcmcorp.com Phone: (305) 5410000 Fax: (305) 5419771
mdc	4/3/2009 4:03:20 PM	Street: 275 nw 2nd street City: miami State: FL Zip: 33128 Country: US	Email: kirwin@miamidade.gov Phone: (305) 755 Fax: ()
miami dade	4/3/2009 4:20:34 PM	Street: 111 nw 1 st City: miami State: FL Zip: 33128 Country: US	Email: YCHAUX@MIAMIDADE.GOV Phone: () Fax: ()
Miami-Dade Aviation	2/9/2009 11:28:13 AM	Street: 4200 NW 36 Street City: Miami State: FL Zip: 33166 Country: US	Email: mmoss@miami-airport.com Phone: (305) 869-1421 Fax: ()
miamidade	4/3/2009 4:21:19 PM	Street: 111 N.W. 1st Street City: Miami State: FL Zip: 33128 Country: US	Email: mlr1@miamidade.gov Phone: () Fax: ()
miamidade	1/13/2009 9:07:41 AM	Street: 111 nw 1 st City: miami State: FL Zip: 33173 Country: US	Email: ecarden@miamidade.gov Phone: () Fax: ()

Michael Marrero	2/18/2009 5:39:54 PM	Street: 200 S. Biscayne Blvd, Suite 850 City: Miami State: FL Zip: 33131 Country: US	Email: mmarrero@brzoninglaw.com Phone: (305) 3776238 Fax: (305) 3776222
Miller Legg	1/5/2009 9:46:14 AM	Street: 1800 N. Douglas Road, Suite 200 City: Pembroke Pines State: FL Zip: 33024 Country: US	Email: cpasquale@millerlegg.com Phone: (954) 436-7000 Fax: (954) 436-8664
Minnie Moreno	3/2/2009 12:33:14 PM	Street: 2199 Ponce de leon Blvd City: Coral Gables, State: FL Zip: 33134 Country: US	Email: mmoreno@rjha.net Phone: (305) 4467799 Fax: (305) 4469275
Mitchell Bierman	2/4/2009 11:25:01 AM	Street: 2525 Ponce De Leon Blvd City: Coral Gables State: FL Zip: 33134 Country: US	Email: mbierman@wsh-law.com Phone: (305) 8540800 Fax: (305) 8542323
Mojo Media Miami	2/11/2009 7:03:56 PM	Street: 9563 SW 145 CT City: Miami State: FL Zip: 33186 Country: US	Email: mojomediamiami@ymail.com Phone: (786) 3568545 Fax: ()
move	3/27/2009 1:32:42 AM	Street: fgiuhsdkjfh City: dfgklhda State: FL Zip: 65454 Country: US	Email: dgsdfafas@sdfdsf.com Phone: (654) 6546544 Fax: (654) 6546545
mr cricket inc	4/7/2009 4:39:11 PM	Street: 16115 sw 117 ave a16 City: Miami State: FL Zip: 33177 Country: US	Email: dezir@bellsouth.net Phone: () Fax: ()
MSLA, Inc.	1/7/2009 10:31:20 AM	Street: 1304 Ballentyne Place City: Apopka State: FL Zip: 32703 Country: US	Email: mslausa@embarqmail.com Phone: (407) 772 Fax: (407) 7720519
National Rock & Sculpture, Inc	2/4/2009 1:42:50 PM	Street: 8509 tower rd City: wausau State: WI Zip: 54403 Country: US	Email: conniek@nationalrock.com Phone: (715) 848-3377 Fax: (715) 848-3554
nel vezina	12/24/2008 12:28:10 AM	Street: 1600 biscayne blvd City: key biscayne State: FL Zip: 50056 Country: US	Email: nelvezoma@msn.com Phone: () Fax: ()
Neptune-Benson, Inc.	1/19/2009 11:07:39 AM	Street: 6 Jefferson Drive City: Coventry State: RI Zip: 02816 Country: US	Email: dlritchotte@neptunebenson.com Phone: (401) 821 Fax: (401) 821-7129
nfgh	12/23/2008 11:35:55 PM	Street: bhbsdfg City: njnv State: FL Zip: 12365 Country: US	Email: fgn@gmail.com Phone: (254) 23541151 Fax: (245) 25415485
Nicholas Neuman	1/5/2009 10:40:54 AM	Street: 100 Park Ave P.O. Box 614 City: Beaver Dam State: WI Zip: 53916 Country: US	Email: nneuman-ng@neumanpools.com Phone: (920) 885 Fax: (885) 8389
Nina Choe	1/22/2009 11:45:48 AM	Street: 572 E. Green St. #200 City: Pasadena State: CA Zip: 91101 Country: US	Email: ninac@wyattdesigngroup.com Phone: () Fax: ()
Ocha Contractors, Inc	2/2/2009 6:27:24 PM	Street: 8028 NW 66 Street City: Miami State: FL Zip: 33166 Country: US	Email: ocha@ochacontractors.com Phone: (305) 5929771 Fax: (305) 5929773
OHL	12/29/2008 5:02:55 PM	Street: 405 SW 148 Ave. City: Davie State: FL Zip: 33325 Country: US	Email: ezichella@ohlusa.com Phone: (954) 476 Fax: ()
Omar Fagundo	2/4/2009 10:57:06 PM	Street: 6851 SW 102 Ave City: Miami State: FL Zip: 33012 Country: US	Email: gogreenmiami@gmail.com Phone: (305) 8981555 Fax: ()
Onvia	12/29/2008 1:03:17 PM	Street: 509 Olive Way City: Seattle State: WA Zip: 98101 Country: US	Email: sourcemgmt@onvia.com Phone: (206) 373 Fax: (206) 373-9500
ONVIA	2/27/2009 4:22:58 PM	Street: 509 Olive Way, Ste. 400 City: Seattle State: WA Zip: 98101 Country: US	Email: sourcemgmt@onvia.net Phone: (206) 373 Fax: (206) 373-9500
Ozzie Cruz	1/23/2009 11:17:13 AM	Street: 12540 SW 130 St, #3 City: Miami State: FL Zip: 33186 Country: US	Email: ozzie@oacconstruction.com Phone: () Fax: ()
P&E Construction Co., Inc.	4/3/2009 4:15:26 AM	Street: 1895 NW 175 Street City: Miami State: FL Zip: 33056 Country: US	Email: eusebio_arias@yahoo.com Phone: (305) 527-9820 Fax: (305) 454-9323
pancar industrial supply	4/7/2009 1:45:15 PM	Street: 8564 nw 93 rd City: medley State: FL Zip: 33166 Country: US	Email: fdfletes@bellsouth.net Phone: (305) 863 Fax: ()
Parks	12/23/2008 3:42:34 PM	Street: 275 NW 2 St City: Miami State: FL Zip: 33128 Country: US	Email: seamaj@miamidade.gov Phone: () Fax: ()
PARSONS WATER & INFRASTRUCTURE, INC.	1/6/2009 11:13:22 AM	Street: 7600 CORPORATE CENTER DRIVE, STE 500 City: MIAMI State: FL Zip: 33126 Country: US	Email: aida.gomez@parsons.com Phone: (786) 464-1048 Fax: (786) 845-8795
Paul Boutin	3/26/2009 10:23:34 PM	Street: 410 NE 102nd St City: Miami Shores State: FL Zip: 33138 Country: US	Email: paboutin@bellsouth.net Phone: (305) 7594900 Fax: (305) 7591234
PCD Construction	2/12/2009 9:08:01 AM	Street: 3110 W. 84st Bay # 8 City: hialeah State: FL Zip: 33029 Country: US	Email: zulema@pcdconstruction.com Phone: (305) 3647581 Fax: (305) 6259379
PCD Construction	2/2/2009 1:49:18 PM	Street: 3110 West 84th Street City: Hialeah State: FL Zip: 33018 Country: US	Email: zulema@pcdoctorsfl.com Phone: (305) 625 Fax: (305) 625-9379
PCL Construction Services, Inc.	1/22/2009 9:37:00 AM	Street: 6675 Westwood Blvd., Suite 200 City: Orlando State: FL Zip: 32821 Country: US	Email: eforquiola@pcl.com Phone: (407) 363-0059 Fax: (407) 363-0171

Pedro	3/5/2009 12:53:04 PM	Street: 5503 SW 138 CT City: Miami State: FL Zip: 33175 Country: US	Email: ajilconstruction@yahoo.com Phone: (786) Fax: (786) 5472686
perfect pavers inc	2/4/2009 9:49:49 AM	Street: 528 nw 1st ave City: fort lauderdale State: FL Zip: 33301 Country: US	Email: cindyt@perfectpavers.net Phone: (954) 7791188 Fax: (954) 7791049
Pinnacle sXs, LLC / Victoria Cortazar	4/12/2009 6:13:10 PM	Street: 5411 NW 202 Terrace, Suite 721 City: Miami Gardens State: FL Zip: 33055 Country: US	Email: Victora@pinnaclesxs.com Phone: (786) 423-6548 Fax: (888) 811-2360
Prime Vendor, Inc	1/8/2009 3:28:53 PM	Street: 4622 Cedar Avenue City: Wilmington State: NC Zip: 28403 Country: US	Email: bids35@prime-vendor.com Phone: (800) 746-9554 Fax: (800) 746-8307
Prime-Vendor Inc.	1/20/2009 9:48:02 AM	Street: 4622 Cedar Ave. City: Wilmington State: NC Zip: 28403 Country: US	Email: laurie@prime-vendor.com Phone: (800) 7469554 Fax: (800) 7468307
ProSlide Technology Inc	1/6/2009 4:40:57 PM	Street: 2650 Queensview Drive Suite 150 City: Ottawa State: FL Zip: 78110 Country: CA	Email: tcasey@proslide.com Phone: (613) 526-5522 Fax: (613) 526-5872
pureplay	1/6/2009 11:26:48 AM	Street: 12000 e. 47th ave City: denver State: CO Zip: 80239 Country: US	Email: ryan@pureplaywaterparks.com Phone: () Fax: ()
ram	12/24/2008 4:32:10 AM	Street: 12 A, North City: Brooklyn State: NY Zip: 11220 Country: US	Email: mhc@mobiusservices.in Phone: (718) 437 Fax: ()
Raul L. Rodriguez, AIA	2/19/2009 11:49:34 AM	Street: 2100 Ponce de Leon, Mezz City: Coral Gables, State: FL Zip: 33134 Country: US	Email: rlrodriguez@rodriguezquiroga.com Phone: (305) 448-7417 Fax: (305) 448-2712
Recreational Design & Construction	12/24/2008 9:11:28 AM	Street: 3990 N. Powerline Road City: Oakland Park State: FL Zip: 33309 Country: US	Email: joe@recreationaldesign.com Phone: (954) 566-3885 Fax: (954) 566-3335
Recreational Design & Construction, Inc./ Joseph C	2/12/2009 9:57:35 AM	Street: 3990 North Powerline Road City: Fort Lauderdale State: FL Zip: 33309 Country: US	Email: info@recreationaldesign.com Phone: (954) 566-3885 Fax: (954) 566-3335
Ripley Entertainment	3/31/2009 9:15:43 AM	Street: 7576 Kingspointe Parkway City: Orlando State: FL Zip: 32819 Country: US	Email: kirchgessner@ripleys.com Phone: (407) 3458010 Fax: (407) 3450801
Robert Dugan	2/9/2009 12:11:12 PM	Street: 1512 E. Broward Blvd. #110 City: Fort Lauderdale State: FL Zip: 33301 Country: US	Email: rdugan@edsaplan.com Phone: (954) 524 3330 Fax: ()
Rocky Mountain Construction	1/12/2009 1:20:22 PM	Street: PO Box 2848 City: Hayden State: ID Zip: 83835 Country: US	Email: rmcgroup@live.com Phone: (208) 772-8181 Fax: (208) 772-8383
Rodney Sanders	2/3/2009 2:11:59 PM	Street: 7200 Corporate Center Drive City: Miami State: FL Zip: 33126 Country: US	Email: rsanders@pacogroup.com Phone: () Fax: ()
Rosanne A Gregory	4/7/2009 2:04:22 PM	Street: 4 Faneuil Hall Marketplace City: Boston State: MA Zip: 02109 Country: US	Email: rosanne@lyonszaremba.com Phone: (617) 248-0970 Fax: (617) 248-0723
s	1/7/2009 11:48:43 AM	Street: 0 City: 0 State: FL Zip: 33128 Country: US	Email: snovela@miamidade.gov Phone: () Fax: ()
s	1/29/2009 8:51:49 AM	Street: s City: s State: FL Zip: 33128 Country: US	Email: spastor@miamidade.gov Phone: () Fax: ()
Schwebke-Shiskin & Associates, Inc.	2/4/2009 5:06:09 PM	Street: 3240 Corporate Way City: Miramar State: FL Zip: 33025 Country: US	Email: lleon@shiskin.com Phone: () Fax: ()
ScooterBug, Inc. Kurt Ring	2/3/2009 12:09:31 PM	Street: 500 West Cummings Park, Sute 4650 City: Woburn State: MA Zip: 01801 Country: US	Email: kurt.ring@scooterbug.com Phone: (781) 933-3120 Fax: (781) 933-3180
Service Systems Associates	12/23/2008 3:34:34 PM	Street: 4699 Marion Street City: Denver State: CO Zip: 80216 Country: US	Email: dgoetz@kmssa.com Phone: () Fax: ()
ShadeFLA	4/13/2009 9:10:50 PM	Street: 1730 Biscayne Blvd #201 City: Miami State: FL Zip: 33132 Country: US	Email: luis@shadefla.com Phone: (305) 7597423 Fax: (888) 5932018
Shaw Group	3/2/2009 5:08:32 PM	Street: 14350 Commerce Way City: Miami Lakes State: FL Zip: 33016 Country: US	Email: alex.sarandrea@shawgrp.com Phone: () Fax: ()
Shine Maintenance Electrical Contractors Corp DBA	3/25/2009 8:17:06 AM	Street: 3876 nw 125 street City: opa-locka State: FL Zip: 33054 Country: US	Email: shineco1@bellsouth.net Phone: () Fax: ()
Silvio Mulder	2/26/2009 3:21:40 PM	Street: 8156 NW 68th Terr City: Tamarac State: FL Zip: 33321 Country: US	Email: silvio.mulder@reedbusiness.com Phone: (954) 597-7882 Fax: ()
snow white painting	12/27/2008 6:23:10 PM	Street: 13111 s.w. 260st. City: miami State: FL Zip: 33032 Country: US	Email: snowwhitepainting@comcast.net Phone: (305) 2586781 Fax: ()
Solution Construction	1/29/2009 4:01:11 PM	Street: 7955 NW 12 Street City: Doral State: FL Zip: 33126 Country: US	Email: andres@solutionconstruction.net Phone: (786) 6218550 Fax: (786) 5240775
Sonia Gill	3/5/2009 2:06:21 PM	Street: 3150 IH 35 s City: New Braunfels State: TX Zip: 78130 Country: US	Email: sonia@schlitterbahn.com Phone: () Fax: ()

statewide maintenance	3/2/2009 9:52:11 AM	Street: 2396 w77 st City: hialeah State: FL Zip: 33016 Country: US	Email: info@statewidemaint.com Phone: (305) 5579898 Fax: ()
Steve Tornari	3/5/2009 8:14:08 AM	Street: 1913 NW 18th Street Ste 1 City: Pompano Beach State: FL Zip: 33069 Country: US	Email: signfl@bellsouth.net Phone: (954) 975-8646 Fax: (954) 975-8592
Stratus	2/12/2009 3:55:04 PM	Street: 2200 NE 143rd St City: North Miami State: FL Zip: 33181 Country: US	Email: dlee@biscaynelanding.com Phone: (305) 792 Fax: (305) 792-4899
Suntech Plumbing	2/10/2009 2:09:18 PM	Street: 10840 NW 27 Street City: Doral State: FL Zip: 33172 Country: US	Email: lpadron@suntechplumbing.com Phone: (305) 5920808 Fax: (305) 5920805
t	3/6/2009 1:42:18 PM	Street: t City: t State: FL Zip: 12345 Country: US	Email: aak@miamidade.gov Phone: () Fax: ()
Tabetha Rodriguez	1/8/2009 6:45:51 PM	Street: 733 N. Main St City: Orange State: CA Zip: 92868 Country: US	Email: tabetha@madsystems.com Phone: (714) 2599000 Fax: (714) 2599001
Taras Diakiwski	2/4/2009 11:16:52 AM	Street: 2101 N Andrews Ave City: Fort Lauderdale State: FL Zip: 33311 Country: US	Email: tdiakiwski@mossemail.com Phone: (561) 346 Fax: (954) 5245677
The Bond Buyer/Shelly Sigo	1/27/2009 6:50:25 PM	Street: 3005 Yarmouth Drive W. City: Bradenton State: FL Zip: 34205 Country: US	Email: ssigo@yahoo.com Phone: () Fax: ()
The Construction Project, Inc.	4/21/2009 6:02:31 PM	Street: 28531 Southwest 164 Avenue City: Homestead State: FL Zip: 33033 Country: US	Email: david@theconstructionproject.com Phone: () Fax: ()
The Evans Group	12/23/2008 4:30:00 PM	Street: 1001 North Orange Avenue City: Orlando State: FL Zip: 32839 Country: US	Email: esmith@theevansgroup.com Phone: (407) 6508770 Fax: (407) 6508771
The Hotchkiss Group LLC	2/3/2009 11:55:07 AM	Street: 519 West Pratt Street City: Baltimore State: MD Zip: 21201 Country: US	Email: hotchgroup@aol.com Phone: () Fax: ()
The Nassal Company/ Amy Koch	12/30/2008 1:22:34 PM	Street: 415 W Kaley St City: Orlando State: FL Zip: 32806 Country: US	Email: akoch@nassal.com Phone: (407) 648 Fax: (407) 6480841
The Ptolemy Group, Inc.	1/7/2009 3:11:11 PM	Street: 292 Westward Dr. City: Miami State: FL Zip: 33166 Country: US	Email: stefan.cange@gmail.com Phone: () Fax: ()
The Ptolemy Group, Inc.	2/10/2009 4:52:05 PM	Street: 292 Westward Dr. City: MIAMI State: FL Zip: 33166 Country: US	Email: norbert0824@aol.com Phone: () Fax: ()
The Redland Company	2/10/2009 8:19:55 AM	Street: 144 NW 11th Street City: Homestead State: FL Zip: 33030 Country: US	Email: christina.guerrero@redlandcompany.com Phone: (305) 247 Fax: (305) 247-1756
The Urbania Group	2/5/2009 2:25:42 PM	Street: 7340 SW 48 St #104 City: Miami State: FL Zip: 33155 Country: US	Email: jagarrido04@yahoo.com Phone: () Fax: ()
THE VAILON GROUP	2/4/2009 7:04:31 PM	Street: 13615 S. DIXIE HWY STE 547 City: MIAMI State: FL Zip: 33176 Country: US	Email: vailon@bellsouth.net Phone: () Fax: ()
Til Globig	4/6/2009 11:13:47 AM	Street: 15 East 40th Street, Suite 900 City: New York State: NY Zip: 10016 Country: US	Email: tglobig@rzaps.com Phone: (212) 6852910 Fax: (212) 6852953
TLC Engineering	4/1/2009 3:31:11 PM	Street: 5757 Blue lagoon Drive City: Miami State: FL Zip: 33126 Country: US	Email: vanessa.bermudez@tlc-eng.com Phone: () Fax: ()
TOBY'S CONCESSION SERVICES, INC	12/24/2008 12:24:32 PM	Street: 10811 NW 29 ST City: MIAMI State: FL Zip: 33172 Country: US	Email: tobysconcessions@bellsouth.net Phone: (305) 718-4911 Fax: (305) 718-4912
Vending AMERICAS	12/24/2008 8:09:17 AM	Street: 2121 NW 15TH AVE City: POMPANO BEACH State: FL Zip: 33169 Country: US	Email: neil.donnelly@pepsiamericas.com Phone: (954) 972 8200 Fax: ()
WEED-A-WAY, INC	4/9/2009 6:23:27 PM	Street: 6011 RODMAN STREET, #208 City: HOLLYWOOD State: FL Zip: 33023 Country: US	Email: WEEDAWAY@MSN.COM Phone: (954) 985-2423 Fax: (954) 985-2438
Wendy Squire	2/5/2009 2:44:19 PM	Street: 120 NE 27th street, suite 600 City: Miami State: FL Zip: 33137 Country: US	Email: wsquire@km-plaza.com Phone: (786) 6938700 Fax: (786) 6938731
Whitewater West Industries	12/28/2008 10:45:18 PM	Street: 519 S. 4th Street City: Columbus State: OH Zip: 43206 Country: US	Email: jake@whitewaterwest.com Phone: (614) 857-9200 Fax: (614) 857-1559
William Brown	2/19/2009 3:37:00 PM	Street: 6100 Blue Lagoon Drive, Suite 300 City: Miami State: FL Zip: 33126 Country: US	Email: alinero@csagroup.com Phone: (305) 717 Fax: (305) 461-5434
Woolpert	12/29/2008 10:08:21 AM	Street: 2121 Ponce de Leon Blvd, Ste 200 City: Coral Gables State: FL Zip: 33186 Country: US	Email: bryan.dejesus@woolpert.com Phone: () Fax: ()
wtrhhsrth	1/20/2009 5:30:25 PM	Street: 78889rr78 City: trrtryr State: FL Zip: 77777 Country: US	Email: hem33138@yahoo.com Phone: (112) 1212 Fax: ()
xavier blanco	4/21/2009 10:09:26 AM	Street: 1110 brickell avenue suite 818 City: miami State: FL Zip: 33131 Country: US	Email: xavier@globaledutainmentinc.com Phone: (305) 4163118 Fax: (305) 4163118

Zyscovich Architects 2/3/2009 12:29:35 PM Street: 100 N. Biscayne Blvd. , 27th Floor
City: Miami State: FL
Zip: 33132 Country: US
Email: mrojas@zyscovich.com
Phone: (305) 372.5222
Fax: (305) 577.4521

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

ATTACHMENT 2

Memorandum

MIAMI-DADE COUNTY

Date: September 1, 2011

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

Agenda Item No. 8(O)(1)(A)

From: Alina T. Hudak
County Manager

Subject: Recommendation to Reject Proposals for Request for Proposals No. 630: Water Park Development and Operation with Options for a Family Entertainment Center and Vacation Hotel Development

Resolution No. R-672-11

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) reject the proposals received in response to Request for Proposals No. 630 for a Water Park Development and Operation with Options for a Family Entertainment Center and Vacation Hotel Development.

CONTRACT NO:	RFP 630
CONTRACT TITLE:	Water Park Development and Operation with Options for a Family Entertainment Center and Vacation Hotel Development
DESCRIPTION:	The County issued a solicitation to obtain proposals from qualified firms for the financing, development, promotion, operation, and maintenance of a quality water park on property adjacent to Zoo Miami in southwest Miami-Dade County. The RFP included options for a family entertainment center and vacation hotel development.
USING AGENCY AND FUNDING SOURCE:	Park and Recreation Department – This is a revenue generating solicitation.
CONTRACT MEASURES:	This is a revenue generating solicitation. Small Business Enterprise measures do not apply.
LIVING WAGE:	The services being provided are not covered under the Living Wage Ordinance.
USER ACCESS PROGRAM:	The 2% User Access Program provision is not included since there are no County funds are being expended.
LOCAL PREFERENCE:	Applied in accordance with applicable ordinance, and did not affect the outcome.
PROJECT MANAGER:	Jack Kardys, Director, Miami-Dade Park and Recreation Department

BACKGROUND

A Request for Proposals was issued to obtain offers from qualified firms to provide the financing, development, promotion, operation, and maintenance of a quality water park on property adjacent to Zoo Miami in southwest Miami-Dade County. The solicitation addressed the development of a water park, but included options for a proposer to additionally provide a family entertainment center, vacation hotel development, and other projects in areas within the Zoo Miami entertainment area. This solicitation was issued to promote tourist visits to Zoo Miami and to explore the feasibility of developing its adjacent properties.

Water Park
The RFP advised that the water park should include attractions and rides commonly found in contemporary and successful water parks. Such rides and features would include a lazy river, wave/surf pool, bowls, inner tube/mat racer slides, slide towers, flow riders, family raft rides, water coaster and interactive play areas, and would appeal to visitors of all ages.

Family Entertainment Center
The RFP included an option to develop a family entertainment center (FEC). The RFP stipulated that the design and premise of the proposed FEC should be complementary to and compatible with Zoo Miami. The attractions and elements should appeal also to visitors of all ages and may include indoor arcades (electronic games, simulations), indoor challenge areas (ice/roller skating, covered kart racing, laser tag), and outdoor children's areas including fee/free rides (games of skill and chance, building blocks, lighted fountains, performance space and dynamic audience participation areas), restaurant(s), and food and beverage areas.

Vacation Hotel
The RFP also included an option to develop a vacation hotel, which was to be a family-style hotel with approximately 200 to 210 rooms.

The solicitation yielded two proposals. As further detailed in attached Report of the Evaluation/Selection Committee, negotiations commenced with the highest ranked proposer, PARC Management, LLC (PARC). Following a long term effort to negotiate an agreement with PARC, the County terminated negotiations since PARC did not want to develop just the water park (the minimum requirement of the RFP), and the firm did not have sufficient financing to develop the larger project, consisting of a water park and optional FEC and retail area on Main Street.

On October 2010, PARC advised that it could not obtain equity financing at favorable rates and was instead seeking to obtain funding through the County's Building Better Communities - General Obligation Bond Program to cover a shortfall of approximately $5 million dollars to cover infrastructure costs. PARC provided several other funding options to the County; however, the options presented to the Committee did not consider any reimbursement of these funds to the County. PARC did not provide an option to fund the entire project through its own funding sources. The RFP required a turnkey facility built without County funding. PARC advised the County that they would submit an offer to the County by the week of December 6, 2010, but the County never received any other proposal.

Consequently, a Committee meeting was held on December 13, 2010 and the Committee recommended moving to negotiate with the second highest ranked proposer, Recreational Design and Construction, Inc. (RDC). Staff contacted RDC, but they notified staff in April 2011 that they could not negotiate with us. There are no additional proposers which submitted proposals for this RFP.

Therefore, it is recommended that the Board reject the proposals received in response to RFP 630 to allow the County to re-solicit this solicitation in order to find an interested developer.

Attachments

Assistant County Manager

MEMORANDUM

(Revised)

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

DATE: September 1, 2011

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

SUBJECT: Agenda Item No. 8(O)(1)(A)

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. 8(O)(1)(A)
9-1-11

RESOLUTION NO. R-672-11

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO REJECT PROPOSALS RECEIVED FOR THE REQUEST FOR PROPOSALS FOR WATER PARK DEVELOPMENT AND OPERATION WITH OPTIONS FOR A FAMILY ENTERTAINMENT CENTER AND VACATION HOTEL DEVELOPMENT - RFP NO. 630

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 approves the rejection of proposals received for Request for Proposals No. 630 for Water Park Development and Operation with Options for a Family Entertainment Center and Vacation Hotel Development.

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

Joe A. Martinez, Chairman			**aye**
Audrey M. Edmonson, Vice-Chairman			**aye**
Bruno A. Barreiro	**aye**	Lynda Bell	**aye**
Esteban L. Bovo, Jr.	**aye**	Jose "Pepe" Diaz	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Rebeca Sosa	**aye**	Sen. Javier D. Souto	**aye**
Xavier L. Suarez	**absent**		

5

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of September, 2011. 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

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Monica Rizo

ATTACHMENT 3

Miami-Dade
Department of Procurement Management

Vendors Notified of DPM Solicitations via Email

Solicitation Number: Expression of Interest (EOI)
Title: Zoo Miami Entertainment Area
Due Date: 5/22/2012 2:00:00 PM
1._EOI_3-16-12_final.pdf
Date Sent: 3/19/2012 3:51:37 PM
Commodities: LAND DEVELOPMENT AND PLANNING, PROFESSION ; RENTAL OR LEASE OF RECREATIONAL AND PLAYGROUND

Total Enrolled Vendors Notified: 171

Enrolled Vendors

Vendor Name	Vendor No.	Vendor Info
1ST OPTION IMPROVERS AND CONTRACTORS INC	17503	Address: 1950 SHERIDAN STREET , HOLLYWOOD , FL, 33020 , US Phone:(786) 478-6420 Fax:(954) 920-6287 Email: 1STOPTIONIMPROVERS@GMAIL.COM
A&E LAND CLEARING, INC.	19576	Address: 7040 SEMINOLE PRATT WHITNEY RD STE25-157 , LOXAHATCHEE , FL, 33470 , US Phone:(561) 784-8525 Fax:(561) 784-1617 Email: AELANCLEARING@AOL.COM
A+ PRODUCTIONS INC.	5876	Address: 9360 SW 56TH STREET , COOPER CITY , FL, 33328 , US Phone:(954) 434-6592 Fax:(954) 252-6091 Email: DMENA@APLUSPRODUCTIONS.COM
A2 ARCHITECTURE AND CONSULTING, INC.	26972	Address: 12940 SW 95TH AVENUE , MIAMI , FL, 33176 , US Phone:(305) 606 Fax:( ) Email: RREGUILIOR@GMAIL.COM
ADAIR & BRADY, INC.	4842	Address: 3461 FAIRLANE FARMS ROAD , WELLINGTON , FL, 33414 , US Phone:(561) 383-7480 Fax:(561) 383-7485 Email: GP@ADAIRBRADY.COM
ALFREDO HERNANDEZ	18942	Address: 9200 S.DADELAND BLVD STE 320 , MIAMI , FL, 33156 , US Phone:(786) 3188906 Fax:(786) 5130707 Email: ENGINEERING@BNBUS.COM
AMERICAN GOVERNMENT SERVICES CORPORATION	7778	Address: 3812 W LINEBAUGH AVE , TAMPA , FL, 33618 , US Phone:(813) 933-3322 Fax:(813) 931-3362 Email: wmcaleese@agsres.com
AMERICAN ONE ENT.	9736	Address: 425 WEST PARK DR.#10 , MIAMI , FL, 33172 , US Phone:(305) 345-5515 Fax:(305) 402-6266 Email: LANGESFELD@COMCAST.NET
AMERICAN PARK & PLAY, INC.	17713	Address: 12298 WILES ROAD , CORAL SPRINGS , FL, 33076 , US Phone:(954) 345-8238 Fax:(954) 345-7322 Email: ALLEN@AMERICANPARKPLAY.COM
ANDERSON & ASSOCIATES, P.A.	5346	Address: 644 WEST COLONIAL DRIVE , ORLANDO , FL, 32804 , US Phone:(407) 843-9901 Fax:(407) 843-9903 Email: ANDERSONASSOC112@AOL.COM
ANDY LANGESFELD	12019	Address: 425 WEST PARK DR. 10 , MIAMI , FL, 33172 , US Phone:(305) 345-5515 Fax:(305) 468-6210 Email: miami2@comcast.net
AQUA MARINE PARTNERS	20705	Address: P.O. BOX 490177 , KEY BISCAYNE , FL, 33149 , US Phone:(954) 240-3740 Fax:(305) 361-7920 Email: MSHANLEY@AQUAMARINEPARTNERS.COM
ARTHUR'S COMPLETE LAWN AND LANDSCAPING	17335	Address: 1260 SW 9 AVE , DEERFIELD BEACH , FL, 33441 , US Phone:(954) 8950898 Fax:( ) Email: JOHNSON2240@BELLSOUTH.NET
AUTHENTIC SURVEYORS, INC	19362	Address: 11605 SW 84TH AVENUE , MIAMI , FL, 33156 , US Phone:(305) 970-6200

		Fax:(305) 514-0087 Email: MariaH.Ramos@AUTHENTICSURVEYORS.COM
AVINO & ASSOCIATES, INC.	13058	Address: 1350 S.W. 57TH AVENUE, SUITE 207 , WEST MIAMI , FL, 33144 , US Phone:(305) 265-5030 Fax:(305) 265-5033 Email: JRAVINO@AVINOANDASSOCIATES.COM
B & B EQUIPMENT RENTAL & SERVICES, INC.	16086	Address: 6600 N.W. 27TH AVE. SUITE 201 , MIAMI , FL, 33147 , US Phone:(305) 6933503 Fax:(305) 6934937 Email: BBEQUIPMENTSERVICE@YAHOO.COM
B&K GOVERNMENT AND ENGINEERING	22487	Address: 2111 LITTLE TORCH ST , RIVIERA BEACH , FL, 33407 , US Phone:(561) 301-3215 Fax:( ) Email: TERRENCEBAILEY@BELLSOUTH.NET
BANC OF AMERICA PUBLIC CAPITAL CORP	10624	Address: 1111 E. MAIN STREET , RICHMOND , VA, 23219 , US Phone:(804) 788-3345 Fax:(804) 788-3432 Email: CHARLES.MAGUIRE@baml.com
BASSETTE & ASSOCIATES, INC.	5840	Address: 1458 NW 32ND STREET , MIAMI , FL, 33142 , US Phone:(786) 488-2978 Fax:( ) Email: BASSETTEASSOCIATES@YAHOO.COM
BAYSTONE REALTY, LLC	17993	Address: 14027 SW 156 AVE. , MIAMI , FL, 33196 , US Phone:(305) 978-4734 Fax:( ) Email: OFFICE@BAYSTONEREALTY.NET
BELL DAVID PLANNING GROUP	8027	Address: 1019 NE 104TH STREET , MIAMI SHORES , FL, 33138 , US Phone:(786) 514-0121 Fax:(305) 751-5802 Email: BELLPLANNING@AOL.COM
BEM SYSTEMS, INC.	12443	Address: 1601 BELVEDERE ROAD, SUITE 305S , WEST PALM BEACH , FL, 33406 , US Phone:(561) 615-2210 Fax:(561) 615-2490 Email: PSTRAYER@BEMSYS.COM
BERGERON LAND DEVELOPMENT	28091	Address: 19612 SW 69 PLACE , FORT LAUDERDALE , FL, 33332 , US Phone:(954) 680-6100 Fax:(954) 680-0666 Email: BOBM@BERGERONINC.COM
BETANCOURFT, BARREIRO & SOLER P.A.	25153	Address: 1607 PONCE DE LEON BLVD SUITE 208 , CORAL GABLES , FL, 33134 , US Phone:(786) 402-0559 Fax:(305) 443-9903 Email: BRENDA1BETANCOURT@GMAIL.COM
BEYER BLINDER BELLE	14132	Address: 1054 THOMAS JEFFERSON STREET, NW , WASHINGTON , DC, 20007 , US Phone:(202) 3338000 Fax:(202) 333.8843 Email: MBUOT@BBBARCH.COM
BIKELID SYSTEMS LLC	24404	Address: 825 THIRD AVENUE , NEW YORK , NY, 10022 , US Phone:(212) 893-8351 Fax:(212) 888-0808 Email: KPETTIT@BIKELID.COM
C&N ENVIRONMENTAL CONSULTANTS, INC.	20054	Address: 612 N ORANGE AVE STE A10 , JUPITER , FL, 33458 , US Phone:(561) 744-7420 Fax:(561) 744-2887 Email: CHERYLC@CNENVIRO.COM
CALVIN, GIORDANO & ASSOCIATES, INC.	21615	Address: 1800 ELLER DRIVE, SUITE 600 , FORT LAUDERDALE , FL, 33316 , US Phone:(954) 921-7781 Fax:(954) 921-8807 Email: KROY@CALVIN-GIORDANO.COM
CAMBRIDGE SYSTEMATICS	12262	Address: 2457 CARE DRIVE, SUITE 101 , TALLAHASSEE , FL, 32308 , US Phone:(850) 219-6388 Fax:(850) 219-6389 Email: SVANHOEIJ@CAMSYS.COM
CARLISLE DEVELOPMENT GROUP	22735	Address: 2950 SW 27TH AVENUE, SUITE 200 , MIAMI , FL, 33133 , US Phone:(305) 476-8118 Fax:(305) 476-1557 Email: LFRANCIS@CARLISLEDEVELOPMENTGROUP.COM
CARNEY-NEUHAUS, INC	5543	Address: 3050 BISCAYNE BLVD SUITE 200 , MIAMI , FL, 33137 , US Phone:(305) 576-9990 Fax:( ) Email: YTORRES@CARNEY-NEUHAUS.COM
CARTER & BURGESS, INC	1354	Address: 6365 NW 6 WAY , FORT LAUDERDALE , FL, 33309 , US Phone:(954) 315-1001 Fax:(954) 315-1040 Email: JOE.YESBECK@C-B.COM

CARTER & BURGESS, INC.	12342	Address: 6363 NW 6TH WAY, SUITE 300 , FT. LAUDERDALE , FL, 33309 , US Phone:( ) Fax:( ) Email: LINDSAY.DIVEN@C-B.COM
CASELY TENNIS FOUNDATION, INC.	14462	Address: 770 Claughton Island Dr Suite 1702 , MIAMI , FL, 33131 , US Phone:(305) 962-2633 Fax:(305) 402-2270 Email: caselytennis@msn.com
CELEBRATION DOT FUN	10804	Address: 11865 CORAL WAY, SUITE J-2 , MIAMI , FL, 33175 , US Phone:(305) 2074020 Fax:(305) 2074060 Email: CELEBRATIONCHIQUILINAS@GMAIL.COM
CHARIOT URBAN REAL ESTATE, LLC	31209	Address: 1875 I STREET, NW , WASHINGTON , DC, 20006 , US Phone:(954) 6125272 Fax:(888) 2781503 Email: LSAHAKIAN@CHARIOTURBAN.COM
CHARLES A. FLINK	19368	Address: 5850 FAYETTEVILLE ROAD, SUITE 211 , DURHAM , NC, 27713 , US Phone:(919) 484-8448 Fax:(919) 484-3003 Email: CHUCK.FLINK@GREENWAYS.COM
CLARION ASSOCIATES	26288	Address: 101 MARKET STREET SUITE D , CHAPEL HILL , NC, 27516 , US Phone:(919) 967-9188 Fax:(919) 967-9077 Email: JGOLLIHER@CLARIONASSOCIATES.COM
COMMERCIAL REALTY ADVISORS & INVESTMENT	11387	Address: 10541 SW 141 DRIVE , MIAMI , FL, 33176 , US Phone:(888) 2724434 Fax:(888) 2724434 Email: CRAIGINCORPORATED@YAHOO.COM
CPH ENGINEERS, INC.	14552	Address: 7700 NORTH KENDALL DRIVE, SUITE 305 , MIAMI , FL, 33156 , US Phone:(407) 322-6841 Fax:(407) 330-0639 Email: NJINDAL@CPHENGINEERS.COM
DANIEL JOHNSON, PE	30906	Address: 101 STEWART ST. SUITE 400A , SEATTLE , WA, 98101 , US Phone:(510) 913 6558 Fax:( ) Email: DAN@CARGOVELOCITY.COM
DANNY ROGERS	9373	Address: 3816 LAKE GRIFFIN ROAD , LADY LAKE , FL, 32159 , US Phone:(239) 6330839 Fax:(352) 7501945 Email: PLAYSTRUCTURE@EARTHLINK.NET
DC EQUIPMENT CORP	20702	Address: 3875 NW 132ND STREET , OPA LOCKA , FL, 33054 , US Phone:(305) 496-9893 Fax:(305) 681-9534 Email: DCEQUIPMENTCORP@BELLSOUTH.NET
DEBRA SINKLE KOLSKY	22778	Address: 11098 BISCAYNE BLVD, SUITE 103 , MIAMI , FL, 33161 , US Phone:(305) 9810888 Fax:(305) 8910003 Email: JHEINECKER@REDEVCO.ORG
DELISIFITZGERALD.COM	22690	Address: 1500 ROYAL PALM SQUARE BLVD STE 101 , FORT MYERS , FL, 33919 , US Phone:(239) 418 Fax:( ) Email: STEVE@DELISIFITZGERALD.COM
DEVELOPMENT & COMM GROUP OF FL INC	14511	Address: 9700 SW 104 ST , MIAMI , FL, 33176 , US Phone:(305) 596-0611 Fax:(305) 661-6428 Email: DEVELOPMENTFL@AOL.COM
DEVELOPMENT CONSULTING GROUP, INC.	21505	Address: 12855 SW 132 AVENUE, SUITE 206 , MIAMI , FL, 33186 , US Phone:(305) 253-1970 Fax:(305) 253-0897 Email: ALBERTO@DCGHOME.COM
DJ HOMES & DEVELOPMENT CORP.	11998	Address: 9044 SW 212TH LANE , MIAMI , FL, 33189 , US Phone:(305) 303-5305 Fax:( ) Email: RAVENELJ@BELLSOUTH.NET
DOUG GAINES	1423	Address: 33 E. PINE ST. , ORLANDO , FL, 32801 , US Phone:(407) 843-6552 Fax:(407) 839-1789 Email: DGAINES@GLATTING.COM
EAST BAY GROUP, LLC	27894	Address: 631 US HIGHWAY ONE, SUITE 400 , NORTH PALM BEACH , FL, 33408 , US Phone:(561) 296-4525 Fax:(561) 296-4547 Email: ZSELKIRK@EASTBAYGROUP.NET
EDDIE A MARTINEZ	25312	Address: 1140 West 50th Street, Suite 307 , HIALEAH , FL, 33012 , US Phone:(305) 534 Fax:( ) Email: EDDIE@ZURWELLE-WHITTAKER.COM

EDWRAD MARTOS	30326	Address: 3267 ALLAMANDA STREET , MIAMI , FL, 33133 , US Phone:(305) 5790507 Fax:( ) Email: EDWARDMARTOS@GMAIL.COM
EL CLUB INC	4343	Address: 425 GRAND BAY DR. NORTH , KEY BISCAYNE , FL, 33149 , US Phone:(305) 345-5515 Fax:(305) 402-6266 Email: WATERSPORTS@ELCLUB.US
ELITE LAND CLEARING, INC.	20950	Address: 17335 SW 283 STREET , HOMESTEAD , FL, 33030 , US Phone:(305) 247-2122 Fax:(305) 247-2169 Email: LISY217LISY@YAHOO.COM
FELICIA A. BARNETTE	17560	Address: 2240 W. FIRST STREET SUITE 100 , FORT MYERS , FL, 33901 , US Phone:(239) 333-4691 Fax:(321) 234-0334 Email: FBARNETTE@AVANTSWFL.COM
FIU, METROPOLITAN CENTER	9943	Address: 150 S.E. 2ND AVE., SUITE 500 , MIAMI , FL, 33131 , US Phone:(305) 349-1251 Fax:(305) 349-1271 Email: DARMRN@AOL.COM
FLORIDA TRANSPORTATION ENGINEERING, INC.	27934	Address: 7955 NW 12TH STREET, SUITE 418 , DORAL , FL, 33126-1823, US Phone:(941) 639-2818 Fax:(941) 639-4851 Email: RAVI@FTEINC.NET
FONT INTERNATIONAL CORP.	23125	Address: 111 SW 5TH AVENUE, SECOND FLOOR , MIAMI , FL, 33130 , US Phone:(305) 326-9060 Fax:(305) 326-9050 Email: JFONT@FONTINTERNATIONAL.COM
FORD GIBSON	24995	Address: 6705 RED ROAD SUITE 604 , CORAL GABLES , FL, 33143 , US Phone:(786) 268 Fax:( ) Email: FGIBSON@GIBSONDEV.COM
FRANCISCO MONTANA	15511	Address: 7150 S.W. 136TH STREET , MIAMI , FL, 33156 , US Phone:(305) 776 0672 Fax:(305) 233 8075 Email: FRANCISCO@MONTANATENNIS.COM
FULL OF BOUNCE	24195	Address: 4401 N.W. 193RD STREET , MIAMI GARDENS , FL, 33055 , US Phone:(786) 3157583 Fax:( ) Email: DEBRIONNA7@COMCAST.NET
GA CONSTRUCT LLC.	22120	Address: 395 ALHAMBRA CIRCLE SUITE 518 , CORAL GABLES , FL, 33134 , US Phone:(305) 569-2422 Fax:(305) 569-2994 Email: AJOMARRON@GACONSTRUCT.US
GAI CONSULTANTS, INC.	25738	Address: 301 E. PINE STREET, SUITE 1020 , ORLANDO , FL, 32801 , US Phone:(407) 423-8398 Fax:(407) 843-1070 Email: B.BURCH@GAICONSULTANTS.COM
GANNETT FLEMING, INC.	21246	Address: 7300 CORPORATE CENTER DRIVE, STE. 701 , MIAMI , FL, 33126 , US Phone:(786) 845-9540 Fax:( ) Email: AQUESADA@GFNET.COM
GENSLER	25448	Address: 1230 AVENUE OF THE AMERICAS , NEW YORK , NY, 10020 , US Phone:(212) 4923040 Fax:(212) 4921472 Email: ALICIA_KOLEDIN@GENSLER.COM
GEORGE F. YOUNG, INC.	15427	Address: 299 DR. MLK JR. ST. N. , ST. PETERSBURG , FL, 33701 , US Phone:( ) Fax:( ) Email: RFP@GEORGEFYOUNG.COM
GLATTING JACKSON KERCHER ANGLIN, INC.	18081	Address: 120 N. ORANGE AVENUE , ORLANDO , FL, 32801 , US Phone:(407) 284-4731 Fax:(407) 839-1789 Email: MRISELING@GLATTING.COM
GOLDFISHE HOLDINGS,LLC	29466	Address: PO BOX 416427 , MIAMI BEACH , FL, 33141 , US Phone:(305) 8974573 Fax:( ) Email: GOLDFISHEHOLDINGS@UREACH.COM
GREENHORNE & O'MARA, INC.	5359	Address: 333 W. COMMERCIAL BLVD SUITE 110 , FT. LAUDERDALE , FL, 33309 , US Phone:(954) 486-0272 Fax:(954) 486-0273 Email: CKELLER@G-AND-O.COM
GROUP BL	20094	Address: 13192 SW 130 TERRACE SUITE#106 , MIAMI , FL, 33186 , US

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GULFCOAST LAND DEVELOPMENT, LLC	12978	Address: 5701 FORT DENAUD ROAD , ALVA , FL, 33920 , US Phone:(863) 675-4410 Fax:(863) 675-4570 Email: CURT@GULFCOASTCOMPANIES.COM
H. W. LOCHNER, INC.	30271	Address: 3750 NW 87th Avenue, Suite 225 , Miami , FL, 33178 , US Phone:(305) 503-9873 Fax:(305) 503-9882 Email: MPADRO@HWLOCHNER.COM
H.W. LOCHNER, INC.	4320	Address: 440 SAWGRASS CORPORATE PARKWAY SUITE 112 , SUNRISE , FL, 33325 , US Phone:(954) 846-0009 Fax:(954) 846-1090 Email: RROSS@HWLOCHNER.COM
HANOVER SPECIALTIES INC.	19783	Address: 901 MOTOR PARKWAY , HAUPPAUGE , NY, 11788 , US Phone:(800) 777-6596 Fax:(631) 231-1329 Email: VTURF@AOL.COM
HANSON PROFESSIONAL SERVICES INC.	21498	Address: 9015 TOWN CENTER PARKWAY, SUITE 105 , LAKEWOOD RANCH , FL, 34202 , US Phone:(941) 342-6321 Fax:( ) Email: SWARNER@HANSON-INC.COM
HNTB CORPORATION	4348	Address: 8700 WEST FLAGLER STREET , MIAMI , FL, 33174 , US Phone:(305) 551-8100 Fax:(305) 551-2800 Email: NBOGANI@HNTB.COM
HUDSON BARNETT GROUP, LLC	26652	Address: P.O. 326 , RICHMOND , VA, 23218 , US Phone:(312) 543-5128 Fax:(707) 788-4055 Email: ED@HUDSONBARNETTGROUP.COM
IBI GROUP	11169	Address: 2200 PARK CENTRAL BLVD. NORTH, SUITE 100 , POMPANO BEACH , FL, 33064 , US Phone:(954) 974-2200 Fax:(954) 973-2686 Email: EMELAMUD@IBIGROUP.COM
INTERNSHIP DESIGNS	19378	Address: 103 NORFOLK STREET, APT 8 , CAMBRIDGE , MA, 02139 , US Phone:(720) 9379103 Fax:( ) Email: KXUNA@HOTMAIL.COM
ITEC DESIGN INC.	8462	Address: 1825 WEST AVE. BAY #7 , MIAMI BEACH , FL, 33139 , US Phone:(305) 673 2121 Fax:(305) 673 4640 Email: TMARTIN@ITECDESIGN.NET
J. ROLAND LIEBER, PLLC	25823	Address: 405 5TH AVENUE SOUTH, SUITE 5 , NAPLES , FL, 34102 , US Phone:(239) 2614007 Fax:(239) 2615378 Email: COSSLETT@JRL-DESIGN.COM
JACOBS CONSULTANCY INC.	2603	Address: 555 AIRPORT BLVD., SUITE 300 , BURLINGAME , CA, 94010 , US Phone:(650) 579-7722 Fax:(650) 343-5220 Email: ELAINE.YOHANNAN@JACOBS-CONSULTANCY.COM
JASON GOLDFARB1	30628	Address: 315 S. BISCAYNE BLVD. , MIAMI , FL, 33131 , US Phone:(305) 5330036 Fax:(305) 4609911 Email: JGOLDFARB@RELATEDGROUP.COM
KEITH AND SCHNARS, P.A.	18741	Address: 6500 N. ANDEWS AVE , FORT LAUDERDALE , FL, 33309 , US Phone:(954) 776-1616 Fax:( ) Email: RSALDANA@KEITHANDSCHNARS.COM
KIDS-PLAY, INC	6842	Address: 11 INDUSTRIAL PRIVATE DRIVE , FALKVILLE , AL, 35622 , US Phone:(256) 784-5437 Fax:(256) 784-9618 Email: RMCNUTT@HIWAAY.NET
KIJUBI.COM	25722	Address: 987 GLENNEYRE ST , LAGUNA BEACH , CA, 92651 , US Phone:(949) 715-5947 Fax:(888) 315-4482 Email: KILAY@KIJUBI.COM
King Engineering Associates, Inc.	15942	Address: 8600 NW 53rd Terrace Suite 201 , Doral , FL, 33166 , US Phone:(305) 392-9979 Fax:(305) 392-9912

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L P EQUIPMENT SERVICES AND DEMOLITION	12227	Address: 1800 WEST 49 STREET #222 , HIALEAH , FL, 33012 , US Phone:(786) 3061233 Fax:( ) Email: ELSIEGARCIA@AOL.COM
LAMONTHE TENNIS ACADEMY	16859	Address: 600 S W 92 AVE. , MIAMI , FL, 33174 , US Phone:(786) 247-0160 Fax:(395) 477-9952 Email: TENNIS123544@CS.COM
LAND DESIGN SOUTH OF FLORIDA, INC.	22564	Address: 2101 CENTREPARK WEST DRIVE, SUITE 100 , WEST PALM BEACH , FL, 33409 , US Phone:(561) 478-8501 Fax:(561) 478-5012 Email: LSPAULDING@LANDDESIGNSOUTH.COM
LEHIGH CAPITAL ACCESS, INC.	12440	Address: 363 ROUTE 100 S. , ALLENTOWN , PA, 18106 , US Phone:(610) 3956160 Fax:(610) 3984981 Email: KALB@LEHIGHCAPITALACCESS.COM
LEO A DALY	6464	Address: 806 DOUGLAS ROAD, SUITE 350 , MIAMI , FL, 33134 , US Phone:(305) 461-9480 Fax:(305) 461-3686 Email: GSANTOS-ALBORNA@LEOADALY.COM
LITTLE HAITI REDEVELOPMENT GROUP CORP.	20249	Address: 290 NW 165TH STREET, SUITE P-100 , MIAMI , FL, 33169 , US Phone:(305) 944-0943 Fax:(305) 944-0953 Email: AMONTES@AJMLAWGROUP.COM
LOCKWOOD, ANDREWS & NEWNAM, INC.	30946	Address: 3390 MARY STREET, SUITE 216 , MIAMI , FL, 33133 , US Phone:(305) 444-6454 Fax:(305) 461-3686 Email: JMKANTER@LAN-INC.COM
LOFTY ENGINEERING AND CONTRACTING	22801	Address: 6421 SW 31 STREET , MIAMI , FL, 33155 , US Phone:(305) 345-3978 Fax:( ) Email: MSORIA@LOFTYENC.COM
MARIANO CORRAL LANDSCAPE ARCHITECT	29875	Address: 3001 SW 109 COURT , MIAMI , FL, 33165 , US Phone:(305) 5511262 Fax:(305) 2294146 Email: MARIANOCORRAL@COMCAST.NET
MEGA PARTIES INC	8959	Address: 14261 SW 119 AVE , MIAMI , FL, 33186 , US Phone:(305) 278-4323 Fax:(305) 278-4325 Email: ALEXREED@USA.COM
MELISSA HEGE	26963	Address: 611 NE 55TH STREET , MIAMI , FL, 33137 , US Phone:(305) 607-9257 Fax:( ) Email: MELISSA@MELISSAHEGECITYPLANNING.COM
MFM CONSTRUCTION CORP.	22117	Address: 150 SE 2ND AVENUE, SUITE 807 , MIAMI , FL, 33131 , US Phone:(305) 3292931 Fax:(305) 3292935 Email: CANGULO@MFMCORP.COM
MIAMIKITEBOARDING INC	6730	Address: 3660 POINCIANA AVE , MIAMI , FL, 33133 , US Phone:(305) 345 9974 Fax:(305) 6482873 Email: INFO@MIAMIKITEBOARDING.COM
MICHAEL ENGELSON	22271	Address: 1946 TIGER TAIL , DANIA , FL, 33004 , US Phone:(954) 927-4611 Fax:(954) 927-3255 Email: PLAYNATIONFL@GMAIL.COM
MICHELE MELLGREN & ASSOCIATES, INC.	8998	Address: 6555 NOVA DRIVE, SUITE 305 , FORT LAUDERDALE , FL, 33317 , US Phone:(954) 475-3070 Fax:(954) 475-9550 Email: MICHELE@MMAPLANNING.COM
MILIAN, SWAIN & ASSOCIATES, INC.	6370	Address: 2025 SW 32ND AVENUE, SUITE 110 , MIAMI , FL, 33145 , US Phone:(305) 441-0123 Fax:(305) 441-0688 Email: AGOMEZ@MILIANSWAIN.COM
MILLER LEGG	14785	Address: 1800 N DOUGLAS ROAD, SUITE 200 , PEMBROKE PINES , FL, 33024 , US Phone:(954) 4367000 Fax:(954) 4368664 Email: LVALIENTE@MILLERLEGG.COM
MRS REALTORS	2968	Address: 9300 S. DADELAND BLVD STE 604 , MIAMI , FL, 33156 , US Phone:(305) 670-8247 Fax:(305) 670-8231 Email: PAUL@MRSHOUSES.COM
NATIONAL CORE	30123	Address: 9065 HAVEN AVE., SUITE 100 , RANCHO CUCAMONGA , CA, 91730 , US Phone:(850) 443-1316 Fax:( ) Email: JCHESTER@NATIONALCORE.ORG
NEIGHBORHOOD HOUSING		Address: 520 WEST AVE , MIAMI , FL, 33139 , US

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NEW CITY DEVELOPMENT GROUP, INC.	8782	Address: 1715 NW 185TH TER , MIAMI , FL, 33056 , US Phone:(786) 355-2252 Fax:(786) 524-3912 Email: DJW001@MSN.COM
NEW CITY DEVELOPMENT GROUP, INC.	13865	Address: 1715 NW 185TH TER , MIAMI GARDENS , FL, 33056 , US Phone:(786) 355-2252 Fax:(786) 524-3912 Email: DJW001@MSN.COM
NICK SERIANNI	5872	Address: 200 WEST COLLEGE AVENUE , TALLAHASSEE , FL, 32301 , US Phone:(850) 224-7777 Fax:(850) 222-1752 Email: NSERIANNI@AOL.COM
NO FAULT SPORT GROUP, LLC	19435	Address: 3112 VALLEY CREEK DRIVE SUITE C , BATON ROUGE , LA, 70808 , US Phone:(225) 215-7760 Fax:(225) 291-3821 Email: JENNIFER@NOFAULT.COM
NORRIS DESIGN	22107	Address: 1101 BANNOCK STREET , DENVER , CO, 80204 , US Phone:(303) 892-1166 Fax:(303) 892-1186 Email: INFO@NORRIS-DESIGN.COM
ORLANDO DE LA PAZ	28763	Address: 8613 NW 193RD TERR , HIALEAH , FL, 33015 , US Phone:(305) 328-8570 Fax:( ) Email: RENTAL@PONIES4PARTY.COM
PASTOR MONTES & NAVEO, P.A.	13775	Address: 5999 BISCAYNE BLVD , MIAMI , FL, 33137 , US Phone:(305) 758-7774 Fax:(305) 758-5227 Email: ARNAU107@YAHOO.COM
PETER POLITIS	6827	Address: 1901 BRICKELL AVENUE. # 1807B , MIAMI , FL, 33129 , US Phone:(305) 2509980 Fax:( ) Email: POLITIS90@HOTMAIL.COM
PK STUDIOS LANDSCAPE ARCHITECTURE, LLC	23194	Address: 2550 GOODLETTE FRANK ROAD , NAPLES , FL, 34103 , US Phone:(239) 4342462 Fax:( ) Email: JCURL@PKSTUDIOS.COM
PM NEXUS, LLC	24871	Address: 2980 WASHINGTON STREET , MIAMI , FL, 33133 , US Phone:(305) 856-8383 Fax:(305) 856-7171 Email: JWINDSOR@PMNEXUS.COM
PMG ASSOCIATES, INC.	7231	Address: 2151 WEST HILLSBORO BLVD. SUITE 301 , DEERFIELD BEACH , FL, 33442 , US Phone:(954) 427-5010 Fax:(954) 480-8836 Email: KATHY@PMGAECON.COM
PS COMMERCIAL PLAY, LLC	17716	Address: 401 CHESTNUT ST STE. 310 , CHATTANOOGA , TN, 37402 , US Phone:(423) 425-3169 Fax:(423) 648-5563 Email: MROSS@PARKSTRUCTURES.COM
R.I. INC	3715	Address: 63 OSER AVE , HAUPPAUGE , NY, 11788 , US Phone:(631) 845-0449 Fax:(631) 845-0470 Email: RLIGATOR@SITONTHIS.COM
RAMON E. RODRIGUEZ	22319	Address: 1300 SE. 29ST 206 , HOMESTEAD , FL, 33035 , US Phone:(786) 728-0702 Fax:( ) Email: RR_VA_TECH@YAHOO.COM
RAQUEL RAIMUNDEZ-SPELLACY	18756	Address: 3134 CORAL WAY , MIAMI , FL, 33145 , US Phone:(703) 501-0077 Fax:( ) Email: ROCKETR07@AOL.COM
REBECCA GUARDA	4178	Address: 2260 SW 16TH TERRACE , MIAMI , FL, 33145 , US Phone:(305) 2850212 Fax:(305) 2850212 Email: REBECCAGUARDA@HOTMAIL.COM
RENAISSANCE PLANNING GROUP	26984	Address: 401 W ATLANTIC AVE , DELRAY BEACH , FL, 33445 , US Phone:( ) Fax:( ) Email: KKISELEWSKI@CITIESTHATWORK.COM
ROBERT T. MURPHY, P.E., PLLC	17781	Address: 636 HIBISCUS DRIVE , HALLANDALE BEACH ,

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ROK TECHNOLOGIES, INC.	4310	Address: 66 SPRING STREET , CHARLESTON , SC, 29403 , US Phone:(843) 577.3192 Fax:(843) 958.9700 Email: RCWALKER@ROKTECH.NET
ROMARY EQUIPMENT, INC.	14012	Address: 15600 SW 63RD TER , MIAMI , FL, 33193 , US Phone:(305) 385-9950 Fax:(305) 382-3697 Email: ROMARYE@BELLSOUTH.NET
ROOTS DNA	25474	Address: 5776 SW 74TH TERRACE , MIAMI , FL, 33143 , US Phone:(954) 2341284 Fax:( ) Email: CLAUDIO@ROOTSARCHITECTURE.COM
ROSS ENGINEERING	16914	Address: 10400 GRIFFIN ROAD, SUITE 206 , COOPER CITY , FL, 33328 , US Phone:( ) Fax:( ) Email: DIANAG@R-E-E.COM
RUBEN ARCELO	2867	Address: 15066 SW 38 TERRACE , MIAMI , FL, 33185 , US Phone:(305) 978-3480 Fax:(954) 827-6452 Email: RUBENA@HOTMAIL.COM
RUBIO LANDSCAPING INC	31217	Address: 26185 SW 152ND AVE , MIAMI , FL, 33032 , US Phone:(786) 2618479 Fax:(305) 2428707 Email: RUBIOLANDSCAPING30@HOTMAIL.COM
RUIZ TRANS DEVELOPMENT	14116	Address: 14524 SW 84 STREET , MIAMI , FL, 33183 , US Phone:(305) 218-4755 Fax:( ) Email: RUIZTRANSDEVELOPMENT@HOTMAIL.COM
RWA, INC.	21387	Address: 6610 WILLOW PARK DRIVE, SUITE 200 , NAPLES , FL, 34109 , US Phone:(239) 597-0575 Fax:(239) 597-0578 Email: KJY@CONSULT-RWA.COM
S.E.M. DEVELOPMENT, INC.	15587	Address: 8181 NW 36TH STREET, SUITE 17B , DORAL , FL, 33166 , US Phone:(305) 7337000 Fax:(305) 5980885 Email: ALEXC1620@AOL.COM
SANDRA WALTERS CONSULTANTS, INC.	5232	Address: 600 WHITE STREET, SUITE 5 , KEY WEST , FL, 33040 , US Phone:(305) 294-1238 Fax:(305) 294-2164 Email: SWCINC@BELLSOUTH.NET
SANDRA WALTERS CONSULTANTS,INC	18551	Address: 1031 IVES DAIRY ROAD , MIAMI , FL, 33179 , US Phone:(305) 294-1238 Fax:(305) 294-2164 Email: SWC@SWCINC.NET
SARA'S BOUNCE HOUSE	16071	Address: 20315 NW 52 PLACE , OPA LOCKA , FL, 33055 , US Phone:(786) 2299663 Fax:(305) 3624022 Email: NIURVIS@AOL.COM
SCOTT&SON ENGINEERING INC.	24455	Address: 31800 SW 195 AVE. , HOMESTEAD , FL, 33030 , US Phone:(305) 607-1199 Fax:(786) 272-3791 Email: GRANMASCOTT@AOL.COM
SHELDON KJ MULLINGS	8887	Address: 6289 W SUNRISE BLVD., SUITE# 122 , SUNRISE , FL, 33467 , US Phone:(954) 5832441 Fax:(954) 7270944 Email: MULLINGSENG@HOTMAIL.COM
SIEMON & LARSEN, P.A.	26818	Address: 433 PLAZA REAL, SUITE 399 , BOCA RATON , FL, 33432 , US Phone:(561) 368-3808 Fax:(561) 368-4008 Email: MARSHALL@SIEMONLARSEN.COM
SOFIA HOLTZMAN	26083	Address: 500 S. DIXIE HIGHWAY , CORAL GABLES , FL, 33146 , US Phone:(786) 3452129 Fax:( ) Email: HOLTZMAN@SOSTRATEGY.COM
SOFTBALL LEAGUES OF FLORIDA, INC.	30302	Address: 5201 SW 101 TERRACE , COOPER CITY , FL, 33328-4949, US Phone:(954) 600-7891 Fax:(954) 252-7656 Email: MORIS@PLAYASA.ORG
SOIL TRAC, INC.	23490	Address: 1800 SW 141 AVE , MIAMI , FL, 33175 , US Phone:(305) 4859144 Fax:(305) 4850157 Email: SOILTRAC@COMCAST.NET.
SPORTS & SOCIAL CLUBS OF SFLA	25729	Address: 1550 SOUTH DIXIE HIGHWAY, SUITE 207 , CORAL GABLES , FL, 33146 , US

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STOSS INC	10927	Address: 51 MELCHER ST #601 , BOSTON , MA, 02210 , US Phone:(617) 8320660 Fax:(617) 8320670 Email: CR@STOSS.NET
STRATUS Construction Management	22991	Address: 2200 NE 143RD ST , NORTH MIAMI , FL, 33181 , US Phone:(305) 792 Fax:(305) 792-4899 Email: DLEE@stratusam.COM
TEMPLES HEAVY HAULING INC	5913	Address: 2560 N W 74 ST. , MIAMI , FL, 33147 , US Phone:(305) 2052159 Fax:(305) 6932277 Email: OZZIETEMPLE@AOL.COM
TETRA TECH, INC.	15877	Address: 10 NW 42 AVENUE, SUITE 201 , MIAMI , FL, 33126 , US Phone:(305) 971 4028 Fax:(305) 971 4088 Email: JONATHAN.BUFF@TETRATECH.COM
THE BENEDICT GROUP	30842	Address: 1525 NW 3RD ST , DEERFIELD BEAC H , FL, 33442 , US Phone:(954) 5709500 Fax:(954) 5709550 Email: BRIAN@THEBENEDICTGROUP.COM
THE BERNARD JOHNSON GROUP, INC.	28435	Address: 4215 SPRING ST,, 311 , LA MESA , CA, 91941 , US Phone:(619) 466-7800 Fax:(619) 466-7805 Email: BJOHNSON@THEBJGROUP.COM
THE CURTIS & KIMBALL COMPANY	1336	Address: 7520 RED ROAD, SUITE M , SOUTH MIAMI , FL, 33143 , US Phone:(305) 669-3172 Fax:(305) 669-3174 Email: RCURTIS@CURTISKIMBALL.COM
THE EVANS GROUP	21864	Address: 1001 NORTH ORANGE AVENUE , ORLANDO , FL, 32801 , US Phone:(407) 650-8770 Fax:(407) 650-8771 Email: ESMITH@THEEVANSGROUP.COM
THE LAMAR FEDRICK GROUP, INC.	19184	Address: 5610 NW 12TH AVE, STE. 204 , FORT LAUDERDALE , FL, 33309 , US Phone:(877) 662-7066 Fax:(509) 355-7287 Email: TLFG@ONEPLACEOPENHOUSE.COM
THE PLANNING AUTHORITY LLC	15487	Address: 310 OVERBROOK DRIVE , BELLEAIR , FL, 33756-2031, US Phone:(727) 442-6977 Fax:( ) Email: SAM@PLANNINGAUTHORITY.COM
THE STREET PLANS COLLABORATIVE, INC.	28452	Address: 6815 SW 57 Terrace , MIAMI , FL, 33143 , US Phone:(305) 978-6426 Fax:( ) Email: TONY@STREETPLANS.ORG
THREE BROTHERS DEVELOPMENT LLC	12628	Address: 14926 SW 19 COURT , MIRAMAR , FL, 33027 , US Phone:(305) 818-1039 Fax:(305) 818-9618 Email: THREEBROTHERS@BELLSOUTH.NET
TONY TYNES	22981	Address: P O BOX 670652 , CORAL SPRINGS , FL, 33067 , US Phone:(954) 798 Fax:( ) Email: TONY@ELOVETENNIS.ORG
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TONYA SIMMONS, PE	25644	Address: 4923 EBENSBURG DRIVE , TAMPA , FL, 33647 , US Phone:(813) 8330035 Fax:( ) Email: TSIMMONS@SIMMONSENVIRONMENTAL.COM
ULTIMATE SPORTS CONSULTING	29838	Address: 26851 SW NEW YORK AVENUE , HOMESTEAD , FL, 33052 , US Phone:(786) 387-2876 Fax:( ) Email: JENNBT@GMAIL.COM
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WILLIAM HERRYMAN P.L.S. P.A.	24932	Address: 300 BAY VIEW DRIVE , SUNNY ISLES BEACH , FL, 33160 , US Phone:(305) 542-9963 Fax:(305) 944-1541 Email: WILLYPLS@BELLSOUTH.NET
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ZYSCOVICH, INC.	21460	Address: 100 N BISCAYNE BLVD., 27TH FLOOR , MIAMI , FL, 33132 , US Phone:(305) 372-5222 Fax:(305) 577-4521 Email: RSAK@ZYSCOVICH.COM

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BOUNCE AROUND INC	320110555	Address: 14970 SW 157TH COURT , MIAMI , FL, 33196 , Phone:(305) 234-3049 Fax:(305) 971-6665 Email: T7N@BELLSOUTH.NET
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Lodging Development Group	USA	(804) 545-8065	www.lodgingdevelopment.com
Accor	France	972-360-5404	www.accor.com
AECOM	USA	(310) 477-9585	www.era.aecom.com
AECOM Design + Planning	USA	916-414-5800	www.aecom.com
Amusement Aquatic Management Group, Inc.	USA	(714) 505-1566	www.amgparks.com
Amusement Management Partners, LLC	USA	(904) 672-1122	www.ampfun.com
Busch Gardens Williamsburg	USA	(757) 253-3350	www.buschgardens.com
Carlson	USA	(763) 212-1418	www.carlson.com
Carowinds	USA	(704) 588-2600	www.carowinds.com
Catchment Attraction Management & Consultir	USA	(407) 446-8191	www.catchmentservices.com
Cedar Point Amusement Park	USA	(419) 626-0830	www.cedarpoint.com
Choice Hotels	USA	(404)229-2621	www.choicehotels.com
CNL Lifestyle Company, LLC	USA	(407) 540-7640	www.cnl.com/income
Coast Oak Group	USA	813-235-4161	www.coastoakgroup.com
Davis & Davis, Inc./Recreational Planning Consu	USA	(817) 274-3871	www.ddirpc.com
Development Design Group, Inc.	USA	(410) 962-0505	www.ddg-usa.com
Disneyquest	USA	407-828-3800	www.disneyquest.com
EDG	USA	(818) 763-8888	www.edgcompany.com
EDSA	USA	(954) 524-3330	www.edsaplan.com
EFA Partners LLC	USA	(646) 216-2042	www.efapartners.com
Entertainment Concepts, Inc.	USA	(847) 561-7013	www.fec-design.com
Entertainment Design Corp.	USA	(310) 827-4534	www.entdesign.com
Entertainment+Culture Advisors	USA	(310) 874-4376	www.entertainmentandculture.com
Gaylord Palms Resort & Convention Center	USA	(407) 586-0705	www.gaylordpalms.com
Global Amusement Consulting, LLC	USA	(513) 519-0310	www.globalac.net
Grant Leisure Inc.	USA	(805) 969-1419	www.grant-leisure.com
Great Wolf Resorts, Inc.	USA	(608) 661-4700	www.greatwolf.com
Greenstreet, Ltd.	USA	317-344-2017	www.greenstreatltd.com
Hilton Worldwide	USA	703-883-1051	www.hiltonworldwide.com
Horizon Development Group, Inc.	USA	(608) 354-0900	www.horizondbm.com
Hotel & Leisure Advisors	USA	(216) 228-7000	www.hladvisors.com
Hyatt	USA	770-799-2611	www.hyatt.com

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International Attraction Services	USA	(904) 557-4321	www.internationalattractionservices.com
International Theme Park Services, Inc.	USA	(513) 381-6131	www.interthemepark.com
Jack Rouse Associates	USA	(513) 381-0055	www.jackrouse.com
Kalahari Resorts	USA	(608) 254-5466	www.kalahariresorts.com
Kerzner International dba Atlantis Paradise Islar	Bahamas	(242) 424-9754	www.atlantis.com
Knott's Soak City - Orange County	USA	(714) 220-5200	www.cedarfair.com
LEDO International, Inc.	USA	(949) 719-3750	www.ledointl.com
Leisure Business Advisors LLC	USA	(804) 644-3544	www.leisure-business.com
Leisure Entertainment Company	USA	(562) 494-6619	www.lecworldwide.com
Lococo Company	USA	(419) 656-5131	www.lococococompany.com
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Madison Marquette	USA	323-602-5311	www.MadisonMarquette.com
Management Resources	USA	(714) 832-1201	www.mgmtres.com
Marriott	USA	301-380-4137	www.mariottdevelopment.com
Maxmakers Ltd.	Switzerlan	41/13871008	www.maxmakers.com
MCM Group International	USA	(562) 200-0888	www.mcmgroup.com
MFA/ORCA	USA	(312) 212-4451	www.marketfeasibilityllc.com
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Nickelodeon	USA	(407) 426-3003	www.nick.com/experiences
Odebrecht	USA	305-341-8891	www.odebrecht.com
OHL USA	USA	305-884-9491	www.ohlusa.com
ProFun Management Group, Inc.	USA	(714) 832-5551	www.profungroup.com
Raging Waves Waterpark	USA	(630) 882-6575	www.ragingwaveswaterpark.com
Romero Petrilli VanRell & Associates	USA	(407) 834-8118	www.rpva.com
Schlitterbahn Waterpark Resort	USA	(830) 625-2351	www.schlitterbahn.com
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ATTACHMENT 4

MIAMI METROZOO AND RNAS AREA

Economic Impacts of Proposed Developments to the Miami Metrozoo/RNAS Area Phase 7: RNAS Area Plan 1 d

Final Report

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December, 2002

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Executive Summary

This document attempts to quantify the local regional economic impacts of redeveloping areas, and adding attractions too, the existing Miami Metrozoo. It also discusses the effects of developing a theme park, waterpark, or family entertainment center on land adjoining the Metrozoo facility. Immediate Zoo enhancements/additions include an Aviary, currently under development, and basic infrastructure improvements to increase current visitation levels. Future enhancements include complete exhibits and themed lands to be developed on the property in accordance to a masterplan submitted by the Portico Group.

In terms of the capital outlays necessary to develop the various attractions and proposals under consideration, the outlays anticipated to fully develop the zoo, according to the current proposed masterplan, clearly provides the greatest benefit to the community in terms of both jobs and currency circulated within the local area. Even so, it must be remembered that the final buildout of the Metrozoo according to this plan is expected to take place in phases over the next twenty-three years, with the full build-out occurring in the year 2025.

Miami Metrozoo - Capital Outlay Impacts

	Aviary and Zoo Enhancements	Zoo at Buildout	Theme Park	Waterpark	FEC
Capital Outlay	$12,000,000	$275,000,000	$200,000,000	$22,000,000	$10,000,000
Additional Local Economic Impact	1,035,600	23,732,500	17,260,000	1,898,600	863,000
Total Local Economic Impact	$13,035,600	$298,732,500	$217,260,000	$23,898,600	$10,863,000
Indirect Jobs Generated By Capital Outlays	290	6,628	4,820	530	241

In addition to the measuring capital outlays necessary to develop a new Metrozoo attraction or to construct additional entertainment venues outside the Zoo, the local economic effects of the normal operation of these attractions has also been considered. To determine the Economic Impacts of the venues during operation, both Operating Revenues and Expenditures are summed together as a base economic impact figure. Additional Economic Impacts (see following table) reflect the effect of currency received and spent during the operation of these venues being re-circulated within the surrounding community. Theme Park, Waterpark, and Family Entertainment (FEC) operating amounts are based on these venues having stabilized attendance and revenues by the year 2006. Job creation for the Theme Park, Waterpark and Family Entertainment Center include both indirect jobs generated by goods and service providers to these venues and employment created directly on site.

In terms of operational activities having an impact on the surrounding community, the theme park would have the most influence on the local area due to the strong revenues and high expenses normally associated with this type of operation. A Family Entertainment Center has very little such impact, due to the much smaller size of this type of operation and the fact that these centers attract little tourist visitation and hence to not draw new currency into the market to be circulated.

Miami Metrozoo Operational Activities Economic Impacts

	Aviary and Zoo Enhancements	Zoo at Buildout (2025)	Theme Park (2006)	Waterpark (2006)	FEC (2006)
Revenue and Expenditures	$27,469,774	$85,220,192	$112,369,579	$24,655,661	$7,443,341
Additional Local Economic Impact	1,984,739	5,194,435	9,082,372	2,046,383	642,360
Additional Visitor Economic Impact	2,235,820	12,514,876	14,439,491	1,910,814	0
Total Economic Impact	$31,690,332	$102,929,502	$135,891,442	$28,612,858	$8,085,702
Direct and Indirect Jobs Generated From Operations	662	2,054	3,883	1,654	766

Introduction

The Miami Metrozoo is located in Miami-Dade County, just east of State Route 821 (Florida Turnpike) and south of 152nd Street. The current zoo property is bordered by a US Coast Guard Station, a FAA USAF Reservation, and a US Army Reserve Training Facility. The Metrozoo is currently going through a process of redevelopment and expansion in an effort to reverse a declining attendance figures over the last ten to twelve years. This redevelopment includes the addition of a walk-thru aviary attraction (currently under immediate development) and general zoo infrastructure enhancements to make guest visits to the facility more enjoyable. In addition to the aviary and these other immediate zoo enhancements, a masterplan has been generated outlining future additions to the Metrozoo's already existing features and attractions, to take place over the next twenty-three years. These features range from new animal exhibits, safari rides, to entire new themed areas within the Zoo's environs.

In addition to the Planned Metrozoo enhancements, the County of Miami-Dade is considering acquiring additional land from the federal agencies, such as the Coast Guard, who have facilities adjoining to the Metrozoo grounds. This property (referred to as the RNAS area) would be used in conjunction with the development of an additional entertainment/recreational facility to the Metrozoo. The chief uses under consideration for such property are the development of a moderate-sized theme park, a waterpark/water-based attraction, and/or a family entertainment center venue. Each of these uses will have some positive economic impact on the surrounding community (Miami-Dade County,) that need to be considered when evaluating the relative merits of these developments (including the Metrozoo enhancements.)

Economic Impact of all of the proposed development options for this report is chiefly based on the effects of initial capital outlays and operating revenues and expenditures from entertainment venues on the surrounding community. These effects are measured in terms of indirect jobs[1] created, and currency circulated, within the local economy from development and operating activities. Indirect job creation is computed using a base assumption that for every $1 million spent either in capitalization of a development or in the operation of an entertainment or recreation venue, 24.1 jobs are created within the local economy[2].

Local expenditure economic impact calculations use a multiplier developed by the Miami-Dade County Department of Planning and Zoning stating that for every

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[1] In-direct jobs represent position created within companies that supply goods and services to either the development of an entertainment venue or to support the operation of an existing venue.

[2] Source: U.S. Department of Commerce, Miami-Dade County Department of Planning and Zoning, Strategy Research Corporation, Szenderski/Rohani Worldwide

100 million dollars in revenues (final demand) generated by a local educational or recreation complex similar to the Zoo, $2.13 million additional output is generated throughout the county by industries that directly or indirectly provide a product or service for or to the complex.

Sales taxes computed using a 6.5% amount are also multiplied by revenue/expenditures to reflect the generation of tax spending which is also returned to the County residents in terms of governmental goods and services.

Visitor or tourism effects are chiefly determined using the Regional Input-Output Modeling System or RIMS II developed by The U.S. Department of Commerce. This model determines the multiplier effect of changes in a region's economy generated by a specific stimulus such as tourism.

Economic Impacts of Capital Outlays equal the sum of estimated generated output multiplier calculations and sales tax to determine these outlays effects. Economic Impacts of operating entertainment entities base their figures on the combined total of revenues received and expenses paid out to the surrounding community (Miami-Dade County) for goods and services required to maintain operation of their facilities. These amounts are proportioned as to their estimated share resulting from local resident spending, as opposed to tourist or visitor spending.

Current Metrozoo Economic Impact

Miami Metrozoo generated approximately $3.7 million in revenues during its operating year of 1999 to 2000 and a total of nearly $7.8 million in local expenditures.

Current Metrozoo Revenues and Expenditures (Detail on Following Page)

Revenues	
Admissions	$1,921,535
Food Sales	1,192,060
Gifts/Novelties	640,244
Sub-Total	$3,753,839
Expenditures	
Administration	$2,557,100
Maintenance/Mgmnt.	2,496,600
Other Services	2,727,600
Sub-Total	$7,781,300
Total	$11,535,139

Because the vast majority of its visitors (86%) were comprised of South Florida (mostly Miami-Dade County) residents, the majority of monies expended while visiting the Metrozoo do not represent an exclusive net addition to the local economy. Because these expenditures originated from local residents, it is most likely that these funds would have been spent elsewhere in the County or South Florida for recreational or educational purposes. Of total Metrozoo Operating Revenues and Expenditures, only a very small amount (approximately 14%) can be considered "exogenous", or funds generated by tourism that produce inputs or changes in the normal flow of Miami-Dade's economy. These changes, in turn, stimulate indirect changes (outputs) throughout the area's economy and are measurable in the form of the generation of sales, personal income and employment.

MIAMI METROZOO INCOME AND EXPENSES
FYE 2000-2001

ATTENDANCE	**446,000***
EMPLOYMENT	**151**

REVENUES	
Admissions	$1,766,600
Concerts	12,000
Endowment Interest	100,000
Food/Beverage Sales	294,400
Miscellaneous	21,000
Group Sales	100,000
Promotions (Coca Cola)	40,000
Retail Services	150,000
Rides	40,000
Tram Tours	58,000
Subtotal	2,582,000
General Fund Subsidy	$4,803,000
Youth Programming Funds	117,000
Cash Carryover	452,600
Subtotal	$5,372,600
Total Revenues	$7,954,600
Elimination of Retail Lic. Fee	-150,000
Adjusted Revenues	$7,804,600

EXPENDITURES	
Administration	$723,000
Admissions/Conces. Mgmt.	307,200
Animal Science	1,537,100
Communications/Sales	145,200
Concerts	52,000
Design & Art	65,100
Education	30,900
Education Court	177,200
Employee DIP Costs	18,100
Fleet	205,800
Kitchen	341,500
Maintenance/Facilities Mgmt	2,496,600
Maintenance Work Orders	114,800
Marketing	665,000
Monorail	358,000
Security	224,300
Veterinary Service	274,400
Warehouses	45,100
Total Expenditures	$7,781,300
NET	($12,200)
Add: License Fee Eliminated	150,000
Adjusted Net	$137,800

Source: Miami Metrozoo & The Zoological Society of South Florida
**Approximately 14% out-of-town visitors.*

The U.S. Department of Commerce uses the Regional Input-Output Modeling System, or RIMS II, it created to determine the multiplier effect of changes in a region's economy generated by a specific stimulus such as tourism. There are four elements to the RIMS II model:

- Inputs (direct expenses) required to produce the outputs (indirect expenses)
- Inputs and outputs required to produce the goods and services demanded as a result of the household income paid to produce the required outputs (indirect effects)
- Total household income generated
- The number of employees required to meet the generated output levels

As noted, total direct revenues and expenditures (inputs) by 1999-2000 Metrozoo visitors amounted to approximately $11.5 million. Applying the RIMS II calculations to the 14% of this total indicates that $1.6 million was accounted for by tourist visitors to Metrozoo. That suggests that the total effect of this direct input was approximately $2.5 million.

There is also a multiplier affect to determine the economic impact for any local business that attracts customers and generates revenues. According to the Miami-Dade Planning Department, there are two such multiplier factors that can be applied to measure the overall impact an attraction like the Miami Metrozoo has on the County's economy, year in and year out.

Dollar Output Generated by Final Demand

For every 100 million dollars in revenues (final demand) generated by a local educational or recreation complex similar to the Zoo, 2.13 of additional output is generated throughout the county by industries that directly or indirectly provide a product or service for or to the complex. Thus, in 2000, in addition to the $9.7 million in direct revenues and expenditures accounted for by some 86% of Metrozoo's input or final demand, another $211,000 ($9.9 million X .0213) in indirect revenues were dispersed among all types of businesses throughout the County. Total direct and indirect economic impact generated by local resident visitors to Metrozoo is close to $10.8 million and the total economic impact, after taking into account both local and tourist Zoo visitors, is approximately $13.3 million.

Employment Generated by Final Demand

Likewise, the generation of these revenues and expenditures or final demand, also results in a direct and indirect increment in employment in the County. The multiplier in the case of employment suggests that every million dollars of final demand is responsible for 24.1 additional jobs. Thus, with combined revenues

and expenditures of approximately $11.5 million, the Metrozoo is indirectly responsible for approximately 280 additional jobs in the area, or a grand total of nearly 430 (direct and indirect) jobs when considering the 150 persons it currently employs.

Tax Collection Impact

Another economic impact provided by the Metrozoo is the amount of funds it contributes in the form of the sales taxes that it collects and pays based on its revenues. The Zoo's total sales tax impact for the year 2000 was better than $750,000.

IMPACT CALCULATION
MIAMI METROZOO
2000-2001

REVENUES	
Admissions:	$1,921,535
Food sales:	1,192,060
Gifts/novelties	640,244
Sub-Total	$3,757,838
EXPENDITURES	
Administration	2,557,100
Maintenance/Mgmnt.	2,496,600
Other services	2,727,600
Sub-Total	7,781,300
TOTAL	**11,539,138**
LOCAL	
86% of Revenues and Expenditures =	9,923,650
Generated output @.0213 X $9.9 million =	211,375
Sales tax @.065 X $11,539,138 =	750,044
Total Direct and Indirect Impact	$10,885,069
VISITOR	
14% of Revenues and Expenditures =	1,615,490
RIMS II Calculation @ 150% X $1.6 million =	$860,000
Total Direct and Indirect Impact =	$2,460,000
Total Visitor and Local $ Impact =	$13,345,069

Source:
U.S. Department of Commerce
Miami-Dade County Department of Planning and Zoning
Strategy Research Corporation
Szenderski/Rohani Worldwide

Cultural Impact

Finally, the Metrozoo makes a very important contribution to the South Florida community that isn't as measurable in dollars and cents as it is in terms of its social and educational impact. This is accomplished through its discounted admissions program for school children. Approximately 40,000 children supplement their in-school learning with a school-sponsored visit to the Metrozoo.

New Metrozoo Aviary and Zoo Enhancements

New Aviary

Currently, a walk-thru aviary, to be open in the 2003-2004 fiscal year, is under development at the Miami Metrozoo. This attraction replaces an aviary destroyed by Hurricane Andrew in 1992. This structure will feature a number of opportunities to directly interact with the fowl within its enclosure and is expected to be a strong attendance draw for the Metrozoo. Estimated cost for the habitat is approximately $9 million dollars. This feature is the first of many proposed improvements for the Metrozoo facility and marks the beginning of the Zoo's efforts to improve the overall quality and diversity of attractions at the venue.

Zoo Enhancements

Consumer issues of "heat" and overall Zoo image are communicated primarily through word-of-mouth and often drive the decision making process of persons considering visiting the Metrozoo. The visitor experience, as well as the overall Zoo image, could be dramatically improved with specific enhancements. To develop these enhancements would require a budget of $3 million for project analysis, recommendations and implementation of options such as additional shaded areas, additional high-quality water misters along foot paths, food and service improvements, on-site signage, marketing, fund-raising, sales, operations training and development as well as a general "spiffing up" of the Zoo proper. Additionally, a nature walk, which scored high with consumers surveyed, could be introduced as a new, "you asked for it" venue.

A portion of the enhancement budget would be applied to explore the opportunity of acquiring the existing Railroad Museum adjoining the Metrozoo. This addition to the Zoo's existing facilities would attract additional educational and recreation visitors and enhance the scope and image of the Zoo.

In relation to the entire Metrozoo and RNAS development project, adding new venues, no matter how spectacular, without an overall upgrade of service and systems generates only "spikes" in attendance. The process of developing a positive image for the Zoo in advance of construction of other attractions not only minimizes negative word-of-mouth which could undermine future investments, it begins to build equity for the Metrozoo's long-term vision and mission of enriching the community by encouraging appreciation for the World's Wildlife.

Economic Impacts

Economic impacts of the Aviary and zoo enchantments to the surrounding communities occur from two chief drivers – initial capital outlays for development

and construction, and the effects of revenues received from zoo patrons and subsequently dispersed to the community as expenditures for goods and services needed by the zoo to continue operations.

Capital Outlays

Capital outlays for development and construction directly benefit the surrounding community as these outlays are spent on labor and construction materials within the community. Suppliers of these materials, in turn, cause additional, indirect revenues throughout local businesses as they purchase new inventory and expand their operations to handle the increased spending from the initial development. Capital outlays also contribute to sales tax revenues to the county in which a building or structure is developed by way of the purchasing of material and goods related to that structure. Finally, Capital outlays for development and construction generate indirect jobs and labor as supporting business in the community add staff to support processing inputs to the development.

Numeric calculations for the capital outlay effects of the Aviary and Zoo Enhancements are based on the same formula used for determining the current Economic Impact of the Metrozoo, i.e.: Generated Output equals 0.0213 (Miami-Dade Planning Department) of Capital Outlay, Sales Tax is estimated at 6.5%, and Indirect Jobs are Generated at a rate of 24.1 for every $1 million of capital outlay.

Based on these assumptions it can be estimated that the addition of an Aviary and other Metrozoo Enhancements will generate a combined local impact of $13 million dollars (current dollars) and indirectly generate 290 new jobs in the local community through the initial development and construction period.

Aviary

Projected Opening	2004
Capital Outlay	$9,000,000
Generated Output (.0213 of Outlay)	191,700
Sales Tax (6.5%)	585,000
Total Local Impact	$9,776,700
Indirect Jobs Generated (24.1 Per $1 Million Capital Outlay)	217

Zoo Enhancements

Projected Opening	2005
Capital Outlay	$3,000,000
Generated Output (.0213 of Outlay)	63,900
Sales Tax (6.5%)	195,000
Total Local Impact	$3,258,900
Indirect Jobs Generated (24.1 Per $1 Million Capital Outlay)	73
Combined Local Impact	$13,035,600
Total Indirect Jobs Created	290

Revenues and Expenditures

One of the chief purposes of developing both the Aviary attraction and completing visitor enhancements to the Zoo is to increase yearly attendance levels at the facility. Using the Projected Operations Budget for the Metrozoo, which includes all planned additions to the Metrozoo over the next twenty years, it is possible to estimate the effects of this increase of attendance on the Metrozoo's revenues received and expenses paid out.

Using the Economic Impact Calculations developed for estimating the current impact of the Zoo on the surrounding community, the Operational Economic Impact of the Metrozoo was projected for the year after which the Aviary and Zoo Enhancements had been completed and in operations for a full year (2005-2006 Fiscal Year). The current Zoo's economic impacts were subtracted from the results of the economic impact equations for after the development of the Aviary and Zoo Enhancements. The results equal the yearly economic impact of the Aviary and Zoo Enhancements to the surrounding community.

Based on these computations, it is estimated that the annual operation of the Aviary Attraction and Enhancements to the Metrozoo's general landscape and visitor amenities will contribute approximately $6 million dollars annually to the

local economy and generate 125 indirect jobs within the community, in addition to new jobs resulting from development and construction activities relating to these features.

Operational Economic Impact Changes
Miami Metrozoo with Aviary and Zoo Enhancements

Attendance and Per Capita Changes	**Current Zoo (2002 Projected)**	**With Aviary and Enhancements**	**Change**
Attendance	480,000	577,347	97,347
Per Capita Amount	$6.13	$11.03	$4.89
Growth Over Base Attendance			79.8%
Revenues			
Per-Capita Revenues	$2,943,500	$6,366,230	$3,422,730
Non-Per Capita Revenues	2,454,000	2,653,687	199,687
Additional/Subsidy Revenues	5,359,800	5,222,000	(137,800)
Total Revenues	**$10,757,300**	**$14,241,917**	**$3,484,617**
Incremental Growth			32.4%
Expenditures	**$10,757,300**	**$13,227,857**	**$2,470,556**
Incremental Growth			23.0%
Total Revenues & Expenditures	**$21,514,600**	**$27,469,774**	**$5,955,173**
Local			
Revenues and Expenditures	$18,502,556	$22,998,134	$4,495,578
Generated Output (0.0213)	394,104	489,860	95,756
Sales Tax (6.5%)	1,202,666	1,494,879	292,213
Total Direct and Indirect Impact	**$20,099,327**	**$24,982,873**	**$4,883,546**
Visitor			
Revenues and Expenditures (14%)	$3,012,044	$4,471,639	$1,459,595
RIMSII Calculation (150% increase)	1,506,022	2,235,820	729,798
Total Direct and Indirect Impact	**$4,518,066**	**$6,707,459**	**$2,189,393**
Total Visitor and Local Impact	**$24,617,393**	**$31,690,332**	**$7,072,939**
Indirect Jobs Generated			
24.1 Jobs Per $1 million Rev. & Exp.	519	662	144

Miami Metrozoo – Economic Impact at Final Masterplan Buildout

The construction of a new Aviary Attraction and the improvement of the visitor amenities throughout the Zoo are the first two steps to a total revitalization of the entire Metrozoo facility. This revitalization, which will result in a completely new and modern education and recreation experience, is expected to be completed in fourteen discrete phases beginning with the opening of the Aviary in the 2003-2004 Metrozoo fiscal year and ending in 2025.

Each of these phases is expected to induce increased visitation to the Metrozoo and will subsequently increase the Zoo's economic impact on the local community. This impact, like that of the Aviary and Zoo Enhancements, will originate via Capital outlays for development of the new attractions and features and subsequent impacts from operational revenues received and expended for services.

Miami Metrozoo Phasing Activities
For Projected Materplan Buildout
Fiscal Years 2002 thru 2025

	Opening Year
Phase 1 - Wings of Asia	**2003-2004**
Wings of Asia -Aviary	(Apr. 2003)
Phase II - Zoowide Fix-up and Entry	**2004-2005**
General Zoo Facelift & Entry	
Rentals	
Admissions Windows	
Membership Sales Windows	
Guest Relations Windows	
Group Sales Windows	
Two Parking Collection Booths	
Gift Shop	
Restaurant	
Phase III - South America Ph. I	**2005-2006**
Monorail Station - Hidden Ruins	
Hidden Ruins Waterfront Restaurant	
Hidden Ruins Waterfront Gift shop	
Hidden Ruins Theme Theater	
Hidden Ruins Classroom	
Hidden Ruins Animal Show	
Hidden Ruins Animal Contact Area	
Tropical Rainforest: Jaguar Interpretive Area	
Lama Ride	
Phase IV - Lakes & Australia	**2007-2008**
Snack Bar	
Contact Shed	
Reptile House	
Lorikeet Aviary	
Monorail Station - Aussie Station/Islands of Asia	
Water Taxi-General Operation	
Water Taxi Station - Florida Entry	
Water Taxi Station - Hidden Ruins	
Phase V - Florida	**2009-2010**
Florida Habitats Center Multimedia Theater	
Pine Rocklands Nature Trail Guided Tours	
Monorail Station - Florida Entry	
Carousel	
Phase VI - Caribbean	**2009-2010**
Caribbean Wetland Aviary	
Islands of the Caribbean - Caribbean Bats Theater	
Smoothie Bar & Coffee Bar	
Phase VII - Islands of Asia & Indian Ocean	**2011-2012**
Swim Through Lagoon/Tropical Coral Reef-Swim Area	
Swim Through Lagoon - Locker Rooms/Guest Services	
Swim Through Lagoon - Juice Bar	
Water Taxi Station - Islands of Asia & The Indian Ocean	
Phase VIII - African Tropical Rainforest & Village	**2013-2014**
Monorail Station - African Rainforest Village	
Water Taxi Station - African Rainforest Village	
African Rainforest Village Classroom	
African Rainforest Village Food Serve/Restaurant	
African Rainforest Village Food Concessions	
Phase IX - African Savanna	**2015-2016**
Safari Ride	
Phase X - Asia	**2017-2018**
Monorail Station - Asian Village	
Asian Village Classroom Building	
Asian Village Amphitheater	
Asian Tea House	
Gift Shop	
Phase XI - South America Phase II	**2019-2020**
Orinoco River Jungle Cruise	
Phase XII - South America Phase III	**2021-2022**
South America Phase III (Pantanal / Patagonia)	
Phase XIII Eco-Lodge	**2022-2023**
Overnight Camp	
Water Taxi Station - Eco-Camp Lodge	
Phase XIV - Theater, Siamang, Tiger, Education Center.	**2022-2023**
Education Classrooms/Theater/Lecture Building	

Capital Improvements

Actual capital outlays will be staggered over the entire Metrozoo redevelopment period according to the demands of a particular phase's capital requirements. Final costs of completing the Masterplan for the Metrozoo equal $275 million dollars at the end of the 2025 if *all* phases are completed in their entirety. Due to the lengthy estimated time for completion of the masterplan, there is the strong likelihood that both the current phasing timeline and the content within those phases will go through dramatic shifts over the course of their development. As such, the total Economic Impacts presented here for both Capital improvements and for revenues and expenses are estimates only of such impacts and there will doubtless be some shift in the final impacts as development progresses.

Based on the impact equations developed for the current economic impact of the Metrozoo, capital outlays for development of all phases of the masterplan in current dollars equal $299 million dollars and will create 6,628 indirect jobs within the surrounding community.

Effects of Capital Outlays

Zoo at Buildout	
Buildout Complete	2025
Capital Outlay	275,000,000
Generated Output (.0213 of Outlay)	5,857,500
Sales Tax (6.5%)	$17,875,000
Total Local Impact	298,732,500
Indirect Jobs Generated (24.1 Per $1 Million Capital Outlay)	6,628

Economic Impacts of Revenues and Expenses of Masterplan Buildout

Computing the total Economic Impact of Revenues received by Metrozoo operating activities and expenditures by the Metrozoo for goods and services at buildout is computed in the same fashion as was such impacts relating to the Aviary and Zoo Enhancements. Total direct and indirect impacts of these activities are computed in the same fashion with the notable exception of the proportion of indirect economic impacts to those of direct impacts. A chief purpose for the re-development of the Metrozoo and adding new attractions to the facility is to encourage increased visitation from tourists and visitors to the Miami-Dade County area. With the completion of the majority of the development phases, the Metrozoo's attendance makeup is expected to shift from that of a strictly resident serving/attended venue to a facility with a strong draw for out-of-

area visitation. In response to this anticipated change in visitation dynamics, Visitor Economic Impacts have been increased from 14% to 30% in the final comparative computations. This proportion is more closely akin to those found in theme amusement parks in areas with strong tourism visitation rates similar to the Miami area.

Final Economic Impacts based on yearly Metrozoo revenues and expenditures after total masterplan buildout are expected to be over $79 million dollars above current levels annually and will generate 1,492 additional indirect jobs in the surrounding area. The projected Masterplan Operations Budget for the Metrozoo for 2004 through 2025 and yearly Economic Impacts for the Metrozoo during the buildout process in this period can be found in the appendix to this document.

Operational Economic Impact Changes

Miami Metrozoo with Aviary and Zoo Enhancements

Attendance and Per Capita Changes	Current Zoo (2002 Projected)	At Masterplan Buildout (Year 2025)	Change
Attendance	480,000	1,307,770	827,770
Per Capita Amount	$6.13	$30.03	$23.89
Growth Over Base Attendance			389.6%
Revenues			
Per-Capita Revenues	$2,943,500	$39,267,657	$36,324,157
Non-Per Capita Revenues	2,454,000	4,559,965	2,105,965
Additional/Subsidy Revenues	5,359,800	5,222,000	(137,800)
Total Revenues	**$10,757,300**	**$49,049,622**	**$38,292,322**
			356.0%
Expenditures			
Incremental Growth	**$10,757,300**	**$36,170,570**	**$25,413,270**
			236.2%
Total Revenues & Expenditures			
Incremental Growth	**$21,514,600**	**$85,220,192**	**$63,705,591**
Local			
Revenues and Expenditures	$18,502,556	$60,190,440	$41,687,884
Generated Output (0.213)	394,104	1,282,056	887,952
Sales Tax (6.5%)	1,202,666	3,912,379	2,709,712
Total Direct and Indirect Impact	**$20,099,327**	**$65,384,875**	**$45,285,548**
Visitor			
Revenues and Expenditures (30% at Buildout)	$3,012,044	$25,029,751	$22,017,707
RIMSII Calculation (150% increase)	1,506,022	12,514,876	11,008,854
Total Direct and Indirect Impact	**$4,518,066**	**$37,544,627**	**$33,026,561**
Total Visitor and Local Impact	**$24,617,393**	**$102,929,502**	**$78,312,109**
Indirect Jobs Generated			
24.1 Jobs Per $1 million Rev. & Exp.	519	2,054	1,535

Theme Park Economic Impacts

Estimated total development costs for a moderate-sized theme park to be built in the RNAS area adjoining the Metrozoo would be approximately $200 million dollars. It will likely be necessary for some form of subsidy or other financial or in-kind support to be offered to a theme park developer to induce construction of this type of venue on the Miami property. It must be remembered that theme park establishments are tremendous economic drivers within their local communities and such establishments typically attract visitors from large distances. Successful parks often show high returns to their investors.

The Miami-Dade market already has a fairly strong visitor base which will likely aide in assuring that a theme park developed in the Metrozoo area will meet with some measure of success and financial stability.

Capital Outlays

A full-sized theme park with enough critical mass to attract the annual visitation necessary to meet daily operational expenses for such a facility would cost approximately $200 million dollars to fully develop and construct. A portion of this cost would be applicable to land purchases for the project and necessary pre-development and design costs. This amount translates to $217 million dollars of local economic impact through construction and development expenditures to local businesses, construction firms and contractors. An additional 4,820 indirect jobs would be created to support businesses supplying goods and services to the theme park project (24.1 jobs for each $1 million spent).

Effects of Capital Outlays

Theme Park	
Projected Opening (Based on Previous Estimates)	2004
Capital Outlay	$200,000,000
Generated Output (.0213 of Outlay)	4,260,000
Sales Tax (6.5%)	13,000,000
Total Local Impact	217,260,000
Indirect Jobs Generated Through Capital Outlays (Per $1 Million Capital Outlay)	4,820

Job Creation

In addition to the 2,708 *indirect* jobs created from operating activities of a theme park attraction in the Miami Metrozoo area in the year 2006, there will be a sizeable number of jobs created directly from the operation of the establishment. Based on a design day attendance of over 8,000 visitors, it is estimated that

there will need to be a total of 839 theme park employees that interact directly with the park's guests. An additional 336 employees working in management, maintenance and other indirect roles will also be directly employed by the park.

Direct Theme Park Employees	
Theme Park Attendance	1,678,022
Design Day Attendance Factor	0.005
Design Day Attendance	8,390
Direct Theme Park Employees (1:10)	839
Other Theme Park Employees (1:2.5 of Direct)	336
In-Direct Jobs In Year 2006	**2,708**
Total Jobs Created	**3,883**

Source: LEDO International
Szenderski Rohani Worldwide

Theme Park Revenue and Expenditures

Based on a stabilized third year of operations (2006), if a theme park were to be developed on the property immediately adjoining the Metrozoo, it would likely receive over $66 million in revenue per year and expend approximately $46 million dollars annually in operating expenses. Together, this equals a combined total of $112 million in revenues and expenditures generated from the proposed venue. Of this total, approximately 74% would be generated by local visitation which results in an additional $9 million injected into the local economy in the form of sales taxes and other generated outputs *annually.* The 25% of revenues and expenditures resulting from visitor spending would be affected by the 150% RIMSII calculation multiplier and result in an additional $14 million in economic spending within the surrounding community *annually.*

Altogether, a theme park would have an annual economic impact from operations to the surrounding area of $136 million dollars in its third year of operations (2006). This figure would increase each year as the venue grows through adding more attractions and thereby increasing its attendance.

Impact Calculation - Theme Park

Miami Metro Zoo

2004-2013

Revenues	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Admissions & Rides	$ 39,082,814	$ 39,646,012	$ 40,217,331	$ 40,796,887	$ 41,384,801	$ 41,981,191	$ 42,586,181	$ 43,199,895	$ 43,822,458	$ 44,453,998
Merchandise	4,614,561	4,681,058	4,748,515	4,816,944	4,886,360	4,956,776	5,028,208	5,100,670	5,174,177	5,248,744
Food & Beverage	13,088,573	13,277,184	13,468,515	13,662,605	13,859,493	14,059,220	14,261,827	14,467,356	14,675,848	14,887,346
Parking	4,385,724	4,448,924	4,513,035	4,578,071	4,644,044	4,710,969	4,778,858	4,847,727	4,917,589	4,988,458
Games and Other	3,356,044	3,404,406	3,453,465	3,503,232	3,553,716	3,604,928	3,656,879	3,709,578	3,763,038	3,817,268
Subtotal	$ 64,527,716	$ 65,457,584	$ 66,400,861	$ 67,357,738	$ 68,328,413	$ 69,313,084	$ 70,311,953	$ 71,325,226	$ 72,353,109	$ 73,395,814
Expenditures										
COS	$ 8,119,949	$ 8,236,961	$ 8,355,659	$ 8,476,070	$ 8,598,216	$ 8,722,124	$ 8,847,818	$ 8,975,325	$ 9,104,670	$ 9,235,881
Operating/Fixed Expenses	35,006,286	35,510,739	36,022,467	36,541,573	37,068,164	37,602,348	38,144,235	38,693,935	39,251,562	39,817,229
Reinvestment	1,547,104	1,568,692	1,590,591	1,612,807	1,635,342	1,658,203	1,681,393	1,704,918	1,728,781	1,752,989
Subtotal	$ 44,673,339	$ 45,316,392	$ 45,968,718	$ 46,630,449	$ 47,301,722	$ 47,982,675	$ 48,673,446	$ 49,374,177	$ 50,085,013	$ 50,806,099
Total Revenues & Expenditures	**$109,201,054**	**$110,773,976**	**$112,369,579**	**$113,988,187**	**$115,630,135**	**$117,295,759**	**$118,985,399**	**$120,699,403**	**$122,438,123**	**$124,201,914**
Local										
Revenues and Expenditures	$ 81,136,383	$ 82,305,064	$ 83,490,597	$ 84,693,223	$ 85,913,191	$ 87,150,749	$ 88,406,152	$ 89,679,657	$ 90,971,525	$ 92,282,022
Generated Output	1,728,205	1,753,098	1,778,350	1,803,966	1,829,951	1,856,311	1,883,051	1,910,177	1,937,693	1,965,607
Sales Tax	7,098,069	7,200,308	7,304,023	7,409,232	7,515,959	7,624,224	7,734,051	7,845,461	7,958,478	8,073,124
Total Direct and Indirect Impact	$ 89,962,657	$ 91,258,471	$ 92,572,969	$ 93,906,421	$ 95,259,100	$ 96,631,284	$ 98,023,254	$ 99,435,295	$100,867,697	$102,320,753
Visitor										
Revenues and Expenditures	$ 28,064,671	$ 28,468,912	$ 28,878,982	$ 29,294,964	$ 29,716,945	$ 30,145,010	$ 30,579,248	$ 31,019,747	$ 31,466,598	$ 31,919,892
RIMSII Calculation	14,032,335	14,234,456	14,439,491	14,647,482	14,858,472	15,072,505	15,289,624	15,509,873	15,733,299	15,959,946
Total Direct and Indirect Impact	$ 42,097,006	$ 42,703,368	$ 43,318,473	$ 43,942,446	$ 44,575,417	$ 45,217,515	$ 45,868,871	$ 46,529,620	$ 47,199,896	$ 47,879,838
Total Visitor and Local Impact	**$132,059,663**	**$133,961,839**	**$135,891,442**	**$137,848,867**	**$139,834,517**	**$141,848,799**	**$143,892,125**	**$145,964,915**	**$148,067,593**	**$150,200,591**

Source: U.S. Department of Commerce, Miami-Dade County Department of Planning and Zoning, Strategy Research Corporation, LEDO International, Szenderski Rohani Worldwide

Water-based Attraction Economic Impacts

A waterpark adjacent to the Metrozoo would provide jobs and revenue as well as escape from the heat. Miami is the only major market in the United States without one. Though a waterpark is currently under early development in Broward County, Florida, the Miami region is large enough to support multiple waterparks in the same general area.

A venue constructed within the RNAS need not follow along the lines of a more traditional waterpark. Instead, it could be patterned after the Discovery Cove venue in Orlando, or contain attractions and elements not commonly found in "slide-based" waterparks and hence, not compete directly with such facilities.

Additionally, as with all of the non-Zoo venues considered, there is some discussion on how any water-based development would be positioned logically as an adjunct or potentially a "sub-brand" to the existing Zoo.

Capital Outlays

As with other Enhancements to the Zoo or additions to the area surrounding the facility, a waterpark would chiefly economically impact the surrounding community in two different phases: the initial capital outlay for development and construction, and revenues and expenditures resulting in the continuing operation of the waterpark.

Based on previous studies by LEDO International, a full-sized waterpark, or themed water-based venue to be located within the Miami Metrozoo/RNAS area would require a total capital outlay of $22 million to design and construct. Such a venue would generate an additional economic output of $469 thousand within the local community through dollars being re-circulated and spurring other economic changes as well as sales tax revenues of $1.4 million for the surrounding community.

Development and construction activities will also spur a number of indirect jobs to be created to support the development of the park. Construction of the waterpark is estimated to generate 531 indirect jobs in supporting businesses and manufacturers in the local area.

Effects of Capital Outlays

Waterpark/Water Attraction

Projected Opening	2004*
Capital Outlay	$22,000,000
Generated Output (.0213 of Outlay)	468,600
Sales Tax (6.5%)	1,430,000
Total Local Impact	$23,898,600
Indirect Jobs Generated (24.1 Per $1 Million Capital Outlay)	531

**NOTE: A 2004 opening year is used for calculations to match figures in previous reports concerning development of waterpark venue within the RNAS area.*

Job Creation

In addition to indirect jobs being created through capital outlays and revenues/expenditures generated from the continuing operation of a waterpark in the RNAS area, the venue will directly employee a large number of workers to maintain its operations and service its visitors. Based on the anticipated number of annual visitors to the venue, it is possible to determine the approximate number of employees directly employed by the waterpark venue. This figure is added to the number of anticipated indirect jobs created to generate a total number of indirect and direct jobs of 1,654 created from the operation of the waterpark.

Water-Based Venue Employees		
Waterpark Attendance	504,916	Visitors
Design Day Attendance Factor	0.015	
Design Day Attendance	7,574	Visitors
Direct Waterpark Employees (1:10)	757	Jobs
Other Waterpark Employees (1:2.5 of Direct)	303	Jobs
In-Direct Jobs Year 2006	594	Jobs
Direct and In-Direct Jobs	**1,654**	**Jobs**

Source: LEDO International
Szenderski Rohani Worldwide

Waterpark Revenue and Expenditures

As with any of the considered additions to the Metrozoo or its surrounding area, there is an annual economic impact to the surrounding community originating from revenues received from a facility from guests paying for admission to the venues, buying food and beverages within the venue and from guests purchasing merchandise while visiting the attraction. In addition to the moneys collected as

revenues, expenditures by the waterpark for goods and services necessary for its continuing operation also significantly aides the surrounding area by putting currency directly into the local economy.

Because a large amount of a waterpark's attendance is likely to be from local residents of the Miami region, a high proportion of the dollars received and spent by the waterpark do not have a strong impact on the region as they do not represent "new" money, but are just the continued circulation of existing local currency. Amounts received from visitors and tourists to the Miami region and spent at the proposed waterpark facility will have a much greater impact as this represents new monetary units entering into the local economy. This "new" currency is then re-circulated as it pays for good and services from local businesses and is spent by these businesses again in turn.

Using the base Economic Impact Calculations for the Metrozoo, a waterpark – or water-based attraction venue – built within the RNAS area adjoining the existing Metrozoo would economically impact the surrounding community with an estimated total of $28.6 million dollars directly injected into the local economy *annually*. This figure is based on a stabilized year 3 (2006) of operations. These calculations are based on the discussed venue opening in the year 2004. In reality, the impacted development and construction schedules necessary to develop such and attraction by the target 2004 opening date is somewhat unrealistic, and such a facility would more likely open in the year 2005 or perhaps early 2006. The 2004 opening date was maintained for these impact calculations in order to match existing information and reports generated for the Miami Metrozoo project.

Impact Calculation - Waterpark

Miami Metro Zoo

2004-2013

Revenues	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Admissions & Rides	$ 9,419,609	$ 9,555,391	$ 9,693,131	$ 9,832,857	$ 9,974,598	$ 10,118,384	$ 10,264,242	$ 10,412,205	$ 10,562,300	$ 10,714,561
Merchandise	1,159,964	1,176,685	1,193,647	1,210,853	1,228,308	1,246,014	1,263,975	1,282,196	1,300,679	1,319,429
Food & Beverage	2,095,401	2,125,606	2,156,246	2,187,329	2,218,859	2,250,844	2,283,291	2,316,205	2,349,594	2,383,464
Parking	1,319,662	1,338,685	1,357,982	1,377,557	1,397,414	1,417,558	1,437,993	1,458,722	1,479,750	1,501,081
Rental/Lockers	504,916	512,194	519,577	527,067	534,665	542,372	550,191	558,122	566,167	574,329
Subtotal	$ 14,499,552	$ 14,708,560	$ 14,920,583	$ 15,135,663	$ 15,353,844	$ 15,575,172	$ 15,799,692	$ 16,027,449	$ 16,258,491	$ 16,492,864
Expenditures										
COS	$ 1,098,866	$ 1,114,706	$ 1,130,775	$ 1,147,075	$ 1,163,610	$ 1,180,384	$ 1,197,399	$ 1,214,660	$ 1,232,170	$ 1,249,932
Operating/Fixed Expenses	8,083,500	8,200,022	8,318,225	8,438,132	8,559,768	8,683,158	8,808,328	8,935,303	9,064,108	9,194,772
Reinvestment	278,359	282,192	286,079	290,023	294,023	298,082	302,198	306,374	310,611	314,908
Subtotal	$ 9,460,726	$ 9,596,920	$ 9,735,079	$ 9,875,230	$ 10,017,401	$ 10,161,624	$ 10,307,925	$ 10,456,337	$ 10,606,889	$ 10,759,612
Total Revenues & Expenditures	**$ 23,960,277**	**$ 24,305,480**	**$ 24,655,661**	**$ 25,010,892**	**$ 25,371,246**	**$ 25,736,796**	**$ 26,107,617**	**$ 26,483,786**	**$ 26,865,379**	**$ 27,252,476**
Local										
Revenues and Expenditures	$ 20,246,434	$ 20,538,131	$ 20,834,034	$ 21,134,204	$ 21,438,703	$ 21,747,592	$ 22,060,936	$ 22,378,799	$ 22,701,246	$ 23,028,342
Generated Output	431,249	437,462	443,765	450,159	456,644	463,224	469,898	476,668	483,537	490,504
Sales Tax	1,557,418	1,579,856	1,602,618	1,625,708	1,649,131	1,672,892	1,696,995	1,721,446	1,746,250	1,771,411
Total Direct and Indirect Impact	$ 22,235,101	$ 22,555,449	$ 22,880,417	$ 23,210,071	$ 23,544,478	$ 23,883,708	$ 24,227,829	$ 24,576,914	$ 24,931,032	$ 25,290,257
Visitor										
Revenues and Expenditures	$ 3,713,843	$ 3,767,349	$ 3,821,628	$ 3,876,688	$ 3,932,543	$ 3,989,203	$ 4,046,681	$ 4,104,987	$ 4,164,134	$ 4,224,134
RIMSII Calculation	1,856,921	1,883,675	1,910,814	1,938,344	1,966,272	1,994,602	2,023,340	2,052,493	2,082,067	2,112,067
Total Direct and Indirect Impact	$ 5,570,764	$ 5,651,024	$ 5,732,441	$ 5,815,032	$ 5,898,815	$ 5,983,805	$ 6,070,021	$ 6,157,480	$ 6,246,201	$ 6,336,201
Total Visitor and Local Impact	**$ 27,805,866**	**$ 28,206,473**	**$ 28,612,858**	**$ 29,025,103**	**$ 29,443,293**	**$ 29,867,513**	**$ 30,297,850**	**$ 30,734,394**	**$ 31,177,232**	**$ 31,626,457**

Source: U.S. Department of Commerce, Miami-Dade County Department of Planning and Zoning, Strategy Research Corporation, LEDO International, Szenderski Rohani Worldwide

FEC Attraction Economic Impacts

Of the three proposed uses for the RNAS area adjoining the Metrozoo property, the Family Entertainment Center (FEC) is the smallest and easiest to capitalize with an estimated development budget of $10 million. An FEC will also have the least Economic Impact on the local community. Not only because of the lower revenues it tends to generate from its patrons, but also because visitation to FEC venues is normally completely from local residents. As such, revenues and expenditures associated with FEC facilities are from currency already in circulation within its surrounding community and have a much more diminished effect on that community's economy.

Capital Outlays

The capital outlay to develop a full-sized FEC featuring some "iron rides" and other premium attractions would be approximately $10 million dollars. Such expenditures would generate an additional output of $213,000 from spurring spending by local businesses and also net 6.5% sales tax revenues for the local area totaling $650,000. Total Economic Impact to the surrounding area for development and construction of a family entertainment center in the RNAS area would equal $10.9 million.

Family Entertainment Center

Projected Opening	2004
Capital Outlay	$10,000,000
Generated Output (.0213 of Outlay)	213,000
Sales Tax (6.5%)	650,000
Total Local Impact	$10,863,000
Indirect Jobs Generated (24.1 Per $1 Million Capital Outlay)	241

Job Creation

Job creation at the proposed FEC, like in the theme park and the waterpark, is based on annual attendance to facility pared down to a "Design Day" attendance (average predicted attendance on a seasonal weekend day). Unlike theme parks and waterparks, FECs require much fewer employees to operate a facility due to the nature of the attractions and facilities within. (FEC food & beverage operations tend to be simple counter service style and attractions are typically one to two attendant operations.) Due to these factors, direct job creation tends to be much less for FECs than its larger entertainment venue brethren. Based on estimated annual visitation to the FEC, the venue should generate 587 direct on-

site jobs and 241 indirect employee positions in businesses that offer goods or support services to the family entertainment center venue.

Entertainment Center Employees		
FEC Attendance	279,311	Visitors
Design Day Attendance Factor	0.015	
Design Day Attendance	4,190	Visitors
Direct FEC Employees (1:50)	419	Jobs
Other FEC Employees (1:10 of Direct)	168	Jobs
In-Direct Jobs Year 2006	179	Jobs
Direct and In-Direct Jobs	**766**	**Jobs**

Source: LEDO International
Szenderski Rohani Worldwide

FEC Revenue and Expenditures

The chief difference in the effects of revenues received by a family entertainment center and expenditures paid out concerns the fact that all of the expected attendance and subsequent revenues to the FEC will likely be from local patrons. Due to this attendance dynamic, there is no allowance for economic impacts from a visitor level. Local impacts to the community from revenues received and expenditures dispersed to local businesses by the FEC are calculated at a lower level due to the nature of re-circulated currency that originates from such local spending.

Based on the Miami-Dade Planning Department impact multiplier calculations for local spending, for every 100 million dollars in revenues (final demand) generated by a local educational or recreation complex similar to the Zoo, 2.13 of output is generated throughout the county by industries that directly or indirectly provide a product or service for or to the complex. Thus, in 2006, (stabilized 3rd year) in addition to the $7 million in direct revenues and expenditures accounted for in the FEC's input or final demand, another $159,000 ($7.4 million X .0213) in indirect revenues were dispersed among all types of businesses throughout the Miami-Dade County. In addition to this $159,000, an additional $484,000 dollars in sales tax revenues - from monies received by FEC patrons or paid out to service and good providers to the venue – also has an economic impact on the surrounding community.

Impact Calculation - Family Entertainment Center

Miami Metro Zoo

2004-2013

Revenues	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Miniature Golf	$ 583,760	$ 592,096	$ 600,550	$ 609,126	$ 617,824	$ 626,646	$ 635,595	$ 644,671	$ 653,876	$ 663,214
Go-Karts	438,909	445,177	451,534	457,981	464,521	471,154	477,882	484,706	491,628	498,648
Video Games	259,962	263,674	267,439	271,258	275,131	279,060	283,045	287,087	291,186	295,344
Redemption Games	246,117	249,632	253,196	256,812	260,479	264,199	267,971	271,798	275,679	279,616
Batting Cages	286,112	290,197	294,341	298,544	302,807	307,131	311,517	315,965	320,477	325,053
Bumper Boats	108,702	110,254	111,828	113,425	115,045	116,688	118,354	120,044	121,758	123,497
Food/Beverage	467,623	474,301	481,073	487,943	494,910	501,978	509,146	516,416	523,790	531,270
Laser Tag	743,480	754,096	764,864	775,786	786,864	798,100	809,497	821,056	832,781	844,673
"Soft" Modular Play	246,887	250,412	253,988	257,615	261,293	265,024	268,809	272,647	276,541	280,490
Hard Rides	307,647	312,040	316,496	321,015	325,599	330,248	334,964	339,747	344,599	349,520
Driving Range	803,214	814,684	826,317	838,117	850,085	862,224	874,536	887,024	899,690	912,538
Roller Skating	358,921	-	-	-	-	-	-	-	-	-
Subtotal	$4,851,333	$4,556,562	$4,621,627	$4,687,622	$4,754,560	$4,822,453	$4,891,316	$4,961,162	$5,032,006	$5,103,861
Expenditures										
COS	$ 179,912	$ 182,481	$ 185,087	$ 187,730	$ 190,410	$ 193,129	$ 195,887	$ 198,684	$ 201,521	$ 204,399
Operating/Fixed Expenses	2,668,233	2,506,109	2,541,895	2,578,192	2,615,008	2,652,349	2,690,224	2,728,639	2,767,603	2,807,124
Reinvestment	100,159	93,399	94,732	96,085	97,457	98,849	100,260	101,692	103,144	104,617
Subtotal	$2,948,305	$2,781,988	$2,821,714	$2,862,007	$2,902,875	$2,944,327	$2,986,371	$3,029,015	$3,072,269	$3,116,140
Total Revenues & Expenditures	**$7,799,638**	**$7,338,550**	**$7,443,341**	**$7,549,629**	**$7,657,435**	**$7,766,780**	**$7,877,687**	**$7,990,177**	**$8,104,274**	**$8,220,001**
Local										
Revenues and Expenditures	$7,799,638	$7,338,550	$7,443,341	$7,549,629	$7,657,435	$7,766,780	$7,877,687	$7,990,177	$8,104,274	$8,220,001
Generated Output	166,132	156,311	158,543	160,807	163,103	165,432	167,795	170,191	172,621	175,086
Sales Tax	506,976	477,006	483,817	490,726	497,733	504,841	512,050	519,362	526,778	534,300
Total Direct and Indirect Impact	$8,472,747	$7,971,867	$8,085,702	$8,201,162	$8,318,271	$8,437,053	$8,557,531	$8,679,729	$8,803,673	$8,929,387
Visitor	-	-	-	-	-	-	-	-	-	-
Total Visitor and Local Impact	**$8,472,747**	**$7,971,867**	**$8,085,702**	**$8,201,162**	**$8,318,271**	**$8,437,053**	**$8,557,531**	**$8,679,729**	**$8,803,673**	**$8,929,387**

Source: U.S. Department of Commerce, Miami-Dade County Department of Planning and Zoning, Strategy Research Corporation, LEDO International, Szenderski Rohani Worldwide

The Gold Coast Railroad Museum

The Gold Coast Railroad adjacent to the Miami Metrozoo receives an annual attendance of approximately 19 thousand persons per year with 15 thousand of these patrons being paid admission. The remainder is visitors arriving from the Metrozoo and these persons are allowed inside the railroad for no charge. Estimated museum gross revenues equal to $64.6 thousand dollars based on the attendance model.

As of this time, the train museum is operated by enthusiasts who are dedicated to restoring the vehicles and attractions located on its site. Admission is relatively inexpensive and the facility would need a number of improvements before it can increase the capacity of guests who already visit the venue.

LEDO International, Inc. recommended to the Park & Recreation Department that they should act with *extreme* caution regarding the upgrading of this facility. The train museum is not a "high-energy" museum attraction such as a science/discovery center with interactive displays and a number of varied experiences. Instead, it consists of a number of antique/historic trains that have strong appeal to only a select older market. The vast majority of all the exhibits are stationary passenger train cars with no kinetic energy or excitement. The historical aspect of much of the trains will not have a strong appeal to younger market members in other than an educational "field trip" setting. Steam locomotives have always been a favorite of youths, but the train museum has only a limited number of these engines and none of them are in daily operation.

A second difficulty with the train museum is the maintenance expense needed on a regular basis to keep the rolling stock (trains and train cars) into suitable shape for exhibition will likely be fairly high. Currently only a limited number of persons and time is spent on maintaining these exhibits and many of the trains are unsuitable for mass display. It must also be remembered that much of the work needed is highly skilled and specialized due to the nature of the exhibits.

A third difficulty with making the Train Museum a profitable entity deals with the number and antique nature of the exhibits. For any effort to improve the Train Museum's profitability and operational posture would require that it attendance increases substantially. This will require a substantial investment that increased attendance will not justify. At this time, there are not enough interesting exhibits to justify this necessary growth in attendance.

Analysis

According to Gold Coast Railroad personnel, average weekend attendance ranges from fifty to one hundred guests per day with weekday attendance being much lower than this figure. Recently, the railroad has begun letting Miami Zoo patrons in for free and they have reported an increase in attendance do to this policy.

Current prices for the railroad are $5 for adult admission and $3 for children. Again, zoo patrons are admitted free.

Based on this initial information assumptions were generated to facilitate the generation of an estimate of average yearly attendance and gross revenues to the Gold Coast Railroad Museum.

Base Year Calculations	**Amounts**
Attendance	
Summer	9,900
Winter	5,250
Additional From Zoo	3,788
Total Attendance	18,938
Revenue	
Admission Revenue	
Adult	$45,450
Children	$18,180
Total Admission Revenue	$63,630
Merchandise Revenue	$947
Total Gross Revenue	$64,577

To date no plans have been developed to change the investment or operation of the Gold Coast Railroad museum. Since the economic impact of this operation is irrelevant it was not included in the Metrozoo/RNAS Economic Impact study detail tables or worksheets.

Appendix A – Metrozoo Operations Budget and Economic Impact

Appendix B – Gold Coast Railroad Assumptions and Base Attendance/Revenues

Economic Impact Study

Miami-Metrozoo Entertainment Area Sub Area II

Application to Amend
Miami-Dade County
Comprehensive Development Master Plan
October 2009

Update Prepared by
Miami-Dade County Park and Recreation Department

Miami-Metrozoo Entertainment Area Sub-Area II
Economic Impact Study
Executive Summary

Background

In 1997, the Board of County Commissioners recognized the need to improve the Miami Metrozoo and adjacent area through redevelopment into a special theme park area. Rather than seek the development of an isolated theme park, the Park and Recreation Department elected to focus on underutilizing lands within the Zoo and undeveloped lands within the adjacent Coast Guard base. The Miami Metrozoo Master Plan and Further Development Plan was prepared in three parts.

- Part 1 proposed a revised Master Plan for Miami Metrozoo that enhanced the animal and visitor experiences within the zoo property and established a cost estimate and funding schedule to provide for its implementation;
- Part 2 proposed a new Plan for the further development of underdeveloped areas within Miami Metrozoo, outside of the animal attraction, that included a proposed water park, family entertainment center and smaller vacation hotel; and
- Part 3 proposed a new Plan for the further development of undeveloped areas within the adjacent Coast Guard Base that include a larger resort hotel with a conference center and theme park.

After acquiring a portion of the Base in 2006, the Board of County Commissioners authorized the County to apply to amend the Comprehensive Development Master Plan Land Use Element and Future Land Use Map to expand the Miami Metrozoo Entertainment Area (Sub-Area II) to the entire Coast Guard Base. In this way, the Further Development Plan can be extended to facilitate the development of the Resort Hotel and Theme Park.

Economic Analysis

The proposed Metrozoo Entertainment Area Sub-Area II project includes the development of a Resort Hotel/Conference Center and Theme Park. For the purposes of the CDMP, the Resort Hotel and Conference Center is proposed to include 600 rooms and conference center and be comprised of approximately 500,749 sq.ft. of indoor building space. The Theme Park, utilizing more outdoor area, is expected to approximate 2,075,840 sq. ft. of indoor and outdoor areas.

Development cost of the Resort Hotel is expected to approximate $91.4 million, of which $78 million is projected for construction of the 600 room facility. Conversely, the Theme Park is estimated to cost $300.9 million, with construction costing $253 million alone. Both of these development estimates do not include the cost of land, infrastructure, remediation and local costs.

Income and Expense for the proposed Hotel and Theme Park, stabilized at year 4, are presented below.

Item	Resort Hotel	Theme Park
Total Revenue	$39,677,464	$63,539,648
Total Expenses	$29,567,085	$52,932,174
Net Income	$10,403,778	$10,607,475

Note: Resort Hotel Revenues and Expenditures do not include Conference Center
Source: LEDO International, 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Economic Impact

The Economic Impact of the construction and operation of the Resort Hotel/Conference Center and Theme Park proposed for Coast Guard lands is significant. It will require a combined capital outlay of over $376 million and employ over 8,500 persons during its construction period. Once completed, over 3,200 jobs will be required to operate each respective facility. And once the facilities reach a stabilized rate of operation, they will provide a positive economic impact in excess of $119 million annually to the local economy. Most importantly, since the development of each facility takes place on what are now non-tax paying land, there are over $10 million in new taxes generated by the conversion.

Economic Impact Items	Resort Hotel	Theme Park
Capital Outlay	$100,219,361	$276,098,900
Construction Jobs Created	2,410	6,097
Permanent Jobs Created	1,067	2,071
Total Outside Multiplied Impact	$73,745,445	$45,884,048
Annual Taxes Generated	$4,751,072	$6,162,437

Source: LEDO International, 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

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Miami-Metrozoo Entertainment Area
Coast Guard CDMP Application October 2009
Economic Impact Study

Background

A. Miami Metrozoo Master Plan and Further Development. As far back as 1997, the Board of County Commissioners recognized the need to improve the Miami Metrozoo and adjacent area through redevelopment. The need was prompted by both a remaining need to address the devastation of Hurricane Andrew damage, and a desire to increase the value of the Metrozoo area for touristic enhancement. On 6/3/1997, the Board passed R-638-97 (Resolution 1) and R-639-97 (Resolution 2) directing the County Manager to study the feasibility of creating a special theme park district in or adjacent to Miami Metrozoo in Miami-Dade County. This resolutions included the study of various County-owned and non-County-owned areas around Metrozoo that would be suitable for a theme park. The report was presented in October 1997.

Rather than seek the development of an isolated theme park on land adjacent to Metrozoo, the Park and Recreation Department decided to expand the feasibility study to include underutilized lands within the Zoo and undeveloped lands within the adjacent Coast Guard base. On 9/9/1999, the Board passed R-971-99 (Resolution 3) directing the County Manager to prepare master plan for Miami-Metrozoo and adjacent lands to provide for the further development of the Zoo and provide complimentary attractions required for a larger themed area.

Throughout 2002 and 2002, consultants and Department staff prepared the Miami Metrozoo Master Plan and Further Development project (see Attachment 1). The three-part, three volume project provided for a single site plan where:

- Part 1 proposed a revised Master Plan for Miami Metrozoo that enhanced the animal and visitor experiences within the zoo property and established a cost estimate and funding schedule to provide for its implementation;
- Part 2 proposed a new Plan for the further development of underdeveloped areas within Miami Metrozoo, outside of the animal attraction, that included a proposed water park, family entertainment center and smaller vacation hotel; and
- Part 3 proposed a new Plan for the further development of communications and undeveloped areas within the adjacent Coast Guard Base that include a larger resort hotel and theme park.

On 7/11/2002, the Board passed R-745-02 (Resolution 4) approving Part 1 of the larger Miami-Metrozoo Master Plan (see Attachment 2). The Master Plan focused solely on the portion of the property supporting the animal attraction, without including any further development of remaining portion of the Metrozoo property, Gold Coast Railroad and Coast Guard lands.

B. Further Development. Approval of Part 2 of the further development project was delayed since it required a deed modification, an Amendment to Comprehensive Development Master Plan and zoning modification to the previously approved Development of Regional Impact order.

On July 1, 2003, after consultation with the National Park Service, the Department began to modify deeds at Metrozoo to allow private development on public property for the Water Park, Family Entertainment Center and Hotel. Since further development plans were considered to be basically in accordance with Gold Coast Railroad deed restrictions and Program of Utilization, no deed modifications for the Gold Coast Railroad were necessary. By the end of 2003, the Department had largely completed the deed modification project but the National Park Service withheld final approval subject to a release of objections from the Army. The Army expressed concerns about a security

buffer space between Metrozoo, Gold Coast and the Army installation. The Department entered into detailed discussions with the Army to establish an Agreement in Principal that would address an array of walls, easements, restrictions and voluntary reversions needed to mitigate Army concerns about increased development on adjacent Metrozoo and Gold Coast Railroad Museum land.

On 12/14/2004, the Board passed R-1471-04 (Resolution 5) to allow the County to modify the Development of Regional Impact Order and amend the Comprehensive Development Master Plan to create a new land use designation in order to implement the portion of the Miami-Metrozoo Master Plan and Further Development project. This laid the groundwork for modifying the land use and zoning of the Zoo property for an entertainment district, and provided for a similar but later designation for the U.S. Coast Guard property following acquisition.

On December 13, 2005, the County determined through R-820-06 (Resolution 6) that Article 6 of the County Code required an election to provide for private development and operation of the water park, family entertainment center and hotel within Metrozoo. On May 2, 2006, the Department determined that the first countywide election suitable for a successful Article 6 referendum was November 7, 2006. The Board also affirmed its intent to further the development of Metrozoo to better support its conservation and education functions in R-1085-06 (Resolution 7)

In 2007, Miami-Dade County passed State legislation expanding the Cutler Ridge/Perrine Enterprise Zone (see Attachment 3). This expansion was done to insure that there were sufficient economic incentives for private development of underutilized Zoo lands, with the accompanying expansion of local jobs.

Not until 2008 did Ordinance No. 08-88 (Ordinance 8) approve amending the Comprehensive Development Master Plan and Future Land Use Plan Map to redesignate 170 acres of the Metrozoo property as "Miami Metrozoo Entertainment Area". Similarly, Resolution No. Z-17-08 (Resolution 9), the Board approved an amendment to the Metrozoo Development of Regional Impact development order to permit the development of a water theme park, a family entertainment center, a hotel, and other entertainment and recreational uses.

C. Coast Guard Lands. Part 3 of the project took still longer. On March 23, 2004, after four years of discussions with Park and Recreation Department staff, the U.S. General Services Administration declared that the Coast Guard housing lands were surplus. On April 27, 2006, the Board approved R-486-06 (Resolution 10) authorizing the County to complete negotiation to acquire 39-acres of former Coast Guard base housing for use as a resort hotel and theme park, consistent with the Part 3 of the Further Development Plan (see Attachment 4).

On July 6, 2006, in a supplemental memorandum Legislative Item 061964 (Legislation 11), the County Manager informed the Board that further development of the Miami Metrozoo Plan pertaining to the theme park would depend on the acquisition of the remainder of the Coast Guard property.

In October 2009, the Miami-Dade County prepared an amendment to modify the Comprehensive Development Master Plan Land Use Element and Future Land Use Map to expand the Miami Metrozoo Entertainment Area to the entire Coast Guard Base. In this way, the Further Development Plan can be extended to facilitate the development of the Resort Hotel and Theme Park, onto property now designated for Utility, Communications and Infrastructure only (see Attachment 5).

In December, 2009, the U.S. Coast Guard formally communicated to Miami-Dade County the criteria for replacing the base under which the five active Coast Guard missions comprising the Base can be located elsewhere, and the land considered for discount conveyance to the County.

Project Description

A. Resort Hotel. The Resort Hotel was planned as the second and largest lodging component of the Miami-Metrozoo Master Plan and Further Development. It was expressly designed to support longer duration, higher amenity visitation and would focus on both pleasure and business travelers. The Hotel was also to include a conference center to provide a centralized area within South Miami-Dade County for modestly sized business and social events.

The Planning Program for the Resort Hotel is comparable to other resort hotel and conference centers in Miami, and other similar resort and business destinations elsewhere. For the purposes of the CDMP, given a Floor Area Ration (FAR) for lodging of 0.4, already established in the Miami Metrozoo Entertainment Area, a maximum size of 600 rooms could be created within this area. The summarized program is listed in Table 1 below and the detailed program in contained in Attachment 6.

Table 1
Resort Hotel and Conference Center
Planning Program

Resort Hotel and Conference Center	**500,749 sq. ft.**
Resort Hotel	600 guest rooms
Conference/Convention Center	155,749,000 sq. ft.
Front/Back Office Support	60,000 sq. ft
Restaurant (2) – Full Service	25,000 sq. ft.
Bar (50 seats)	5,000 sq. ft.
Parking/Swimming Pool/Resort Amenities	1,078,000 sq. ft.

Source: LEDO Intl, 2002.
Greater Miami Visitor and Convention Bureau, 2009
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

B. Theme Park. The Theme Park was planned as the largest attraction within the Miami Metrozoo Master Plan and Further Development area. It was designed to anchor the east side of the property and provide its own visitor entry. The Planning Program for the Theme Park is comparable to other similarly sized themed attractions in Orlando and Tampa. For the purposes of the CDMP, given a Floor Area Ration (FAR) for lodging of 0.3, already established in the Miami Metrozoo Entertainment Area (Sub-Area I), approximately 2 million square feet could be created within this area. The summarized program is listed below and the detailed program in contained in Attachment 7.

Table 2
Theme Park
Planning Program

Attractions and Recreation	**2,075,840 sq. ft.**
Theme Park Rides and Attractions	630,580 sq. ft.
Entertainment Venues (3,000 seats)	124,040 sq. ft.
Concessions/Food Service	68,140 sq. ft
Administration and Management	85,400 sq. ft.
Maintenance and Support	10,680 sq. ft.
Walkways, Open Areas and Lakes	1,157,000 sq. ft.
Total	2,075,840 sq. ft.

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Development Costs

A. Resort Hotel. Development costs associated with the resort hotel in the Miami-Metrozoo Entertainment Area are based on the assumption that the facility will be constructed with 600 rooms and that there is sufficient space for the rooms, support facilities and an integrated Conference Center. It is also based on the expectation that the hotel will appeal to both family oriented pleasure travelers and business oriented conference travel, both of whom would require at the very least a standard level (minimum three-star) of services, finishes and amenities.

Based on 2002 and 2008 industry surveys, the costs to develop hotel properties of this level finish and amenities range from $70,000 to $120,000 per room. These costs include buildings, furniture, fixtures, equipment, pre-opening expenses and operating capital, but specifically do not include the cost of land, infrastructure, environmental remediation, development fee and other local costs. Assuming the average rate of inflation for construction in South Florida was 3% a year, the projected cost per room for 2009 ranges from $78,000 to $135,000 dollars. For the purposes of this analysis, a cost of $130,000 per room was used. Using the maximum room count of 600 rooms, the projected cost of developing of the Resort Hotel is provided in Table 3.

Table 3
Resort Hotel and Conference Center
Development Costs

Cost Item	Cost $
Design	$10,140,000
Construction	$78,000,000
Pre-Opening	$ 3,276,000
Total Cost	$91,416,000

Note: Construction costs for Conference Center have been included in Hotel Costs
Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

B. Theme Park. Development costs associated with a theme park within the Miami-Metrozoo Entertainment Area on adjacent Coast Guard land were previously calculate in the 2002 planning study. At that time, based on comparable theme parks and investments elsewhere, the total development cost of the planned theme park was projected to be $200 million. To correct for inflation (assumed at 3% annually for South Florida), the current construction project is expected to now approximate $253 million (see Table 4). These costs include rides and attractions, buildings, parking, furniture, fixtures, equipment, pre-opening expenses and operating capital, but specifically do not include the cost of land, infrastructure, environmental remediation, development fee and other local costs.

Table 4
Theme Park
Development Costs

Cost Item	Cost $
Design	$ 35,300,000
Construction	$253,000,000
Pre-Opening	$ 12,650,000
Total Cost	$300,950,000

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Projected Income and Expense

A. Resort Hotel. The update to the LEDO 2002 Plan estimates of income and expenses are based on information from other industry sources and information available for Miami-Dade County. It is assumed that the hotel will be located on land the County or private developer can acquire for less than market value.

It is also assume that the hotels will operate as chain affiliated properties and will be positioned to accommodate family vacation and group meeting demands. The projections assume that the hotel will be operated by competent and efficient management and will be effectively marketed. For the purposes of the projection, it was assume that an annual inflation rate of 3% would occur over the ten year time period of initial operations. Miami-Dade County is one of the better hotel markets in the country and maintains a steady occupancy rate of 67-70% throughout the year. Although this location is distant from traditional leisure and business centers, the core attraction provided by the aggregate of attractions within Miami Metrozoo Entertainment Area, Sub-Area I and II, are presumed to create a niche destination attraction in an area of the County devoid of other leisure and lodging alternatives. For the purposes of the study, it was assumed that occupancies would be lower in the first years of operation and would grow to rates similar to the region as a whole by the fourth year of operation. For the last six years of the ten year projection, 69% occupancy of available room nights was assumed.

Revenue

Room revenue is estimate by multiplying the Occupied Room Nights by the Overall Average Daily Rate. Food and Beverage is calculated at 61% of room revenue based on industry averages. This considers that hotel restaurants will be open to the public, not just hotel guests. Industry averages for telephone revenue range from 2% to 2.5% of room revenue, for this study 2.2% was used. Rentals and other department refers to income typically generated from movies, vending machines, parking, business services, valet laundry, etc and is assume at 3.5% of total revenue. Revenues related to conference and convention sales and uses are unique for the South Miami-Dade County area since no other like facility exists. Based on comparable hotels on Miami Beach that have conference space or depend on the Miami Beach Convention Center, and additional revenue of 3% of room revenue is added, notwithstanding the addition to room occupancy provided by the extended duration of business events within the hotel.

Department Expenses

Rooms department expenses include costs for houskeeping and front desk personell, operating supplies, laundry linens, cable television, high-speed internet, franchise reservations expense, and other items necessary to maintain guest rooms. Based on industry information, rooms department expenses are calculated as 22% of rooms revenue. This rate will decline with increasing occupancy but is used over the entire period for this projection. Food and beverage expenses are assumed to be 68% of F&B revenue based on industry averages. Telephone department expenses are set at 40% of revenues. Rentals and Other department expenses are assumed to be 50% of revenues. Conference expenses are set at 35% of revenue since most are derived through contracted exhibitor services and group sales firms.

Operating Expenses

Operating expenses that are not chargeable to a specific department are included in overall accounts for the operations of a hoteland include costs for administration, marketing, utilities, maintenance, etc. The expense includes bookkeeping, credit card commissions, management staff, legal costs, accounting, office and travel expenses, etc. and is estimated at 8.7% of total revenues. Marketing

includes local advertising, franchize system marketing costs, brochures, and other related items. Marketing is budgeted at 6% of total revenues. Franchise fees assume affiliation with nationally branded hotel chains and are set at 3.5% of revenues. Maintenance is budgeted at 3.8% of revenues and utility costs are estimated at 4% of revenues.

Management and Fixed Expenses

Management fees are set at 2.5% of revenues based on industry averages. Fixed charges include costs for insurance and a reserve for long term replacement of fixtures, furnishing and equipment and other long term capital improvements of the facility. Insurance includes coverage for the buildings and contents only and is estimated at 0.5% of total revenues. Liability insurance is covered in the Administration and General category. The reserve for replacement is set at 4% of revenues per year based on recent industry information.

Table 5 provides a summary pro forma of a ten year projections for the Resort Hotel. Attachment 8 provides a more detailed projection of the same period.

Table 5
Resort Hotel Summary Pro Forma

Pro Forma Summary - Hotel
For Period Beginning Year 1 **(Using 2009 dollars)**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Room Count	600	600	600	600	600	600	600	600	600	600
Total Revenue	$31,574,348	$34,147,657	$36,846,948	$39,677,464	$40,867,788	$42,093,821	$43,356,636	$44,657,335	$45,997,055	$47,376,967
Total Dept Expenses	$11,373,816	$12,300,782	$13,273,129	$14,292,747	$14,721,528	$15,163,175	$15,618,071	$16,086,613	$16,569,211	$17,066,287
Departmental Income	$20,200,532	$21,846,875	$23,573,819	$25,384,717	$26,146,258	$26,930,646	$27,738,565	$28,570,722	$29,427,844	$30,310,679
Total Undistrib Expenses	$8,209,330	$8,878,391	$9,580,207	$10,316,141	$10,625,625	$10,944,394	$11,272,725	$11,610,907	$11,959,234	$12,318,011
Income Bef Mgmt and Fixed	$11,991,202	$12,968,484	$13,993,612	$15,068,576	$15,520,633	$15,986,252	$16,465,840	$16,959,815	$17,468,610	$17,992,668
Management Fees and Fixed										
Total Mgmt./Fixed Charges	$2,368,076	$2,561,074	$2,763,521	$2,975,810	$3,065,084	$3,157,037	$3,251,748	$3,349,300	$3,449,779	$3,553,272
Net Operating Income	$9,623,125	$10,407,410	$11,230,091	$12,092,766	$12,455,549	$12,829,216	$13,214,092	$13,610,515	$14,018,831	$14,439,395

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009

B. Theme Park. The update to 2002 Plan estimates of income and expenses are based on information from other industry sources and information available for Miami-Dade County. It is assumed that the theme park will be located on land that can be acquired at less than market value.

It also assumes that the theme park will operate as a chain affiliated property and will be positioned to accommodate family vacation and leisure group demands. The projections assume that the theme park will be operated by competent and efficient management and will be effectively marketed. For the purposes of the projection, it was assumed that the same annual inflation rate of 3% would occur over the ten year time period of initial operations. Miami-Dade County is not one of the better resident attraction markets in the country, however, since its median income is somewhat low. At best, a steady occupancy rate of 57-65% is proposed based on other area attractions. For the purposes of the study, it was assumed that occupancy would be lower in the first years of operation and would grow to rates similar to the region as a whole by the fourth year of operation. For the last six years of the ten year projection, 64% occupancy was assumed.

Revenue

Admission and ride revenue is estimated by multiplying the Occupancy by the Overall Average Daily Rate. Admission and rides are calculated at 60% of revenue. Merchandise is calculated at 7% of total revenue. Food and Beverage is calculated at 20% of revenue based on industry averages. Parking

was calculated at 3.1 persons/vehicle with low overnight parking lot rate beginning at $8. Games are expected to generate at a rate of $2/attendee. Other revenue that includes promotions, machine sales and cart vendors is calculated at .3% of total revenue.

Cost of Services

Services includes food and beverages, merchandise and games. Based on industry information, food and beverage expenses are calculated as 37% of food and beverage revenue. Merchandise is assumed to be 50% of merchandise revenenue. Games and Other expenses are assumed to be 25% of game revenues. Conference expenses are set at 35% of revenue since most are derived through contracted exhibitor services and group sales firms.

Operating Expenses

Operating expenses that are not chargeable to a specific department are included in overall accounts for theme park operation of administration, marketing, utilities, maintenance, etc. The expense includes bookkeeping, credit card commissions, management staff, legal costs, accounting, office and travel expenses, etc. and is estimated at 39% of total revenues. Marketing includes local advertising, franchize system marketing costs, brochures, and other related items. Marketing is budgeted at 17% of total revenues. Franchise fees assume affiliation with nationally branded hotel chains and are set at 6.5% of revenues. Maintenance is budgeted at 28% of revenues and utility costs are estimated at 8.4% of revenues.

Management and Fixed Expenses

Management fees are set at 1.5% of revenues based on industry averages. Fixed charges include costs for insurance and a reserve for long term replacement of fixtures, furnishings and equipment and other long term capital improvements of the facility. Insurance includes coverage for the buildings and contents only and is estimated at 0.5% of total revenues. Liability insurance is covered in the Administration and General category. The reserve for replacement is set at 3.2% of revenues per year based on recent industry information.

Table 6 provides a summary pro forma of a ten year projections for the theme park and Attachment 9 provides the details.

Table 6
Theme Park Summary Pro Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Attendance	1,678,022	1,702,203	1,726,733	1,751,616	1,776,858	1,802,464	1,828,439	1,854,789	1,881,519	1,908,634
Total Revenue	$65,863,446	$66,812,566	$67,775,384	$68,752,058	$69,742,823	$70,747,875	$71,767,410	$72,801,665	$73,850,835	$74,915,116
Direct Operating Expense	$8,118,128	$8,235,113	$8,353,787	$8,474,169	$8,596,288	$8,720,168	$8,845,832	$8,973,312	$9,102,629	$9,233,809
Total Operating Expenses	$35,236,944	$35,744,723	$36,259,831	$36,782,351	$37,312,410	$37,850,113	$38,395,565	$38,948,891	$39,510,197	$40,079,587
Total Expenses	$46,844,846	$47,519,900	$48,204,697	$48,899,348	$49,604,022	$50,318,857	$51,043,993	$51,779,598	$52,525,812	$53,282,773
Net Operating Income	$19,018,600	$19,292,666	$19,570,687	$19,852,710	$20,138,801	$20,429,018	$20,723,417	$21,022,066	$21,325,023	$21,632,342

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009

Economic Impacts

A. Resort Hotel

Capital Outlay

A full-sized resort hotel, with enough critical mass to support leisure and business travel necessary to meet daily operating expenses for such a facility, would costs approximately $91 million to fully plan, design, construct and bring to operational readiness. A portion of this cost may be applicable to land purchased for the project. This amount translates to $100 million dollars of local economic impact through fees and taxes on construction and development expenses that would occur through local businesses, construction firms and contractors. And during the term of construction, 2,410 indirect jobs would be created to support businesses supplying goods and services to the theme park project.

Table 7
Resort Hotel Capital Outlay

Capital Outlay Item	Multiplier	Total
Capital Outlay	0	$91,416,000
Generated Output	0.0213	$1,947,161
Sales Tax	0.075	$6,856,200
Total Local Impact		$100,219,361
Indirect Temporary Jobs Generated through Capital Outlays	24.1 jobs/$1 million of Impact	2,410

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Job Creation

Resort Hotel nightly stays are initially expected to stabilize in year four with an occupied room night projection of 151,110. That level of demand is expected to generate a sizeable number of jobs directly from the operation of the establishment. Based on industry employment standards for comparably sized metropolitan areas, it is estimated that 393 resort hotel employees who interact directly with leisure and business travelers will be required, and an additional 39 for other hotel employees who work in conference sales, management, maintenance and other non-guests interaction areas. Additionally, based on revenue and expenses projected within Table 5, there will be an additional 635 indirect jobs created by local suppliers to support theme park operations, maintenance, sales and service. In total, 1,067 jobs are estimated to be created.

Table 8
Resort Job Creation

Direct Resort Hotel Employees	Multiplier	Total
Resort Hotel Visitor Nights		151,110
Direct Resort Hotel Employees	2.6/1,000 Nights	393
Other Resort Hotel Employees	.10 of Direct Employees	39
Indirect Temporary Jobs Generated	.016 jobs/$1,000	635
Total Jobs		1,067

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Revenue and Expenses

Based on a stabilized fourth year of operations, a resort hotel and conference center developed on property immediately adjoining Miami Metrozoo would like receive over $39 million in total revenue and expend approximately $29 million dollars annually in operating expenses. Together, this equals a combined total of $69 million in revenues and expenditures generated from this proposed venue. Of this total, approximately 18%, based on comparable other local facilities would be generated by local visitation, resulting in an additional $73 million injected into the local economy from outside Miami-Dade County annually.

Table 9
Resort Hotel Revenue and Expenditures

Revenue and Expense Items	Total
Total Revenue	$39,677,464
Total Expenses	$29,567,085
Total Funds Generated	69,244,549
Local Visitation	18%
Net Outside Funds Generated	$49,856,075
RIMS II multiplier	150%
Total Outside Multiplied Impact	$74,784,112

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Taxes Generated

The development of the Hotel will have significant local tax impacts and the Greater Miami area already has a taxing infrastructure able to capture and utilize such revenue (Table 10). Based on fourth year stabilized hotel income, Convention Development Tax revenues are projected at $1.1 million, while Tourist Development Tax and Surtax are expected to generate $.793 million each. Based on a property value of $125 million, inclusive of land and improvements, property taxes paid to Miami-Dade County are expected to exceed $1.5 million annually. Together taxes generated by this new Resort Hotel will exceed $4.354 million annually.

Table 10
Resort Hotel Taxes Generated

Resort Hotel Taxes	Multiplier	Total
Resort Hotel Revenues		$39,677,464
Convention Development Tax	0.03	$1,190,324
Tourist Development Tax	0.02	$793,549
Tourist Development Surtax	0.02	$793,549
Property Value		$125,000,000
Property Tax	12.615/$1,000	$1,576,875
Total Local Tax Impact		$4,354,297
Indirect Temporary Jobs Generated		956
through Capital Outlays		

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010
Miami-Dade County Property Appraiser, 2009
Greater Miami Visitor and Convention Bureau, 2009

Total Economic Impact

Table 11 summarizes the total economic impacts of Tables 7-10. Capital outlays during construction are estimated to exceed $100 million and construction jobs created by the development of the Hotel are estimated at 2,410. Once constructed and its operation stabilized, permanent jobs are expected to exceed 1,200. A multiplier effect throughout the County, based on revenues and expenditures produced by the Hotel, is expected to approximate $69 million. The conversion of the property from a non-taxable Federal communications installation to a taxable private Entertainment Area paying all associated taxes is expected to generate over $4.75 million in new taxes each year.

Table 11
Resort Hotel and Conference Center
Total Economic Impacts

Economic Impact Items	Total
Capital Outlay	$100,219,361
Construction Jobs Created	2,410
Permanent Jobs Created	1,261
Total Outside Multiplied Impact	$73,745,445
Annual Taxes Generated	$4,751,072

B. Theme Park

Capital Outlay

A full-sized theme park with enough critical mass to attract the annual visitation necessary to meet daily operating expenses for such a facility would costs approximately $253 million to fully plan, design, construct and bring to operational readiness. A portion of this cost would be applicable to land purchases for the project. This amount translates to $276 million dollars of local economic impact through construction and development expenses to local businesses, construction firms and contractors. And during the term of construction, an additional 6,097 indirect jobs would be created to support businesses supplying goods and services to the theme park project.

Table 12
Theme Park
Capital Outlay

Capital Outlay Item	Multiplier	Total
Capital Outlay	0	$253,000,000
Generated Output	0.0213	$5,388,900
Sales Tax	0.07	$17,710,000
Total Local Impact		$276,098,900
Indirect Temporary Jobs Generated	24.1 jobs/$1 million	6,097
through Capital Outlays		

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Job Creations

Theme park attendance is initially expected to stabilize in year four with a total attendance of 1,510,684. With a design day attendance of 8,758, it is expected to generate a sizeable number of

jobs directly from the operation of the establishment. Based on industry employment standards for comparably sized metropolitan areas, it is estimated that 876 theme park employees who interact directly with visitors will be required, and an additional 79 of other park employees who work in management, maintenance and other non-guests interactions will also be required. Additionally, based on revenue projected within Table 6 to be spent on operations and maintenance, there will be an additional 1,116 indirect jobs created by local suppliers to support theme park operations, maintenance, sales and service. In total, over 2,000 new jobs will be created through the development of the theme park.

Table 13
Theme Park Job Creation

Direct Theme Park Employees	Multiplier	Total
Theme Park Attendance		1,751,616
Design Day Attendance	0.005	8,758
Direct Theme Park Employees	.10 of Design Attendance	876
Other Direct Theme Park Employees	.09 of Direct Employees	79
Indirect Jobs Generated by Revenue	.016 jobs/$1,000	1,116
for Operations and Maintenance		
Total Jobs Created		2,071

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Revenue and Expenses

Based on a stabilized fourth year of operations, a theme park developed on this property would likely receive over $68 million in total revenue and expend approximately $49 million dollars annually in operating expenses. Together, this equals a combined total of $117 million in revenues and expenditures generated from this proposed venue. Since approximately 74% would be generated by local visitation, only the resulting $45 million generated by outside, non-local revenues could be counted as injecting additional monies into the local economy.

Table 14
Theme Park Revenue and Expenses

Revenue and Expense Items	Total
Total Revenue	$68,742,058
Total Expenses	$48,899,348
Total Funds Generated	$117,641,406
Local Visitation	74%
Net Outside Funds Generated	$30,589,366
RIMS II multiplier	150%
Total Outside Multiplied Impact	$45,884,048

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

Taxes Generated

The development of the Theme Park will have significant local tax impacts, particularly given that the property currently pays little if any taxes (Table 10). Based on fourth year stabilized hotel income, Tourist Development Surtaxes are expected to generate $1.37 million each, and the Homeless Tax is estimated to generate $.68 million. Based on a land and construction property assessed at $325

million, property taxes paid to Miami-Dade County are expected to exceed $4 million annually. Together taxes generated by this new Resort Hotel will exceed $6.16 million annually.

Table 15
Theme Park Taxes Generated

Theme Park Taxes	Multiplier	Total
Theme Park Revenues		$68,752,058
Tourist Development Surtax	0.02	$1,375,041
Homeless and Domestic Violence Tax	0.01	$687,521
Property Value		$325,000,000
Property Tax	12.615/$1,000	$4,099,875
Total Local Tax Impact		$6,162,437

Source: LEDO Intl., 2002
Miami-Dade County Park and Recreation Department, 2009
Miami-Dade County Planning and Zoning Department, 2010

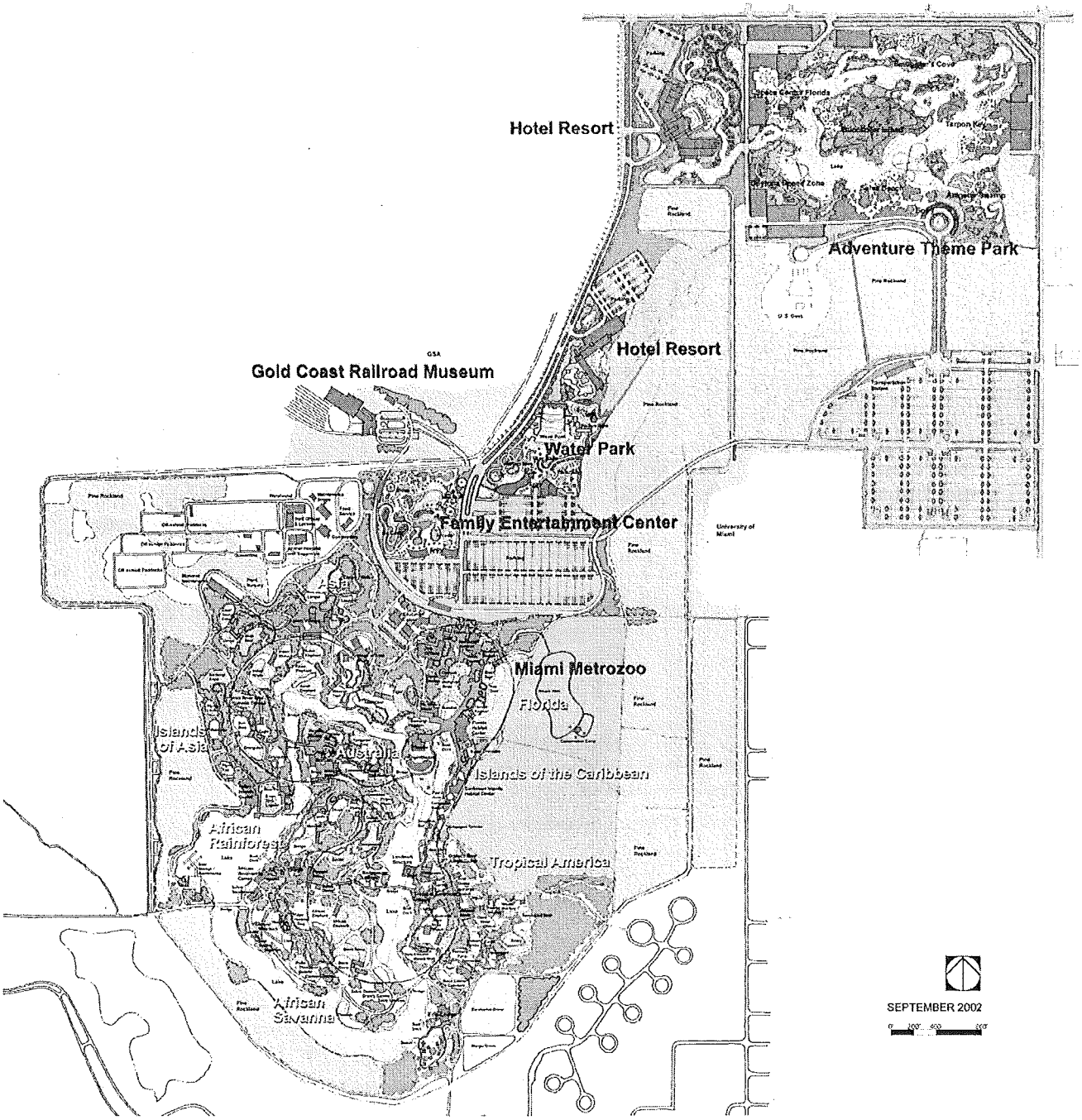
Total Economic Impact

Table 16 summarizes the total economic impacts of Tables 12-15. Capital outlays during construction are estimated to exceed $276 million and construction jobs created by the development of the Hotel are estimated at 6,097. Once constructed and its operation stabilized, permanent jobs are expected to exceed 2,071. A multiplier effect throughout the County, based on revenues and expenditures produced by the Hotel, is expected to approximate $45 million. The conversion of the property from a non-taxable Federal communications installation to a taxable private Entertainment Area paying all associated taxes is expected to generate over $6.16 million in new taxes each year.

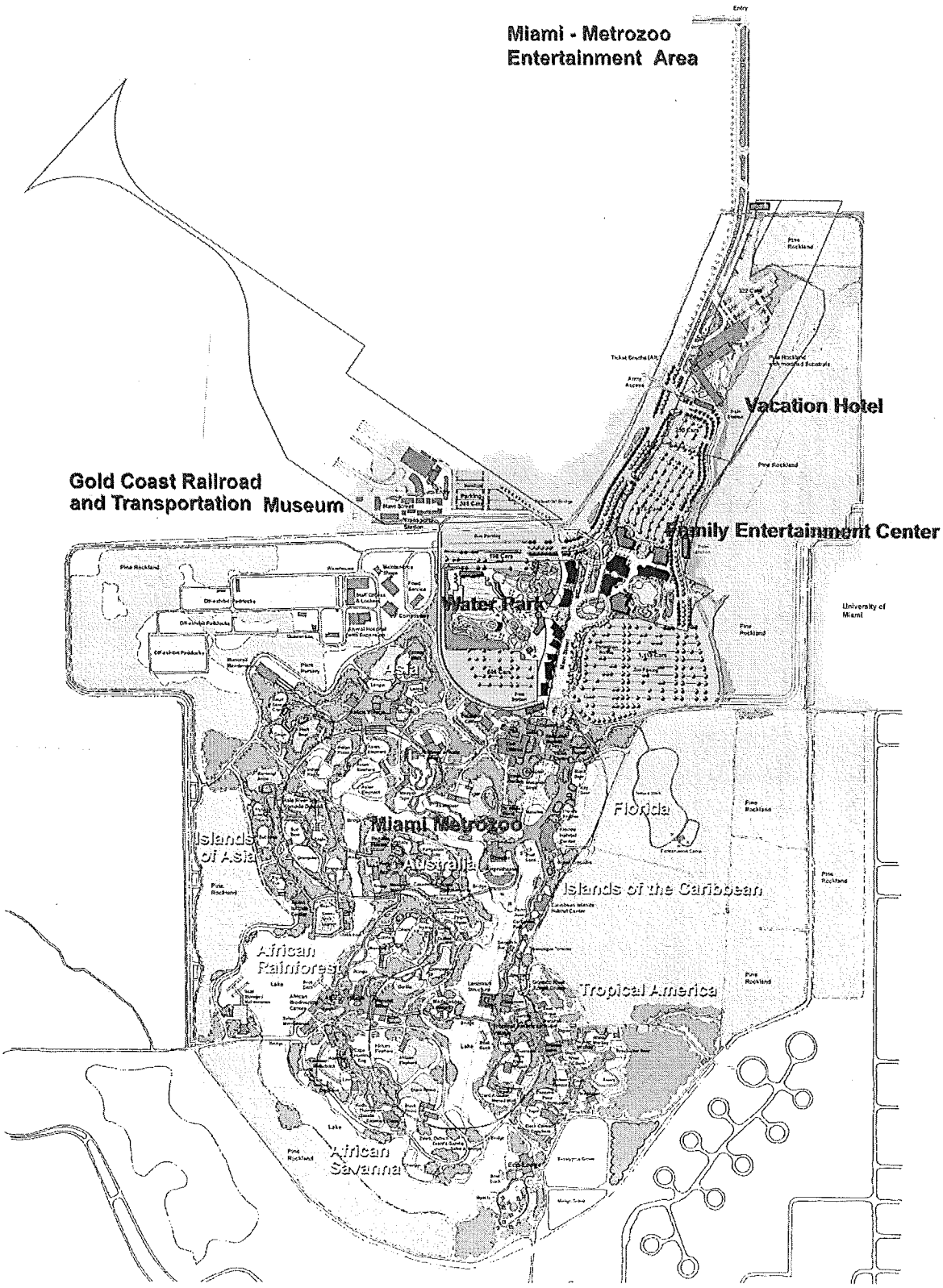
Table 16
Theme Park Total Economic Impact

Economic Impact Items	Total
Capital Outlay	$276,098,900
Construction Jobs Created	6,097
Permanent Jobs Created	2,071
Total Outside Multiplied Impact	$45,884,048
Annual Taxes Generated	$6,162,437

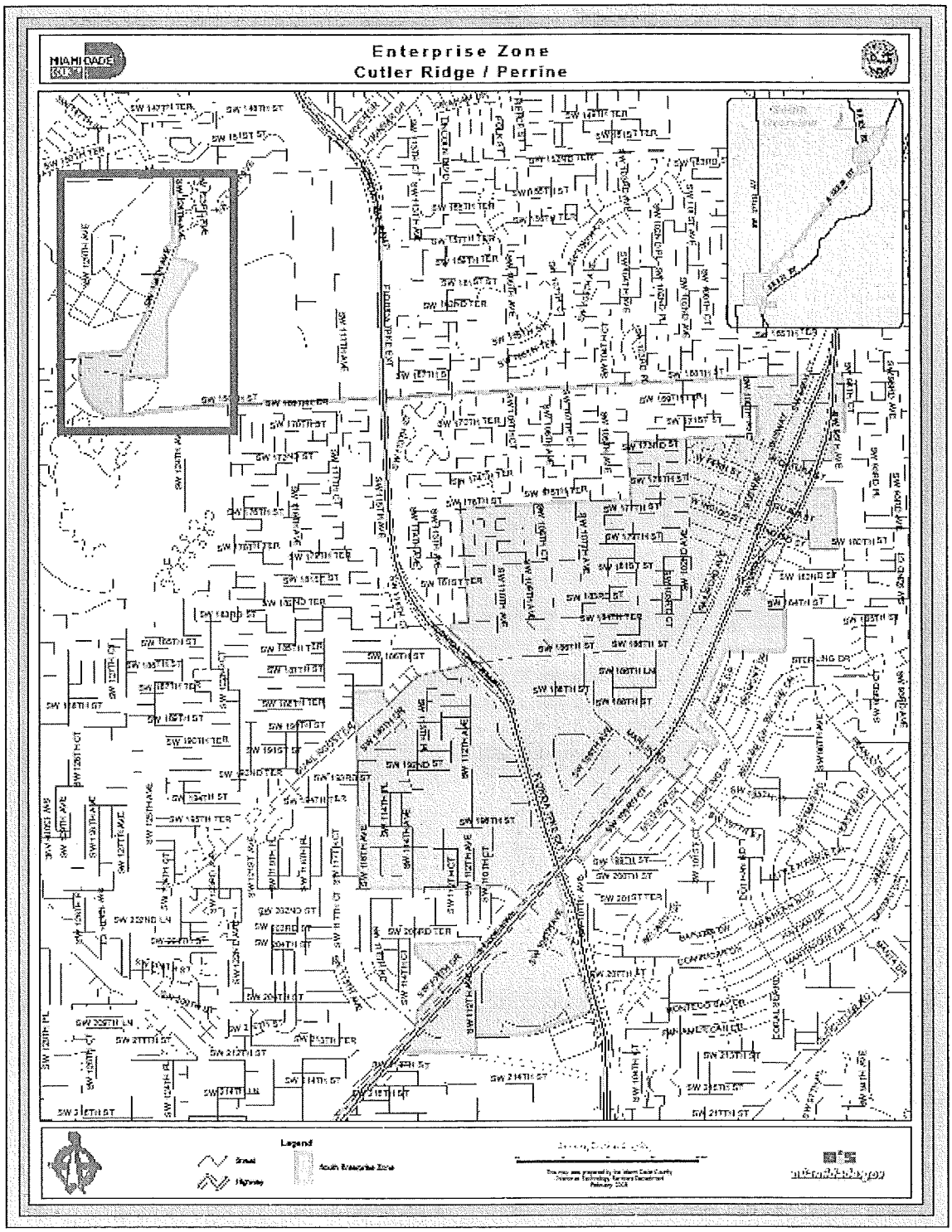
Attachment 1
Miami-Metrozoo Master Plan and Further Development



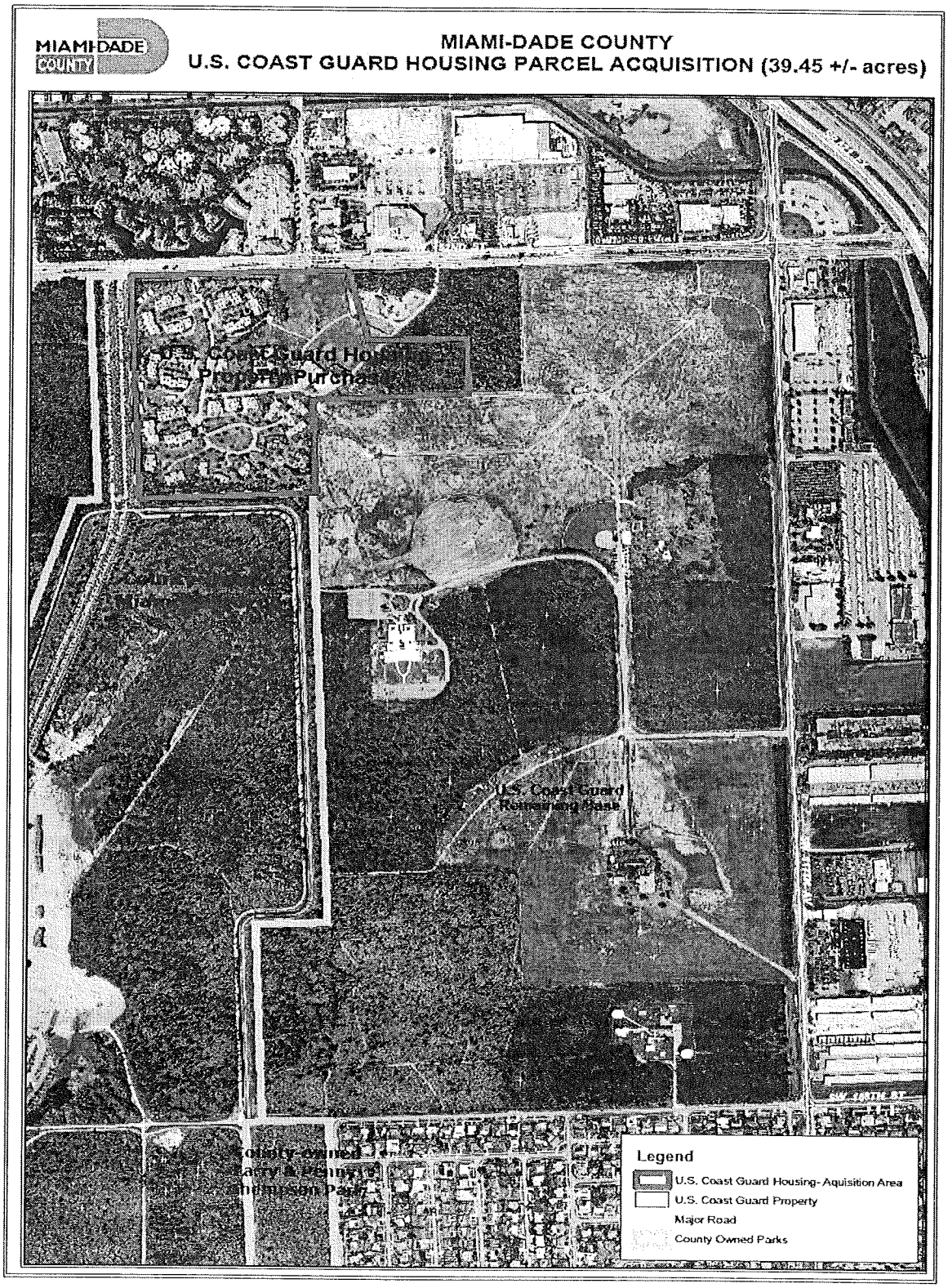
Attachment 2
Miami-Metrozoo Master Plan



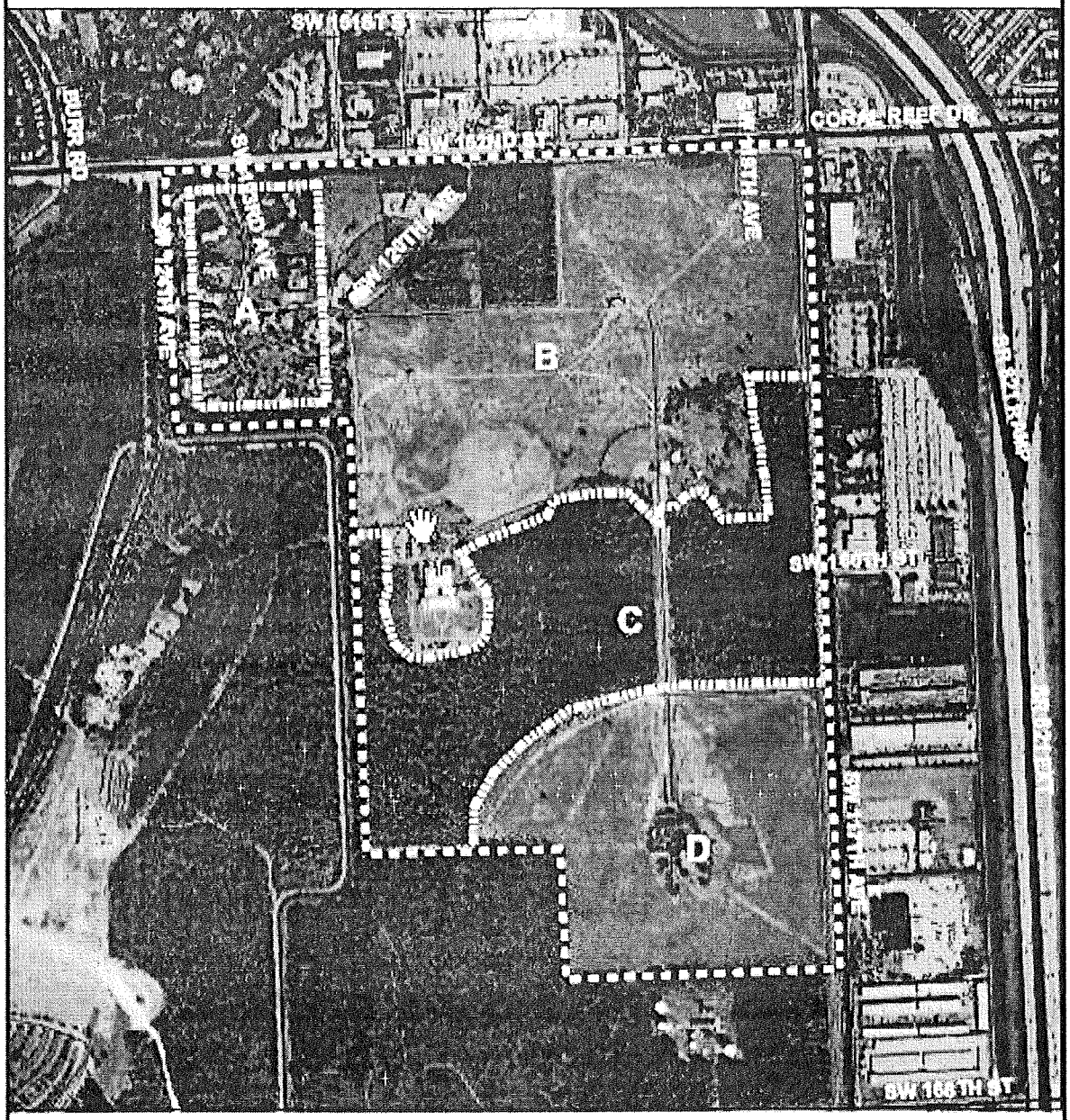
Attachment 3
Miami Metrozoo Entertainment Area (Sub-Area 1)
Enterprise Zone Map



Attachment 4
Coast Guard Base Housing Acquisition



PROPOSED MIAMI METROZOO ENTERTAINMENT AREA: SUBAREA II AERIAL PHOTO



Legend

AREAS

APPLICATION AREA

0 0.07 0.14 0.21 0.28 Miles

Source: Miami-Dade County
Department of Planning and Zoning, May 26, 2004

N

Attachment 6
Resort Hotel Planning Program

	% of Area	Hotel/Conf. Center
100 PUBLIC AREA		
101 Lobby		4640
102 Hotel Shops		340
103 Multi-purpose Restaurants (2)		5700
104 Lobby Lounge		2120
105 Starbucks		440
106 Conference Center Function Rooms		31860
107 Ballrooms		39300
108 Ballroom Lobbies/Prefunction		57840
109 Public Toilets & Checkrooms		8469
110 Guest Elevators & Elevator Lobbies		4260
111 Business Center		780
100 TOTAL PUBLIC AREAS	**31%**	**155749**
200 GUEST ROOM AREAS (600 rooms@370 sf)		
201 Guest Room Modules		222000
207 Guest Corridors		18300
207 Guest Support		6140
208 Fire Stairs		3400
200 TOTAL GUEST ROOM AREAS	**50%**	**249840**
300 ADMINISTRATIVE AREAS		
301 Front Desk and Reception		2400
302 Front Office		380
303 Administrative Offices		3030
304 Accounting		1340
300 TOTAL ADMINISTRATIVE AREAS	**1%**	**7150**
400 SERVICE AREAS		
401 Kitchens		9530
402 Pantries		3460
405 Service Corridors		20610
406 Service Elevators		250
408 Food and Beverage Storerooms		1370
409 General Storerooms		940
410 Housekeeping Services		6980
412 Staff Lockers		2030
413 Staff Cafeteria		1800
414 Maintenance/Workshops		1030
415 Service Area Offices		2000
416 Engineer's Office		500
417 Telephone Equipment Room		300
419 Garage and Waste		1300
420 Receiving/Staff Entrance		1100
421 Furniture Maint. Storeroom		520
422 Ballroom Storerooms		7710
423 Luggage Storeroom		340
424 Outdoor Furniture		0
400 TOTAL SERVICES AREAS	**12%**	**61770**
500 MECHANICAL AREAS		
Level b1		6500
Level 1M		2610
Level 5		1410
Level 7		3460
500 TOTAL MECHANICAL AREAS	**3%**	**13980**
600 INDOOR RECREATIONAL AREAS		
602 Exercise Room		2080
603 Changing Rooms		1080
605 Swimming Pool		6200
606 Pool Equipment		950
610 Contingency		1950
600 TOTAL INDOOR RECREATIONAL AREAS	**2%**	**12260**
TOTAL INDOOR AREAS		**500749**
700 OUTDOOR AREAS		
701 Outdoor Pools		
702 Additional Amenities		
703 Parking		
704 Maintenance Support		
705 Landscaped Areas		
706 Utility Areas		
707 Buffer		
700 TOTAL OUTDOOR AREAS		**1078000**

Attachment 7
Theme Park Planning Program

	Theme Park Planned SF
100 RIDES AND RELATED ATTRACTIONS	
101 Outdoor Rides	323,500
102 Indoor Rides	89,100
103 Ride Queing	103,000
104 Back of House Support	2,120
105 Buffer/Fall zones	81,000
106 Electrical/Mechanical rooms	31,860
100 TOTAL RIDES AND RELATED ATTRACTIONS	630,580
200 ENTERTAINMENT VENUES	
201 Stages	96,200
207 Performance Houses	18,300
207 Show Places	6,140
208 Costume/Exhibit Support	3,400
200 TOTAL ENTERTAINMENT VENUES	124,040
300 CONCESSIONS/FOOD SERVICE	
301 Concessions Stands	19,560
302 Restaurants	21,050
303 Rolling Carts	3,030
304 Kitchens, Pantries and Warehouse Support	24,500
300 TOTAL CONCESSIONS/FOOD SERVICE	68,140
400 ADMINISTRATION AND MANAGEMENT	
401 Offices	9,530
402 Office Storage	3,460
405 Service Corridors	20,610
406 Service Elevators	2,300
408 Food and Beverage Storerooms	31,000
409 Storerooms	940
410 Maintenance Services	6,980
412 Staff Lockers	2,030
413 Staff Cafeteria	1,800
414 Maintenance/Workshops	1,030
415 Service Area Offices	2,000
416 Maintenance Office	500
417 Telephone Equipment Room	300
419 Garage and Waste	1,300
420 Receiving/Staff Entrance	1,100
421 Furniture Maint. Storeroom	520
400 TOTAL ADMINISTRATION AND MANAGEMENT	85,400
500 MAINTENANCE AND SUPPORT	
501 Buildings	3,200
502 Yards	2,610
503 Repair Shops	1,410
504 Parking, Storage and Support	3,460
500 TOTAL MAINTENANCE AND SUPPORT	10,680
TOTAL INDOOR AREAS	918,840
600 WALKWAYS, OPEN AREAS AND LAKES	
601 Lakes	
602 Additional Amenities	
603 Parking	
604 Maintenance Support	
605 Landscaped Areas	
606 Utility Areas	
607 Buffer	
700 TOTAL WALKWAYS, OPEN AREAS AND LAKES	1,157,000
TOTAL AREA	2,075,840

Pro Forma Summary - Hotel

For Period Beginning Year 1 **(Using 2003 dollars)**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Room Count	600	600	600	600	600	600	600	600	600	600
Available Room Nights	219,000	219,000	219,000	219,000	219,000	219,000	219,000	219,000	219,000	219,000
Occupancy Rate	60%	63%	66%	69%	69%	69%	69%	69%	69%	69%
Occupied Room Nights	131,400	137,970	144,540	151,110	151,110	151,110	151,110	151,110	151,110	151,110
Overall Avg. Daily Rate	$128.00	$131.84	$135.80	$139.87	$144.07	$148.39	$152.84	$157.42	$162.15	$167.01
Revenue Per Room Avg.	$76.80	$83.06	$89.62	$96.51	$99.40	$102.39	$105.46	$108.62	$111.88	$115.24
Percent Change from Prior Year		8.15%	7.90%	7.68%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Revenue										
Rooms	$16,819,200	$18,183,965	$19,627,838	$21,135,613	$21,769,681	$22,422,772	$23,095,455	$23,788,319	$24,501,968	$25,237,027
Food and Beverage	$10,259,712	$11,095,879	$11,972,981	$12,892,724	$13,279,506	$13,677,891	$14,088,228	$14,510,874	$14,946,201	$15,394,587
Telephone	$370,022	$400,179	$431,812	$464,983	$478,933	$493,301	$508,100	$523,343	$539,043	$555,215
Rentals and Other Departments	$1,097,957	$1,187,441	$1,281,305	$1,379,733	$1,421,125	$1,463,759	$1,507,671	$1,552,901	$1,599,488	$1,647,473
Conference fees and charges	$3,027,456	$3,274,194	$3,533,011	$3,804,410	$3,918,543	$4,036,099	$4,157,182	$4,281,897	$4,410,354	$4,542,665
Total Revenue	$31,574,348	$34,147,657	$36,846,948	$39,677,464	$40,867,788	$42,093,821	$43,356,636	$44,657,335	$45,997,055	$47,376,967
Departmental Expenses										
Rooms	$3,700,224	$4,001,792	$4,318,124	$4,649,835	$4,789,330	$4,933,010	$5,081,000	$5,233,430	$5,390,433	$5,552,146
Food and Beverage	$6,976,604	$7,545,197	$8,141,627	$8,767,052	$9,030,064	$9,300,966	$9,579,995	$9,867,395	$10,163,416	$10,468,319
Telephone	$148,009	$160,072	$172,725	$185,993	$191,573	$197,320	$203,240	$209,337	$215,617	$222,086
Other Departments	$548,979	$593,720	$640,653	$689,866	$710,562	$731,879	$753,836	$776,451	$799,744	$823,737
Conference Center	$1,059,610	$1,145,968	$1,236,554	$1,331,544	$1,371,490	$1,412,635	$1,455,014	$1,498,664	$1,543,624	$1,589,933
Total Dept Expenses	$11,373,816	$12,300,782	$13,273,129	$14,292,747	$14,721,529	$15,163,175	$15,618,071	$16,086,613	$16,568,211	$17,066,287
Departmental Income	$20,200,532	$21,846,875	$23,573,819	$25,384,717	$26,146,258	$26,930,646	$27,738,565	$28,570,722	$29,427,844	$30,310,679
Undistributed Oper Expenses										
Administrative and General	$2,746,968	$2,970,846	$3,205,684	$3,451,933	$3,555,498	$3,662,162	$3,772,027	$3,885,188	$4,001,744	$4,121,796
Marketing	$1,894,461	$2,048,859	$2,210,817	$2,380,648	$2,452,067	$2,525,629	$2,601,398	$2,679,440	$2,759,823	$2,842,618
Franchise Fees	$1,105,102	$1,195,168	$1,289,643	$1,388,711	$1,430,373	$1,473,284	$1,517,482	$1,563,007	$1,609,897	$1,658,194
Property Maintenance	$1,199,825	$1,297,611	$1,400,184	$1,507,744	$1,552,976	$1,599,565	$1,647,552	$1,696,979	$1,747,888	$1,800,325
Energy and Utilities	$1,262,974	$1,365,906	$1,473,878	$1,587,099	$1,634,712	$1,683,753	$1,734,265	$1,786,293	$1,839,882	$1,895,079
Total Undistrib Expenses	$8,209,330	$8,878,391	$9,580,207	$10,316,141	$10,625,625	$10,944,394	$11,272,725	$11,610,907	$11,959,234	$12,318,011
Income Bef Mgmt and Fixed	$11,991,202	$12,968,484	$13,993,612	$15,068,576	$15,520,633	$15,986,252	$16,465,840	$16,959,815	$17,468,610	$17,992,668
Management Fees and Fixed										
Base Management Fees	$947,230	$1,024,430	$1,105,408	$1,190,324	$1,226,034	$1,262,815	$1,300,699	$1,339,720	$1,379,912	$1,421,309
Insurance	$157,872	$170,738	$184,235	$198,387	$204,339	$210,469	$216,783	$223,287	$229,985	$236,885
Reserve for Capital Replacement	$1,262,974	$1,365,906	$1,473,878	$1,587,099	$1,634,712	$1,683,753	$1,734,265	$1,786,293	$1,839,882	$1,895,079
Total Mgmt./Fixed Charges	$2,368,076	$2,561,074	$2,763,521	$2,975,810	$3,065,084	$3,157,037	$3,251,748	$3,349,300	$3,449,779	$3,553,272
Net Operating Income	$9,623,125	$10,407,410	$11,230,091	$12,092,766	$12,455,549	$12,828,216	$13,214,092	$13,610,515	$14,018,831	$14,439,395

Pro Forma Summary - Theme Park
For Period Beginning Year 1 **(Using 2009 dollars)**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Attendance	1,678,022	1,702,203	1,726,733	1,751,616	1,776,858	1,802,464	1,828,439	1,854,789	1,881,519	1,908,634
Revenue										
Admissions and Rides	$39,433,517	$40,001,771	$40,578,226	$41,162,976	$41,756,163	$42,357,904	$42,968,317	$43,587,542	$44,215,697	$44,852,899
Merchandise	$4,614,561	$4,681,058	$4,748,516	$4,816,944	$4,886,360	$4,956,776	$5,028,207	$5,100,670	$5,174,177	$5,248,744
Food and Beverage	$13,440,956	$13,634,646	$13,831,131	$14,030,444	$14,232,633	$14,437,737	$14,645,796	$14,856,860	$15,070,967	$15,288,158
Parking	$4,330,379	$4,392,782	$4,456,085	$4,520,299	$4,585,440	$4,651,520	$4,718,552	$4,786,552	$4,855,533	$4,925,507
Games and Other	$3,339,264	$3,387,384	$3,436,199	$3,485,716	$3,535,947	$3,586,903	$3,638,594	$3,691,030	$3,744,223	$3,798,182
Other Revenues	$704,769	$714,925	$725,228	$735,679	$746,280	$757,035	$767,944	$779,011	$790,238	$801,626
Total Revenue	$65,863,446	$66,812,566	$67,775,384	$68,752,058	$69,742,823	$70,747,875	$71,767,410	$72,801,665	$73,850,835	$74,915,116
Operating Expenses										
Cost of Services										
Food and Beverage	$4,973,154	$5,044,819	$5,117,519	$5,191,264	$5,266,074	$5,341,963	$5,418,945	$5,497,038	$5,576,258	$5,656,619
Merchandise	$2,306,819	$2,340,061	$2,373,783	$2,407,990	$2,442,691	$2,477,892	$2,513,601	$2,549,825	$2,586,571	$2,623,847
Games and Other	$838,155	$850,233	$862,486	$874,915	$887,523	$900,313	$913,287	$926,449	$939,800	$953,344
Direct Operating Expense										
Administrative and General	$13,831,324	$14,030,639	$14,232,831	$14,437,932	$14,645,993	$14,857,054	$15,071,156	$15,288,350	$15,508,675	$15,732,174
Marketing	$6,257,027	$6,347,194	$6,438,662	$6,531,446	$6,625,568	$6,721,048	$6,817,904	$6,916,158	$7,015,829	$7,116,936
Franchise Fees	$2,305,221	$2,338,440	$2,372,138	$2,406,322	$2,440,999	$2,476,176	$2,511,859	$2,548,058	$2,584,779	$2,622,029
Property Maintenance	$9,879,517	$10,021,885	$10,166,308	$10,312,809	$10,461,423	$10,612,181	$10,765,112	$10,920,250	$11,077,625	$11,237,267
Energy and Utilities	$2,963,855	$3,006,565	$3,049,892	$3,093,843	$3,138,427	$3,183,654	$3,229,533	$3,276,075	$3,323,288	$3,371,180
Total Operating Expenses	$35,236,944	$35,744,723	$36,259,831	$36,782,351	$37,312,410	$37,850,113	$38,395,565	$38,948,891	$39,510,197	$40,079,587
Management Fees and Fixed Charges										
Base Management Fees	$987,952	$1,002,188	$1,016,631	$1,031,281	$1,046,142	$1,061,218	$1,076,511	$1,092,025	$1,107,763	$1,123,727
Insurance	$387,606	$393,192	$398,858	$404,606	$410,437	$416,351	$422,351	$428,438	$434,612	$440,875
Reserve for Capital Replacement	$2,114,217	$2,144,683	$2,175,590	$2,206,941	$2,238,745	$2,271,007	$2,303,734	$2,336,933	$2,370,612	$2,404,775
Total Expenses	$46,844,846	$47,519,900	$48,204,697	$48,899,348	$49,604,022	$50,318,857	$51,043,993	$51,779,598	$52,525,812	$53,282,773
Net Operating Income	$19,018,600	$19,292,666	$19,570,687	$19,852,710	$20,138,801	$20,429,018	$20,723,417	$21,022,066	$21,325,023	$21,632,342

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 6(D)(2)
6-3-97

Resolution 1

RESOLUTION NO. R-638-97

RESOLUTION DIRECTING THE COUNTY MANAGER TO STUDY THE FEASIBILITY OF CREATING A SPECIAL THEME PARK DISTRICT IN DADE COUNTY

WHEREAS, this Board is desirous of reviewing the feasibility of the creation of a special theme park district for the benefit of Dade County; and

WHEREAS, this Board is desirous of creating tourist activities that will encourage more travelers utilizing Miami International Airport and the Seaport to spend their time and money enjoying Dade County; and

WHEREAS, the establishment of a theme park in Dade County will create many jobs in our community in addition to enhancing the tourism industry,

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

Section 1. This Board directs the County Manager to present to this Board a report analyzing the feasibility of creating a special theme park district for the benefit of Dade County.

Section 2. The County Manager directed to recommend a theme park district structure that provides for full control by Metro-Dade.

Section 3. The scope of this study should include but not be limited to : 1) the identification of potential sites , 2) possibility of using a tax increment district concept to fund the infrastructure, incentives and other improvements associated with the theme park, based on future revenues generated within the district and 3) identification of incentives to attract theme park developers.

C:\MUPROVRESO97\THEME.SAM

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. HRD

Approved _____ Mayor

Veto _____

Override _____

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

Resolution 2

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.

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

Approved _____ Mayor

Veto _____

Override _____

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

Resolution 3

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
Dorrin 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.

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

HARVEY RUVIN, CLERK

By: KAY SULLIVAN
Deputy Clerk

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

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 4

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 152nd 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
Dorrin 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

By: KAY SULLIVAN
Deputy Clerk

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

Joni Armstrong Coffey

Approved _____ Mayor

Veto _____

Override _____

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

12-14-04

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

Resolution 5

RESOLUTION NO. R-1471-04

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 prejudges 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. EOK

By:_____
Deputy Clerk

Dennis A. Kerbel

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(M)(1)(E)
07-06-06

Resolution 6

RESOLUTION NO. 820-06

RESOLUTION CALLING FOR A SPECIAL ELECTION IN CONJUNCTION WITH A COUNTYWIDE ELECTION IN MIAMI-DADE COUNTY FLORIDA TO BE HELD TUESDAY, NOVEMBER 7, 2006, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORS OF MIAMI-DADE COUNTY THE QUESTION OF WHETHER THE COUNTY SHALL BE ABLE TO CONTRACT TO DEVELOP AND OPERATE AN ENTERTAINMENT DISTRICT, TO INCLUDE A WATER PARK, A FAMILY ENTERTAINMENT CENTER, RELATED RETAIL CONCESSIONS, FOOD AND DRINK ESTABLISHMENTS, AND A HOTEL, ON METRO ZOO PROPERTY OUTSIDE OF THE ANIMAL ATTRACTIONS IN ORDER TO SUPPORT EXPANDING FACILITIES AND EDUCATION AND CONSERVATION PROGRAMS AT METRO ZOO

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

WHEREAS, Miami-Dade County has prepared feasibility studies, site plans and facility designs to develop lands within and adjacent to Metrozoo into an Entertainment District composed of the existing zoological park, a water park, a family entertainment center, related retail concessions, food and drink establishments, and a hotel; and

WHEREAS, the development and operation of the water park, family entertainment center, related retail concessions, food and drink establishments, and hotel will be provided through contracts with private entities; and

WHEREAS, proceeds from the further development of County land will be used to support facilities and educational and conservation programs at Metrozoo; and

WHEREAS, Article 6 of the Miami-Dade County Home Rule Charter restricts private uses of public property without first being approved by a majority vote of the voters in a County-wide election; and

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WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida finds it necessary and appropriate and in the best interest of the County to place before voters a county-wide referendum to approve private development and operation of these attractions in support of further development at Metrozoo,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY:

Section 1. A special election in conjunction with the countywide election in Miami-Dade County is hereby called and shall be held in Miami-Dade County, Florida on Tuesday, November 7, 2006, for the purposes of submitting to the qualified electors of Miami-Dade County the ballot item to approve commercial uses pursuant to Article 6 of the Miami Dade County Home Rule Charter in the form attached hereto and made a part hereof.

Section 2. Notice of such special election shall be published in accordance with Section 100.342 of the Florida Statutes.

Section 3. The result of such special election shall be determined by a majority of the qualified electors of Miami-Dade County voting upon the proposal. The polls at such special election shall be open 7:00 a.m. until 7:00 p.m. on the day of such special election. All qualified electors of Miami-Dade County, Florida shall be entitled to vote at said election. The County registration books shall remain open at the Office of the Miami-Dade County Supervisor of Elections until thirty (30) days prior to the date of such election, at which time the registration books will close in accordance with the provisions of the general election laws. The question shall appear in substantially the following form:

5

REFERENDUM ALLOWING
FURTHER DEVELOPMENT AT METROZOO PROPERTY

Provided that revenues will be used to expand Metrozoo facilities and educational and conservation programs, shall the County be allowed to contract to develop and operate an entertainment district, to include commercial uses and structures such as water park rides and attractions, related retail concessions, food and beverage establishments, a hotel, and a family entertainment center, on Metrozoo property on land that is not environmentally sensitive and is outside the animal attractions?

Yes ☐
No ☐

Section 4. The form of the ballot shall be in accordance with the requirements of the general election laws.

Section 5. Early voting shall be conducted in accordance with the requirements of the general election laws.

Section 6. Absentee paper ballots may be used by qualified electors of Miami-Dade County for voting on this proposal at said special election. The form of such absentee ballot shall be in accordance with the requirements prescribed by the general election laws, and shall have printed thereon the question hereinabove set forth, with proper place for voting either "YES" or "NO" following the statement of the question aforesaid.

Section 7. A sample ballot showing the manner in which the question aforesaid will appear at this special election shall be published and provided in accordance with the applicable provisions of the general election laws.

Section 8. This special election on the proposal aforesaid shall be held and conducted in accordance with the applicable provisions of the general laws relating to special elections and the provisions of the Miami-Dade County Home Rule Charter. The County Manager, the Finance Director, the Supervisor of Elections and the Clerk of the County Commission are hereby authorized and directed to take all appropriate actions necessary to carry into effect and accomplish the provisions of this resolution. This special election shall be

a nonpartisan election. Election officials in connection with this special election shall be appointed in accordance with the provisions of the general election laws.

Section 9. This special election shall be canvassed by the County Canvassing Board, in accordance with the provisions of Section 2.07 of the Home Rule Charter.

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

Joe A. Martinez, Chairman
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro	Jose "Pepe" Diaz
Audrey M. Edmonson	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 6th day of July, 2006. 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.

By:_____
Deputy Clerk

Dennis A. Kerbel

7

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(10)
09-26-06

Resolution 7

RESOLUTION NO. 1085-06

RESOLUTION AFFIRMING THE BOARD OF COUNTY COMMISSION'S INTENT TO PURSUE THE ESTABLISHMENT OF A WATER THEME PARK, FAMILY ENTERTAINMENT CENTER AND HOTEL ON METROZOO PROPERTY THAT WILL BE USED SOLELY TO OFFSET EXPANDED FACILITY, EDUCATION AND CONSERVATION PROGRAM COSTS AT METROZOO AS A SUPPLEMENT TO THE ZOO WITHOUT SUPPLANTING THE OPERATING BUDGET

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

WHEREAS, Miami-Dade County has prepared a plan for Metrozoo and adjacent lands to establish an Entertainment District composed of a publicly operated zoological park and privately operated family water park, family entertainment center and a moderately priced hotel; and

WHEREAS, a county-wide referendum to authorize the private funding of the development and operation of the water park, family entertainment center and hotel on public park property is scheduled for November 7, 2006,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board in the best interest of the County affirms its intent to pursue the establishment of a water theme park, family entertainment center and hotel on Metrozoo property that will be used solely to offset expanded facility, education and conservation program costs at Metrozoo as a supplement to the zoo without supplanting the operating budget.

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

Joe A. Martinez, Chairman
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro	Jose "Pepe" Diaz
Audrey M. Edmonson	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 26th day of September , 2006. 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

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Dennis A. Kerbel

DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE

APPLICANT: Miami-Dade County Park & Recreation Department **PH:** Z07-186

SECTION: 25/26/35/36-55-39 **DIC DATE:** March 28, 2008

COMMISSION DISTRICT: 9 Resolution 8

==========

A. INTRODUCTION

o REQUESTS:

(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 amendment:

(2) MODIFICATION of 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 –

Land Use — Zoo	Acres	Percent
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 (includes campgrounds, observation hill and landscaped areas)	220	81.5
Lake	22	8.1
TOTAL Park	270	100.0
TOTAL DEVELOPMENT	1,010	

TO:

"B. PROJECT SUMMARY:

1. Land Use Characteristics –

Metrozoo and Miami Metro Zoo Entertainment Area

Metrozoo		Acres	Percent
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~~	282.4	
Total: Metrozoo	~~740~~	**622.3**	~~100~~

Miami Metro Zoo Entertainment Area and Gold Coast Railroad Museum			
Water Park		23	
Family Entertainment Center		20	
Hotel (up to 200 rooms)		15	
Entrance		7.3	
Public Facilities (Utilities, roads, parking)		57.1	
Gold Coast Museum buildings, facilities and ancillary theme-related retail, food service and open space		45	
Open Space (Landscaping)		2.6	
Total: Miami Metrozoo, Miami Metrozoo Entertainment Area and Gold Coast Railroad Museum		**170**	
TOTAL: Metrozoo, Miami Metro Zoo Entertainment Area and Gold Coast Museum		**792.3**	
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 (includes campgrounds, observation hill and landscaped areas)	~~220~~	356	~~81.5~~
Lake		22	~~8.1~~
TOTAL Metropolitan Park	~~270~~	**406**	~~100~~
Gold Coast Railroad Museum			
Open Space and Transportation Facilities		5	
TOTAL Gold Coast Railroad Museum		**5**	
TOTAL DEVELOPMENT		**1,203.3**	

FROM :

5. **Recreation Facility Data**
   Number of Parking Spaces:

Zoo:	5,000	Park:	655

TO:

5. **Recreation Facility Data**

   Number of Parking Spaces:

Zoo:	~~5000~~	**3,565**	Park:	655
Water theme park:		**500**		
Family Entertainment Center:		**275**		
Hotel:		**275**		
Gold Coast Railroad Museum:		**385**		
Total:		**5,000**		

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 Metro Zoo 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.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

o **SUMMARY OF REQUESTS:**

The applicant is seeking a substantial deviation determination pursuant to Section 380.06(19) of the Florida Statutes along with an accompanying request for a modification of the Program Summary for the Dade County Zoological Park and the South Dade Metropolitan Park Development of Regional Impact (DRI), also known as the Miami Metrozoo and Larry and Penny Thompson Park DRI, as defined in the report of the South Florida Regional Planning Council approved pursuant to Resolution No. R-1207-75.

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

- **SIZE:** 1,203.3 acres

- **IMPACT:** This application will expand the amenities currently available on the Miami-Metrozoo site, could generate jobs for low- and moderate-income Miami-Dade County residents and generate millions of dollars for the local and regional economy. However, the application could also impact the traffic in the surrounding area and thereby cause increased congestion and noise. Additionally, the application could have an impact on environmentally sensitive land that surrounds the subject property and have an impact on the water supply.

B. ZONING HEARINGS HISTORY:

The Miami-Dade County Zoological Park and South Dade Metropolitan Park (aka Miami Metrozoo and Larry and Penny Thompson Park) DRI was approved in 1975, pursuant to Resolution No. R-1207-75. In 1975, pursuant to Resolution No. R-1206-75, the Board of County Commissioners approved the General Masterplan and authorized construction of a new zoological park. In 1975, the Board of County Commissioners (BCC), pursuant to Resolution No. R-1208-75, approved the General Master Plan for the South Dade Metropolitan Park. In 1984, pursuant to Resolution No. R-771-84, the BCC approved the construction and operation of a water theme park and in 1986, pursuant to Resolution No. Z-169-86, the BCC approved an Unusual Use to permit a lake excavation. In 1987, Resolution No. R-771-84 was rescinded pursuant to Resolution No. R-81-87 by the BCC. In November 2006, a special countywide referendum on further development at the Metrozoo property on land that is not environmentally sensitive was approved by the voters, thereby authorizing the County to contract for, develop, and operate an entertainment district with certain commercial uses and structures at the Miami Metrozoo property.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) CURRENT LANGUAGE:

1. The adopted 2015 and 2025 Land Use Plan currently designates the subject property as being within the Urban Development Boundary for **Parks and Recreation** use. The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvement Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development

providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential development or other is otherwise subject to a restrictive covenant accepted by a public entity.

Certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis and golf clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

- Miami-Dade County's minimum level of service standard for the provision of recreational open space shall be the following: 1) 2.75 acres of local recreation space per 1000 permanent residents in unincorporated areas; ii) A County-provided, or an annexed or incorporated, local recreation open space of 5 acres or larger must exist within a 3 mile distance from the residential development; iii) The acreage/population measure of the Level of Service Standard will be calculated for each Park Benefit District (PBD); iv) For purposes of issuing residential development orders, the minimum LOS standard does not apply to rural and agricultural residences outside the Urban Development Boundary (UDB), and ; v.) For purposes of issuing development orders, a PBD is considered below standard if the projected deficiency is greater than five acres. This does not relieve applicants for development orders of applicable requirements for contributions of impact fees.

2. **Policy LU-1J.** Miami-Dade County will maintain its commitment to improve Community Development Block Grant (CDBG)-eligible areas, enhance the County's Enterprise Zone and participate in the Empowerment Zone program as tools to expand the economy in locally distressed areas.

3. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map'. The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

4. **Policy LU-6A.** Miami-Dade County shall continue to identify, seek appropriate designation and protect properties of historic, architectural and archaeological significance.

5. **Policy LU-8E.** Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

ii) Enhance or impede provision of services at or above adopted LOS Standards;

iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

v) If located in a planned Urban Center, or with ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7 herein.

6. **Policy HO-6B.** Continue to use incentives, such as the Federal Empowerment Zone and State Enterprise Zone designations, Brownsfields, the Urban Job Tax Credit Program, and Community Redevelopment areas, to attract industries to locate in or near infrastructure-ready infill sites in very low, low and moderate income residential areas and to employ residents of these areas.

7. **Policy CON-9A.** All activities that adversely affect habitat that is critical to federal or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur.

8. **Objective ICE-7.** Encourage the achievement of a coordinated strategy for regional economic development that addresses opportunities and threats and promotes assets in South Florida for sports and entertainment, international business, tourism and other economic development activities.

9. **Objective CIE-3.** CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

10. **Policy CIE-3A.** The capital facilities and infrastructure implications of land use and development plans and implementation will be analyzed and set forth with attention to the following:

    1. Safety improvements and elimination of hazard.
    2. Providing the necessary capacity to maintain and/or improve levels of service and quality of life in areas designated for redevelopment, infill development, and/or higher residential densities in accordance with transit oriented development plans, smart growth initiatives, and other strategies to accommodate population growth in existing communities.
    3. Elimination of below-standard conditions and capacity deficits,
    4. Demonstrated linkage between projected growth and facility service area,
    5. Financial feasibility, including operating costs

6. Coordination with the capital programming of other public agencies,
7. Contractual and/or mandated obligations.

11. **Policy CIE-3B.** Service and facility impacts of new development must be identified and quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new, or significant expansion of existing urban land uses, shall be contingent upon the provision of services at levels, which meet or exceed the adopted LOS standards except as otherwise provided in the "Concurrency Management Program" section of the CIE.

12. **Objective TC-1.** It is desirable that all roadways in Miami-Dade County operate at level of service (LOS) C or better. By the year 2010 no roadway in Miami-Dade County should operate at a level of service lower than the base level of service standard contained herein.

13. **Policy TC-1B.** The minimum acceptable peak period* operating level of service for all State and County roads in Miami-Dade County outside the Urban Development Boundary (UDB) identified in the Land Use Element shall be LOS D on State minor arterials and LOS C on all other State roads and on all County roads. The minimum acceptable peak-period LOS for all State and County roads inside the UDB shall be the following:

    2) Notwithstanding the foregoing, as required in §163.3180 (10), F.S, the following standards established by rule by the Florida Department of Transportation (FDOT), are adopted by Miami-Dade County as its minimum LOS standards for Florida Intrastate Highway System (FIHS) roadways in Miami-Dade County:

    (b) Inside the UDB

    1. Limited access State highways shall operate at LOS D or better, except where exclusive through lanes exist, roadways may operate at LOS E.

    7. Controlled access State highways shall operate at LOS D or better, except where such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E.

    8. Constrained or backlogged limited and controlled access State highways operating below the foregoing minimums must be managed to not cause significant deterioration.

14. **Policy TC-1D.** Issuance of all development orders for new development or significant expansions of existing development shall be contingent upon compliance with the Level of Service standards contained in Policy TC-1B, except as otherwise provided in the "Concurrency Management Program" section on the Capital Improvement Element.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) PROPOSED LANGUAGE:

The present designation for the subject property is **Parks and Recreation** which does not allow for the proposed uses. This DRI application is being considered concurrently with the

Comprehensive Development Master Plan (CDMP) Amendment to adopt a new land use category to the CDMP identified as the **Miami Metro Zoo Entertainment Area.** The below amendment is being proposed to allow the new uses. The proposed new language is as follows:

Miami Metro Zoo Entertainment Area
This category is for tourist attractions and ancillary uses that are adjacent to the zoological park and that are themed to establish a unified Miami Metrozoo Entertainment Area. Primary uses in the Miami Metrozoo Entertainment Area may include one or more of the following: attractions and recreation facilities (such as water park rides and attractions, family entertainment center, museums, and parks and open space) and hotels or other lodging. Certain other related and support activities such as theme-related retail concessions, food and beverage establishments, administrative offices, and passenger transportation facilities that are supportive of the primary uses may also be considered for approval in the Miami Metrozoo Entertainment Area category. The allowable primary uses shall be distributed as follows:

Miami Metrozoo Entertainment Area	*Percent*
Attractions and Recreation	*60-99*
Hotels and other lodging	*1- 40*

The allowable primary uses shall be distributed as follows:

The development of the Miami Metro Zoo Entertainment Area shall include the following:

- *Water Theme Park (23 acres) with 500 parking spaces*
- *Family Entertainment Center (20 acres) with 275 parking spaces*
- *Gold Coast Railroad Museum (45 acres) with museum structures, transit railroad with stops throughout the Miami Metro Zoo Entertainment Area and the Miami Metrozoo, 30,000 sq. ft. of restaurant space ancillary to the Museum, and 385 parking spaces*
- *Hotel (15 acres) with 200 rooms and 275 parking spaces*

The specific range and intensity of uses appropriate in the Miami Metrozoo Entertainment Area may vary by location as a function of the availability of and ease of access to public services and facilities, and compatibility with neighboring development. The areas within the Miami Metro Zoo Entertainment Area designated for the water theme park and the Gold Coast Railroad Museum shall have a maximum allowable floor area ratio (F.A.R.) of .30 and the areas designated for the family entertainment center and the hotel shall have a maximum F.A.R. of .40. The F.A.R. shall apply only to developable areas (building structures) and shall not apply to parking facilities, landscaped areas, environmentally protected lands, and other non-buildable common areas. Through the zoning review process, the use of particular sites or areas may be limited to something less than the maximum allowed in these categories. Moreover, special limitations may be imposed where necessary to protect environmental resources or to ensure compatibility with adjacent sites. Notwithstanding the foregoing, the use of the Gold Coast Railroad Museum property shall be limited to Parks and Recreation uses, museums, and ancillary food service and related retail establishments that support museum uses, as authorized pursuant to the approved General Plan and Program of Utilization (R-493-85) and Article 7 of the Home Rule Amendment and Charter, Miami-Dade County, Florida as amended through January 29, 2008.

*The **Miami Metro Zoo Entertainment Area** shall be developed in a manner that: is consistent with the adopted goals, objectives, and policies of this plan and with all applicable environmental regulations; preserves Natural Forest Communities (NFC) and other environmentally sensitive areas that are at or adjacent to the site; enhances the quality, utility, or enjoyment of the site and its recreational, entertainment, natural, historical, or archaeological resources; and promotes a pedestrian-oriented environment and provides safe and easy transportation between the primary uses.*

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
AU and GU; Metrozoo, Gold Coast Museum Larry and Penny Thompson Park	Parks and Recreation, concurrently proposed for Miami Metro Zoo Entertainment Area
Surrounding Properties:	
NORTH: AU and RU3M; University of Miami and Coast Guard facility	Institutions, Utilities and Communications Low-Medium Density
SOUTH: EU-M, AU and RU-1; single family residences	Estate Density and Low Density Residential
EAST: AU and RU-1; Coast Guard Station and single family residences	Low Density Residential and Institutions Utilities, and Communications
WEST: RU-1Z, RU-1M(a), RU-3M, AU; vacant land, federal prison, single family residences	Institutions Utilities and Communications Industrial and Office and Low Density

The 1,203.3–acre subject property is located at 12400 S.W. 152 Street, Miami-Dade County, Florida. It is the site of the existing Miami Metrozoo, the Gold Coast Museum and the Larry and Penny Thompson Park. The site is bounded by S.W. 152 Street (Coral Reef Drive) to the north, single-family residences and theoretical SW 184 Street to the south, theoretical S.W. 122 Avenue to the east, and the CSX Railroad and theoretical S.W. 137 Avenue (Lindgren Road) to the west. SW 117 Avenue lies approximately ¾ mile to the east.

E. PERTINENT REQUIREMENTS/STANDARDS:

Florida Statutes §380.06(19) Developments of Regional Impact-Substantial Deviation

The term "development of regional impact," as used in this section, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

(a) Any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review. There are a variety of reasons why a developer may wish to propose changes to an approved development of regional impact, including changed market conditions. The procedures set forth in this subsection are for that purpose.

(b) Any proposed change to a previously approved development of regional impact or development order condition which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review without the necessity for a finding of same by the local government:

1. An increase in the number of parking spaces at an attraction or recreational facility by 10 percent or 330 spaces, whichever is greater, or an increase in the number of spectators that may be accommodated at such a facility by 10 percent or 1,100 spectators, whichever is greater.

5. An increase in land area for office development by 10 percent or an increase of gross floor area of office development by 10 percent or 66,000 gross square feet, whichever is greater.

8. An increase in commercial development by 55,000 square feet of gross floor area or of parking spaces provided for customers for 330 cars or a 10-percent increase of either of these, whichever is greater.

9. An increase in hotel or motel rooms by 10 percent or 83 rooms, whichever is greater.

10. An increase in a recreational vehicle park area by 10 percent or 110 vehicle spaces, whichever is less.

11. A decrease in the area set aside for open space of 5 percent or 20 acres, whichever is less.

12. A proposed increase to an approved multiuse development of regional impact where the sum of the increases of each land use as a percentage of the applicable substantial deviation criteria is equal to or exceeds 110 percent. The percentage of any decrease in the amount of open space shall be treated as an increase for purposes of determining when 110 percent has been reached or exceeded.

13. A 15-percent increase in the number of external vehicle trips generated by the development above that which was projected during the original development-of-regional-impact review.

14. Any change which would result in development of any area which was specifically set aside in the application for development approval or in the development order for preservation or special protection of endangered or threatened plants or animals designated as endangered, threatened, or species of special concern and their habitat, any species protected by 16 U.S.C. ss. 668a-668d, primary dunes, or archaeological and historical sites designated as significant by the Division of Historical Resources of the Department of State. The refinement of the boundaries and configuration of such areas shall be considered under sub-subparagraph (e)2.j.

The substantial deviation numerical standards in subparagraphs 3., 5., 8., 9., and 12., excluding residential uses, and in subparagraph 13., are increased by 100 percent for a project certified under s. 403.973 which creates jobs and meets criteria established by the Office of Tourism, Trade, and Economic Development as to its impact on an area's economy, employment, and prevailing wage and skill levels. The substantial deviation numerical standards in subparagraphs 3., 5., 6., 7., 8., 9., 12., and 13. are increased by 50 percent for a project located wholly within an urban infill and redevelopment area designated on the applicable adopted local comprehensive plan future land use map and not located within the coastal high hazard area.

(e) 1. Except for a development order rendered pursuant to subsection (22) or subsection (25), a proposed change to a development order that individually or cumulatively with any previous change is less than any numerical criterion contained in subparagraphs (b)1.-13. and does not exceed any other criterion, or that involves an extension of the buildout date of a development, or any phase thereof, of less than 5 years is not subject to the public hearing requirements of subparagraph (f)3., and is not subject to a determination pursuant to subparagraph (f)5. Notice of the proposed change shall be made to the regional planning council and the state land planning agency. Such notice shall include a description of previous individual changes made to the development, including changes previously approved by the local government, and shall include appropriate amendments to the development order.

2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

a. Changes in the name of the project, developer, owner, or monitoring official.

b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.

c. Changes to minimum lot sizes.

d. Changes in the configuration of internal roads that do not affect external access points.

e. Changes to the building design or orientation that stay approximately within the approved area designated for such building and parking lot, and which do not affect

historical buildings designated as significant by the Division of Historical Resources of the Department of State.

f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.

g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.

h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.

i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.

j. Changes that modify boundaries and configuration of areas described in subparagraph (b)14. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur prior to the time a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the lands specifically set aside for permanent preservation in the final development order.

k. Any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-j. and which does not create the likelihood of any additional regional impact.

This subsection does not require the filing of a notice of proposed change but shall require an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order. In accordance with the local government's procedures, including requirements for notice to the applicant and the public, the local government shall either deny the application for amendment or adopt an amendment to the development order which approves the application with or without conditions. Following adoption, the local government shall render to the state land planning agency the amendment to the development order. The state land planning agency may appeal, pursuant to s. 380.07(3), the amendment to the development order if the amendment involves sub-subparagraph g., sub-subparagraph h., sub-subparagraph j., or sub-subparagraph k. and it believes the change creates a reasonable likelihood of new or additional regional impacts.

3. Except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall

be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence.

4. Any submittal of a proposed change to a previously approved development shall include a description of individual changes previously made to the development, including changes previously approved by the local government. The local government shall consider the previous and current proposed changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development-of-regional-impact review.

5. The following changes to an approved development of regional impact shall be presumed to create a substantial deviation. Such presumption may be rebutted by clear and convincing evidence.

   a. A change proposed for 15 percent or more of the acreage to a land use not previously approved in the development order. Changes of less than 15 percent shall be presumed not to create a substantial deviation.

   b. Notwithstanding any provision of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.065(3)(c), (d), (e), and (f) and residential use.

(f) 1. The state land planning agency shall establish by rule standard forms for submittal of proposed changes to a previously approved development of regional impact which may require further development-of-regional-impact review. At a minimum, the standard form shall require the developer to provide the precise language that the developer proposes to delete or add as an amendment to the development order.

2. The developer shall submit, simultaneously, to the local government, the regional planning agency, and the state land planning agency the request for approval of a proposed change.

3. No sooner than 30 days but no later than 45 days after submittal by the developer to the local government, the state land planning agency, and the appropriate regional planning agency, the local government shall give 15 days' notice and schedule a public hearing to consider the change that the developer asserts does not create a substantial deviation. This public hearing shall be held within 60 days after submittal of the proposed changes, unless that time is extended by the developer.

4. The appropriate regional planning agency or the state land planning agency shall review the proposed change and, no later than 45 days after submittal by the developer of the proposed change, unless that time is extended by the developer, and prior to the public hearing at which the proposed change is to be considered, shall advise the local government in writing whether it objects to the proposed change, shall specify the reasons for its objection, if any, and shall provide a copy to the developer.

5. At the public hearing, the local government shall determine whether the proposed change requires further development-of-regional-impact review. The provisions of paragraphs (a) and (e), the thresholds set forth in paragraph (b), and the presumptions set forth in paragraphs (c) and (d) and subparagraph (e)3. shall be applicable in determining whether further development-of-regional-impact review is required.

6. If the local government determines that the proposed change does not require further development-of-regional-impact review and is otherwise approved, or if the proposed change is not subject to a hearing and determination pursuant to subparagraphs 3. and 5. and is otherwise approved, the local government shall issue an amendment to the development order incorporating the approved change and conditions of approval relating to the change. The requirement that a change be otherwise approved shall not be construed to require additional local review or approval if the change is allowed by applicable local ordinances without further local review or approval. The decision of the local government to approve, with or without conditions, or to deny the proposed change that the developer asserts does not require further review shall be subject to the appeal provisions of s. 380.07. However, the state land planning agency may not appeal the local government decision if it did not comply with subparagraph 4. The state land planning agency may not appeal a change to a development order made pursuant to subparagraph (e)1. or subparagraph (e)2. for developments of regional impact approved after January 1, 1980, unless the change would result in a significant impact to a regionally significant archaeological, historical, or natural resource not previously identified in the original development-of-regional-impact review.

(g) If a proposed change requires further development-of-regional-impact review pursuant to this section, the review shall be conducted subject to the following additional conditions:

1. The development-of-regional-impact review conducted by the appropriate regional planning agency shall address only those issues raised by the proposed change except as provided in subparagraph 2.

2. The regional planning agency shall consider, and the local government shall determine whether to approve, approve with conditions, or deny the proposed change as it relates to the entire development. If the local government determines that the proposed change, as it relates to the entire development, is unacceptable, the local government shall deny the change.

3. If the local government determines that the proposed change should be approved, any new conditions in the amendment to the development order issued by the local government shall address only those issues raised by the proposed change and require mitigation only for the individual and cumulative impacts of the proposed change.

4. Development within the previously approved development of regional impact may continue, as approved, during the development-of-regional-impact review in those portions of the development which are not directly affected by the proposed change.

Miami-Dade County Home Rule Charter Article 7

Section 7.01
Policy.
Parks, aquatic preserves, and land acquired by the County for preservation shall be held in trust for the education, pleasure, and recreation of the public and they shall be used and maintained in a manner which will leave them unimpaired for the enjoyment of future generations as a part of the public's irreplaceable heritage. They shall be protected from commercial development and exploitation and their natural landscape, flora and fauna, and scenic beauties shall be preserved. In lands acquired by the County for preservation and in parks along the Ocean or the Bay the public's access to and view of the water shall not be obstructed or impaired by buildings or other structures or concessions which are in excess of 1500 square feet each. Adequate maintenance shall be provided.

Section 7.02
Restrictions and Exceptions.
In furtherance of this policy parks shall be used for public park purposes only, and subject to the limited exceptions set forth in this Article, there shall be no permanent structures or private commercial advertising erected in a public park or private commercial use of a public or renewals, expansion, extensions of existing leases, licenses, or concessions to private parties of public park property, unless each such structure, lease, license, renewal, expansion, extension, concession or use shall be approved by a majority vote of the voters in a County-wide referendum. Nothing in this Article shall prevent any contract with federally tax-exempt not-for-profit youth, adult, and senior cultural, conservation and parks and recreation program providers. To ensure aquatic preserves, lands acquired by the County for preservation, and public parks or parts thereof which are nature preserves, beaches, natural forest areas, historic or archeological areas, or otherwise possess unique natural values in their present state, such as Matheson Hammock, Greynolds Park, Redlands Fruit and Spice Park, Castellow Hammock, Crandon Park, Trail Glades Park, Deering Estate Park, Pine Shore Park, Old Cutler Hammock, Chapman Field, Tamiami Pinelands, Wainright Park, Larry and Penny Thompson Paark, Whispering Pines Hammock, Mangrove Preserves, Owaissa Bauer Park, Fuchs Hammock, Black Point Marina, Simpson Park, Sewell Park, Barnes Park, Virginia Key, mangroves preserves, and all other natural or historical resource based parks do not lose their natural or historical values, any structure, lease, license, renewal, extension, concession or use in any of this class of public parks or in aquatic preserves and preservation lands must be approved by an affirmative vote for two-thirds of the voters in a County-wide referendum. No park shall be designed to used beyond its appropriate carrying capacity and to the extent required by law all parks and facilities and permitted special events and concessions operating in the parks shall be fully accessible to persons with disabilities. Nothing in this Article shall prevent the maintenance of existing facilities, the maintenance operation, and renovation of existing golf course and marina restaurants at their existing square footage by government agencies or private operators, provided such private operators are chosen as a result of competitive selection and their initial contract terms are limited to no more than ten years, or the construction, operation, maintenance, and repair by government agencies or private operators of or issuance of temporary permits for:

A. Appropriate access roads, bridges, fences, lighting, flag poles, entrance features, picnic shelters, tables, grills, benches, irrigation systems, walls,

erosion control devices, utilities, trash removal, parking and security and fire facilities for the primary use of the park system;

B. Food and concession facilities each not in excess of 1500 square feet of enclosed space, with any complementary outdoor or covered areas needed to service park patrons;

C. User-participation non-spectator recreation and, playground facilities, golf courses and golf-course related facilities, and bandstands and bandshells containing less than 1,000 spectator seats and athletic facilities, sports fields and arenas containing less than 3,000 spectator seats;

D. Facilities for marinas, sightseeing and fishing boats, visiting military vessels, and fishing;

E. Park signage and appropriate plaques and monuments;

F. Rest rooms;

G. Fountains, gardens, and works of art;

H. Park service facilities, senior, day care and pre-school facilities, small nature centers with not more than one classroom;

I. Film permits, temporary fairs, art exhibits, performing arts, concerts, cultural and historic exhibitions, regattas, athletic contests and tournaments, one of which require the erection of permanent structures;

J. Advertising in connection with sponsorship of events or facilities in the park, provided however all such facilities and uses are compatible with the particular park and are scheduled so that such events do not unreasonably impair the public use of the park or damage the park.

K. Programming partnerships with qualified federally tax exempt not-for-profit youth, adult, and senior cultural, conservation, and parks and recreation program providers;

L. Agreements with cable, internet, telephone, electric or similar service providers or utilities, so long as any installations are underground or do not adversely impact natural resources, or parks facilities and uses.

No park facilities, golf courses, or County lands acquired for preservation shall be converted to or used for non- park offices, purposes, or uses. The County, the municipalities, and agencies or groups receiving any public funding shall not expend any public money or provide any publicly funded services in kind to any project which does not comply with the Article. No building permit or certificate of occupancy shall be issued for any structure in violation of this Article. The restrictions applying to parks in this Article shall not apply to the Dade County Youth Fair site, Metro Zoo, Tamiami Stadium, Haulover Fishing Pier, the Dade County

Auditiorium, the Museum of Science, the Gold Coast Railroad Museum, Vizcaya Museum and Gardens, Trail Glade Range, the Orange Bowl, the Commodore Ralph Munroe Marine Stadium, the Seaquarium, Curtis Park track and stadium, Fairchild Tropical Gardens, and mini and neighborhood parks except that no mini or neighborhood park may be leased or disposed of unless a majority of the residents residing in voting precincts any part of which is within 1 mile of the park authorize such sale or lease by majority vote in an election.

Section 7.03
Enforcement and Construction.
All elections required by this Article shall be held either in conjunction with state primary or general elections or as part of bond issue elections. The provisions of this Article may be enforced in the same manner as provided in Section (C) of the Citizens' Bill of Rights of this Charter. The provisions of this Article shall be liberally construed in favor of the preservation of all park lands, aquatic preserves, and preservation lands. If any provision of this Article shall be declared invalid it shall not affect the validity of the remaining provisions of this Article. This Article shall not be construed to illegally impair any previously existing valid written contractual commitments or bids or bonded indebtedness.

Section 7.04
Jurisdiction.
Except as otherwise provided herein the provisions of this Article shall apply to all County and municipal parks, aquatic preserves, and lands acquired by the County for preservation now in existence or hereafter acquired, provided that if this Article was not favorably voted upon by a majority of the voters voting in any municipality at the time of the adoption of this Article the municipal parks of such municipality shall be excluded from the provisions of this Article.

Code of Miami-Dade County

Section 33-311(A)(7) (Generalized Modification Standards). The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing). The Community Zoning Appeals shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the

application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

V. Modification or Elimination of Conditions and Restrictive Covenants After Public Hearing, Where Public Benefits Are Created or Enhanced to a Level or Degree that Clearly Outweighs Additional New Public Burdens. *The* Community Zoning Appeals Board shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where demonstratively greater public benefit will result from the modification or elimination than the resulting public burden as measured by the following:

(A) Approval of the application will result in the provision of public benefits in two (2) or more of the following categories of public benefits:

1. Enhancement and/or preservation of substantial open space, public parks, environmentally sensitive land, or natural or historic resources in terms of one or more of the following:

(a) provision of additional on- or off-site open space, configured in such a manner that it provides a public benefit in terms of either public use or improved aesthetics when viewed from public rights-of-way (except where 2 (d) below is relied upon); or
(b) an increase in the amount of land available for public parks acceptable to the Park and Recreation Department, or in the recreational facilities of public parks; or
(c) perpetual preservation of "environmentally endangered lands"; or
(d) perpetual preservation of additional wetlands (which may include, in addition, restoration or enhancement); or
(e) removal of a use or structure that either has an adverse effect on a wellfield or aquifer recharge area, or that poses a high risk of wellfield contamination, and replacement with a use or structure that significantly lessens the impact or risk; or
(f) removal, or reduction of the intensity of a use, that results in a substantial reduction of risk of groundwater contamination; or
(g) preservation of designated historic resources or rehabilitation of contributing historic structures.

8. The creation of 15 or more new permanent jobs.

(B) Notwithstanding the provisions of the preceding paragraphs, no application will be approved under this subsection if such approval would result in:

1. a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity;

2. community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity;

3. a material change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character;

4. a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network;

5. unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or

6. a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or

7. a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, fleamarkets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities;

The Community Zoning Appeals Board shall impose such conditions and requirements in connection with an approval under this subsection as shall prevent or mitigate any resulting adverse impacts to the County or to any aggrieved person who has reasonably, demonstrably and detrimentally relied upon the condition or covenant sought to be modified or eliminated.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Solid Waste	No objection*
Aviation	No objection
Schools	No objection
WASD	No objection*

*Subject to conditions

H. ANALYSIS

The applicant is seeking a substantial deviation determination to a Development of Regional Impact (DRI) pursuant to Section 380.06(19)(c) of the Florida Statutes along with an accompanying request for a modification of the "Program Summary for the Dade County Zoological Park" also known as Miami Metrozoo and the "South Dade Metropolitan Park" also

known as Larry and Penny Thompson Park, as defined in the report of the South Florida Regional Planning Council adopted by the Board of County Commissioners (BCC), pursuant to Resolution No. R-1207-75. The previously approved DRI included a land area of 1,010 acres and 5,000 parking spaces for the Zoological Park and the Metropolitan Park. A concurrent CDMP amendment is being filed with this application.

The applicant is seeking a substantial deviation determination with respect to a modification to the approved Development Order (DO) in order to increase the acreage of the original DRI, allow additional uses, reduce the number of parking spaces for the Zoological Park, and reallocate spaces to the Gold Coast Railroad Museum and the proposed Water Theme Park, Family Entertainment Center, restaurants, themed retail uses and a hotel. In accordance with Section 380.06(19)(e)(4) of the Florida Statutes, any submittal of a proposed change to a previously approved Development of Regional Impact shall include a description of individual changes previously approved by the local government. The local government shall consider the previous and current changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development-of-regional-impact review.

In February 2005, the Miami-Dade Park and Recreation Department submitted to the State of Florida Department of Community Affairs a Notification of a Proposed Change (NOPC) for the subject property. The NOPC requested that the DRI area be increased from 1,010 acres to 1,203.3 acres, adding 193 acres that Miami-Dade County acquired through Federal surplus. The additional acreage includes 50 acres currently used for the Gold Coast Railroad Museum, 136 acres to be used to extend passive trails in the Larry and Penny Thompson Park, and 7 acres that are currently being used as the Metrozoo's main entrance connecting the approved DRI property with S.W. 152 Street. In addition, the NOPC requested to exchange 1,435 parking spaces originally allocated to the Metrozoo to serve the 200 proposed hotel rooms, water theme park, family entertainment center, and the Gold Coast Museum. The South Florida Regional Planning Council has indicated that the proposed change will not have significant additional regional impact. Staff notes that the request does not increase the number of parking spaces at an attraction or recreational facility by 10 percent or 330 spaces, and therefore, as provided by Florida Statutes Section 380.06 (19)(b)(1), is not presumed to create a substantial deviation. Additionally, since the traffic study submitted for the applicant has determined that the trip generation will not result in a 15 percent increase in the number of external trips generated by the development above that projected during the original development of regional impact review, pursuant to Florida Statutes Section 380.06(19)(e)(5), it is presumed not to create a substantial deviation. Noting all the aforementioned, staff is of the opinion that the request to modify the approved Development Order in order to increase the acreage of the original DRI, allow additional uses, reduce the number of parking spaces for the Zoological Park, and reallocate the spaces to the Gold Coast Railroad Museum, the proposed Water Theme Park, Family Entertainment Center and hotel, is not a substantial deviation. It should also be noted that no specific buildout or termination date were specified in the original Development Order and therefore both are proposed herein.

The present application is to determine if the proposal to modification is a substantial deviation. The decisions made in this application will set the parameters for the future zoning, land use development orders and permits. The Park and Recreation Department plans to bring before the BCC and the appropriate CZAB competitive proposals to build and operate various aspects of this project. The applicant is also concurrently requesting that a new land use category be

added to the Comprehensive Development Master Plan (CDMP) and that the Miami Metrozoo and Gold Coast Railroad properties be designated on the 2015 and 2025 Land Use Plan (LUP) map with the new category – **Miami Metro Zoo Entertainment Area.** The intent of this request is to modify the Development Order of the DRI to allow the future construction of a water park, family entertainment center and hotel on the currently underutilized Metrozoo parking lots. The current CDMP land use category does not permit the proposed uses.

On November 7, 2006, a special countywide referendum was held and the voters of Miami-Dade County approved additional further development at the Metrozoo property on land that is not environmentally sensitive and is outside the animal attractions. The referendum was required under Article Seven of the Miami-Dade County Home Rule Charter in order to give the County the authority to contract, develop and operate an entertainment area designation with certain commercial uses and structures at the Miami Metrozoo property. The Gold Coast Railroad Museum property was not included in the 2006 countywide referendum, therefore, although areas inside the approved Museum development area (R-493-85) are still exempt from Article Seven restrictions, should areas outside of the approved Museum development area be considered for commercial development in the future, it may be necessary to hold a countywide referendum to approve any such commercial uses and structures on the Gold Coast property.

The subject property is currently designated on the adopted 2015 and 2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) for **Parks and Recreation** use. The LUP map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. As previously mentioned, concurrently filed with this application is a proposed CDMP Plan Amendment for the creation of a new land use category specifically for this site that would allow for tourist related entertainment, recreation and hotel uses. This new land category, **Miami Metro Zoo Entertainment Area,** would apply to the 170 acres of the existing Miami Metrozoo and Gold Coast Railroad Museum properties. Although museums are allowable uses under the Parks and Recreation land use category, the proposed water park, family entertainment center and hotel, as well as the themed retail uses and restaurants, are not presently permitted by the CDMP. However, if the plan amendment is approved, these uses will be **consistent** with the CDMP.

The Department of Environmental Resources Management **(DERM) does not object** to this application subject to conditions. Among other things, DERM has determined that the private sewer system does not have enough capacity for the additional sewage flows that the proposed development would generate and therefore requires construction of a new lift station. DERM also requires that the addition of 136 acres of the N.W. corner of Larry and Penny Thompson Park and other natural forest communities be clearly defined, preserved and managed for conservation in order to satisfy the requirements of Sections 24-49.2 and 24-49.3 of the Code. In such areas, only passive uses that will not disturb substrate or native vegetation my occur.

The Department of Solid Waste Management **(SWM)** and the Miami-Dade Police Department **(MDPD) do not object** to this application. Miami-Dade Transit **(MDT)** also has no objection, but because there will be a significant increase in trip generation, as evidenced by the applicant's report, the staff is of the opinion that transit service should be expanded to serve this development. Additionally, the Miami-Dade Fire Rescue Department **(MDFRD) does not object** to this application. The MDFRD memorandum indicates that the response time of 5.24

minutes for the proposed development complies with the performance objective of the national industry.

The Miami-Dade Water and Sewer Department **(WASD) does not object** subject to conditions. WASD requires that the water supply for the theme park pool be potable water provided by WASD facilities. Additionally, they have requested, that at the end of the season the water from the pool be treated and injected into the moat, where WASD is planning to recharge the aquifer with highly treated reclaimed water. WASD has an ongoing water reclamation project and this request is mandated by the State as part of the County's 20-year Water Use Permit. Also, WASD has requested that the water theme park use reclaimed water for all irrigation needs when available and feasible. Additionally, this project will incorporate water conservation practices in the design of the proposed water theme park, the family entertainment center, the hotel, and the Gold Coast Museum facilities to the extent allowed by law.

The Public Works Department **(PWD) does not object** to this application and their memorandum indicates that the application meets the criteria for Traffic Concurrency for an Initial Development Order. The Public Works Department memorandum requires a comprehensive internal site circulation analysis prior to submittal of any zoning application for the new uses. Initially, the Florida Department of Transportation **(FDOT)** reviewed the NOPC and indicated in their memorandum that there is a need to improve the intersection of SW 152nd Street and SW 117th Avenue and that the final approval of the application should be contingent upon those improvements. Subsequently, the Miami-Dade Department of Public Works, the Miami-Dade County Department of Planning and Zoning and FDOT met, and through a coordinated effort, addressed FDOT's concerns. FDOT provided a second memorandum dated February 29, 2008 which indicates that proposed improvements by the Public Works Department and FDOT in Phases I and II will provide the needed traffic operational relief for SW 152nd Street and SW 117th Avenue. Phase I is currently underway and entails the widening of the intersection of SW 152nd Street and SW 117th Avenue. Phase I improvements must be completed prior to any development on the site. Phase II improvements, which include a continuous right turn lane from the HEFT southbound exit ramp to 117th Avenue, and tying into the free-flow right turn lane for southbound to westbound traffic onto SW 152nd Street, must be completed prior to the issuance of the Certificate of Occupancy (CO) for the hotel. Both Phase I and II improvements are funded either within the Miami-Dade Transportation Improvement Plan (TIP) or by FDOT.

In 2007, Miami-Dade County signed an Agreement in Principle **(AIP)** with the United States Department of the Army. The agreement was necessary because the County found that prior to seeking the DRI for the subject property, it needed to modify deed restrictions to permit the proposed development. In order to eliminate federal objections, the County agreed to certain conditions contained in the agreement including restrictions on height, easements, hours of operation, addressing security needs of the adjacent federal facilities, and other restrictions. The AIP also included the transfer of 4 acres of land to the federal government. The Miami-Dade County Department of Planning and Zoning **(DPZ)** recommends that approval of the application with all the provisions contained in the 2007 AIP.

Additionally, approval should be conditioned on the development incorporating energy efficient measures 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. Furthermore, the Miami-Dade County Office of Historic Preservation **(OHP)** recommends that a cultural resource assessment be individually conducted by a professional consultant prior to any development of the proposed water park, family entertainment center, and hotel sites.

When request #2 is analyzed under Section 33-311(A)(7), the Generalized Modification Standards, staff is of the opinion that the modification of the Program Summary Report would not generate excessive noise or traffic, would not provoke overcrowding of people, and would not be incompatible with the area. The site is well buffered, and much of the activity will occur internal to the site, which would reduce noise concerns. Although this application will increase traffic in the area, the traffic analysis concludes that the trip generation increase will be less than 15 percent, and the Public Works Department has indicated in their memorandum that this application meets traffic concurrency criteria. Additionally, the 1203.3-acre site is large enough to accommodate the anticipated increase in attendance. When considering the necessity for and reasonableness of the proposed modification in relation to the present and future development of the area, staff maintains that the modification will not have an unfavorable effect on the area, will not be contrary to public interest and is **compatible** with the surrounding area because it is an expansion of the current entertainment and tourist attraction. It should also be noted that the proposed new uses would have a positive impact on the regional economy by potentially providing an estimated 1,900 new jobs and $154 million per year gain in personal income and substantial revenue to the County. Furthermore, the subject property is designated a State Enterprise Zone (EZ), and the proposal will be instrumental in attracting businesses and creating job opportunities for low-to-moderate income residents of Miami-Dade County. Accordingly, staff recommends that request #2 be conditioned on all RFPs giving preference to businesses that agree to follow the EZ hiring and business policies. Additionally, as previously mentioned, Miami-Dade County residents voted to approve the proposed new uses on the subject property at the November 7, 2006 special county-wide referendum. Based on all the aforementioned, staff recommends approval of request #2 with conditions from the various departments under Section 33-311(A)(7) (Generalized Modification Standards).

Section 33-311(A)(17), the Modification or Elimination of Conditions or Covenants After Public Hearing Standards, staff is of the opinion that the modification of the Program Summary Report would create or enhance public benefits to a level or degree that clearly outweighs additional public burden. The application must meet two or more of the public benefits outlined in the Code. First, the modification preserves and enhances historic resources. The proposed development will enhance and preserve the historically designated Gold Coast Railroad portion of the Richmond Naval Air Station. On December 9, 2007, the site received a historic preservation designation, pursuant to Resolution No. 07-48. Furthermore, the memorandum from the Office of Historic Preservation requires that the Former Princeton Railroad car and the archeological building remnants of the Richmond Naval Station must be preserved by the County. Second, the modification creates 15 or more new permanent jobs. As previously mentioned, it is estimated that 1900 new jobs will be created as a result of this development, far exceeding this threshold. Section 33-311(A)(17) provides that the modification cannot be approved if the application will result in any of the following: a use of land which will have a significant adverse effect upon the value of properties in the immediate vicinity; community design, architecture, or layout and orientation of buildings, open space, or amenities that is inconsistent with and deleterious to the aesthetic character of the immediate vicinity; a material

change in the density, intensity, or use of the subject property that so differs from the density, intensity, or use of other existing or approved development in the immediate vicinity that the subject property would represent an obvious and significant departure from the established development pattern of the immediate vicinity which has a deleterious effect on its community character; a substantial degradation of localized traffic patterns or a substantial adverse impact on the roadway network; unmitigated demands on potable water, sanitary sewer, or stormwater treatment systems which exceed the capacity of those systems; or a new or continued and substantial risk to human life or safety or to the environment, or a nuisance; or a material increase in height or volume of open lot uses or facilities, or a material increase in intensity of allowed open lot uses, including but not limited to such open lot uses as outdoor storage of products, materials or equipment, flea markets, carnivals, telecommunications facilities, concrete and asphalt batching plants, landfills and private playgrounds and recreational facilities. Staff opines that the application will not have an adverse effect on property values, nor be a risk to human life or safety, or the environment, nor be a nuisance. Though the stages of development are proposed for future approvals, staff opines that the proposed new CDMP category and the zoning regulations will prevent the design or density or intensity to be deleterious to the surrounding community. In addition, as evidenced by the traffic study submitted with this application and the memorandum from the Public Works Department, there will not be a substantial degradation of localized traffic, and any adverse impact on the roadway will be mitigated before development is completed. While staff notes that the proposed development will impact the water and sewer systems, the memoranda and conditions from WASD and DERM will mitigate any negative impact. Although Section 33-311(A)(17) is not tailored to modification of DRIs, it appears to meet all the criteria except one, regarding a material increase in intensity of allowed open lot uses. Based on all the aforementioned, staff recommends denial of request #2 under Section 33-311(A)(17) (Modification or Conditions After Public Hearing).

Accordingly, staff recommends that the DIC Executive Council make a finding that the proposed modification to the DRI does not result in a substantial deviation to the Development Order requiring further development of regional impact review. In addition staff recommends approval with conditions of request #2 under Section 33-311(A)(7) (Generalized Modification Standards) or denial of said request under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing). Staff notes that approval pursuant to this recommendation includes the authorization to execute and record a restrictive covenant required by DERM to identify and establish certain Natural Forest Community preservation areas.

I. RECOMMENDATION:

Approval of a finding that the proposed modification to the DRI Development Order does not result in a substantial deviation; and approval with conditions of request #2 under Section 33-311(A)(7) (Generalized Modification Standards) and the authorization to execute and record a restrictive covenant required by DERM to identify and establish certain Natural Forest Community preservation areas; denial without prejudice under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

J. **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 tying 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(I)(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.

DATE TYPED: 09/05/07
DATE REVISED: 09/05/07, 9/12/07, 9/14/07, 9/24/07, 10/01/07, 10/05/07, 10/06/07,2/07/08, 3/11/08, 3/12/08,3/21/08, 3/24/08, 3/27/08,
DATE FINALIZED:

SB:MTF:LT:NN:CI

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Approved _____ Mayor
Veto _____
Override _____

Ordinance 9

Substitute
Special Item No. 1
7-03-08

ORDINANCE NO. 08-88

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN FILED FOR CONCURRENT PROCESSING WITH PROPOSED CHANGES TO "MIAMI METROZOO" DEVELOPMENT OF REGIONAL IMPACT (DRI); PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND EFFECTIVE DATE

WHEREAS, Chapter 163, Part 2, and 380.06, Florida Statutes, and associated administrative regulations establish procedures for amending local government comprehensive plans; and

WHEREAS, this Board has provided a procedure (codified as Section 2-116.1 of the Code of Miami-Dade County, Florida) to amend, modify, add to or change the Miami-Dade County Comprehensive Development Master Plan (CDMP); and

WHEREAS, Chapter 380.06(6), F.S., and Section 2-116.1 of the Code of Miami-Dade County, provides a procedure for accepting and processing applications to amend the Comprehensive Development Master Plan (CDMP) concurrently with a Notice of Proposed Change (NOPC) to an existing Development of Regional Impact (DRI); and

WHEREAS, a CDMP amendment Application was filed for concurrent processing with a Notice of Proposed Change to the existing Miami Metrozoo (a.k.a. Miami Metrozoo and Larry and Penny Thompson Park) DRI, as provided in Chapter 380.06(6), F.S., and Section 2-116.1, of the County Code; and

WHEREAS, the CDMP amendment Application and applicable initial recommendations of the Department of Planning and Zoning are contained in a document entitled "Application and Initial Recommendations, Miami Metrozoo DRI Application to Amend the CDMP" dated June 22, 2007 and revised July 3, 2007 and July 26, 2007; and

WHEREAS, affected Community Council Number 14 has acted in accord with County procedures, and conducted a duly noticed public hearing on June 27, 2007, to receive public

comments on the subject CDMP amendment Application and on the recommendations of the Department of Planning and Zoning (DP&Z), and to formulate recommendations regarding transmittal and final action on the requested amendments; and

WHEREAS, the Planning Advisory Board (PAB), acting as the Local Planning Agency (LPA), conducted a duly noticed public hearing on July 9, 2007 to address the subject CDMP amendment Application, the recommendations of the affected Community Council, the DP&Z transmittal of the amendment Application to DCA for State agency review, and to formulate recommendations regarding final action on the requested Plan amendments; and

WHEREAS, the Miami-Dade County Board of County Commissioners conducted a duly noticed public hearing on July 26, 2007, to address the subject CDMP amendment application, the recommendations of the affected Community Council, the PAB and the DP&Z, to address transmittal by the Board to the DCA of the subject amendment application for State agency review and comment, and to address subsequent action on the application by the Board; and

WHEREAS, an Objections, Recommendations, and Comments (ORC) report on the Metrozoo DRI CDMP amendment application was issued by DCA on October 12, 2007; and

WHEREAS, the Board of County Commissioners is required by the Code of Miami-Dade County ("Code") to take final action to Adopt, Adopt With Change, or Not Adopt the amendment Application not later than sixty (60) days after receipt of written comments from DCA addressing the Application, unless an extension of that deadline is timely requested by the applicant; and

WHEREAS, an extension to the Code deadlines was requested on October 31, 2007 and granted by DP&Z, as allowed by Section 2-116.1(5)(a)(7) of the Code of Miami-Dade County, in order to resolve outstanding issues raised by DCA in the ORC report dated October 12, 2007; and

WHEREAS, the DP&Z and the LPA may issue revised recommendations addressing the transmitted plan amendment Application after receipt of comments from the DCA, prior to final hearing and action by the Board of County Commissioners; and

WHEREAS, consideration of such special Application is exempt from the twice-per-year statutory limitation on adoption of comprehensive plan amendments pursuant to Chapter 163, F.S.; and

WHEREAS, DP&Z's revised recommendations addressing the Metrozoo DRI CDMP amendment application, DCA's ORC report, and DP&Z's response to the ORC report are contained in a document titled "Revised Recommendation, Miami Metrozoo DRI Application to Amend the Comprehensive Development Master Plan," dated April 25, 2008; and

WHEREAS, on May 5, 2008, the PAB acting as the Local Planning Agency conducted a duly noticed public hearing to receive public comments on the pending CDMP amendment application as transmitted for review and comment by DCA; on the revised recommendations of the DP&Z; on the ORC report; and to issue a final recommendation to the Board of County Commissioners regarding final actions on the pending Metrozoo DRI CDMP amendment application; and

WHEREAS, all existing lawful uses and zoning in effect prior to a CDMP amendment are deemed to remain consistent with the CDMP as amended unless the Board of County Commissioners, in conjunction with a particular zoning action, finds such preexisting zoning or uses to be inconsistent with the CDMP based upon a planning study or activity addressing the criteria set forth in the CDMP; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, any application for zoning or other land use approval involves the application of the County's overall land use policies to the particular request under consideration; and

WHEREAS, the County's overall land use policies include, but are not limited to, the CDMP in its entirety and the County's land development regulations; and

WHEREAS, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance;

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

WHEREAS, DP&Z's revised recommendations addressing the Metrozoo DRI CDMP amendment application, DCA's ORC report, and DP&Z's response to the ORC report are contained in a document titled "Revised Recommendation, Miami Metrozoo DRI Application to Amend the Comprehensive Development Master Plan," dated April 25, 2008; and

WHEREAS, on May 5, 2008, the PAB acting as the Local Planning Agency conducted a duly noticed public hearing to receive public comments on the pending CDMP amendment application as transmitted for review and comment by DCA; on the revised recommendations of the DP&Z; on the ORC report; and to issue a final recommendation to the Board of County Commissioners regarding final actions on the pending Metrozoo DRI CDMP amendment application; and

WHEREAS, all existing lawful uses and zoning in effect prior to a CDMP amendment are deemed to remain consistent with the CDMP as amended unless the Board of County Commissioners, in conjunction with a particular zoning action, finds such preexisting zoning or uses to be inconsistent with the CDMP based upon a planning study or activity addressing the criteria set forth in the CDMP; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, any application for zoning or other land use approval involves the application of the County's overall land use policies to the particular request under consideration; and

WHEREAS, the County's overall land use policies include, but are not limited to, the CDMP in its entirety and the County's land development regulations; and

WHEREAS, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance;

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

comments on the subject CDMP amendment Application and on the recommendations of the Department of Planning and Zoning (DP&Z), and to formulate recommendations regarding transmittal and final action on the requested amendments; and

WHEREAS, the Planning Advisory Board (PAB), acting as the Local Planning Agency (LPA), conducted a duly noticed public hearing on July 9, 2007 to address the subject CDMP amendment Application, the recommendations of the affected Community Council, the DP&Z transmittal of the amendment Application to DCA for State agency review, and to formulate recommendations regarding final action on the requested Plan amendments; and

WHEREAS, the Miami-Dade County Board of County Commissioners conducted a duly noticed public hearing on July 26, 2007, to address the subject CDMP amendment application, the recommendations of the affected Community Council, the PAB and the DP&Z, to address transmittal by the Board to the DCA of the subject amendment application for State agency review and comment, and to address subsequent action on the application by the Board; and

WHEREAS, an Objections, Recommendations, and Comments (ORC) report on the Metrozoo DRI CDMP amendment application was issued by DCA on October 12, 2007; and

WHEREAS, the Board of County Commissioners is required by the Code of Miami-Dade County ("Code") to take final action to Adopt, Adopt With Change, or Not Adopt the amendment Application not later than sixty (60) days after receipt of written comments from DCA addressing the Application, unless an extension of that deadline is timely requested by the applicant; and

WHEREAS, an extension to the Code deadlines was requested on October 31, 2007 and granted by DP&Z, as allowed by Section 2-116.1(5)(a)(7) of the Code of Miami-Dade County, in order to resolve outstanding issues raised by DCA in the ORC report dated October 12, 2007; and

WHEREAS, the DP&Z and the LPA may issue revised recommendations addressing the transmitted plan amendment Application after receipt of comments from the DCA, prior to final hearing and action by the Board of County Commissioners; and

WHEREAS, consideration of such special Application is exempt from the twice-per-year statutory limitation on adoption of comprehensive plan amendments pursuant to Chapter 163, F.S.; and

Approved _____ Mayor
Veto _____
Override _____

Ordinance 9

Substitute
Special Item N
7-03-08

ORDINANCE NO. 08-88

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN FILED FOR CONCURRENT PROCESSING WITH PROPOSED CHANGES TO "MIAMI METROZOO" DEVELOPMENT OF REGIONAL IMPACT (DRI); PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND EFFECTIVE DATE

WHEREAS, Chapter 163, Part 2, and 380.06, Florida Statutes, and associated administrative regulations establish procedures for amending local government comprehensive plans; and

WHEREAS, this Board has provided a procedure (codified as Section 2-116.1 of the Code of Miami-Dade County, Florida) to amend, modify, add to or change the Miami-Dade County Comprehensive Development Master Plan (CDMP); and

WHEREAS, Chapter 380.06(6), F.S., and Section 2-116.1 of the Code of Miami-Dade County, provides a procedure for accepting and processing applications to amend the Comprehensive Development Master Plan (CDMP) concurrently with a Notice of Proposed Change (NOPC) to an existing Development of Regional Impact (DRI); and

WHEREAS, a CDMP amendment Application was filed for concurrent processing with a Notice of Proposed Change to the existing Miami Metrozoo (a.k.a. Miami Metrozoo and Larry and Penny Thompson Park) DRI, as provided in Chapter 380.06(6), F.S., and Section 2-116.1, of the County Code; and

WHEREAS, the CDMP amendment Application and applicable initial recommendations of the Department of Planning and Zoning are contained in a document entitled "Application and Initial Recommendations, Miami Metrozoo DRI Application to Amend the CDMP" dated June 22, 2007 and revised July 3, 2007 and July 26, 2007; and

WHEREAS, affected Community Council Number 14 has acted in accord with County procedures, and conducted a duly noticed public hearing on June 27, 2007, to receive public

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. This Board hereby desires to take further action on the pending CDMP amendment Application filed in association with the Notice of Proposed Change for the Miami Metrozoo DRI as follows:

Application	Applicant/Representatives Location and Size REQUESTED CHANGES TO THE CDMP	• Recommendation as to Final Action
Miami Metrozoo DRI/CDMP Amendment	Miami-Dade County Park and Recreation Department/ (Jack Kardys, Director and Kevin Asher, Project Manager) Location and Size: 12400 SW 152 Street, Miami, Florida 170 acres Requested Change to the CDMP: 1. Add "Miami Metrozoo Entertainment Area" as a new land use category to the Land Use Element with text establishing development standards for allowable land uses, intensities and percentages of use. The text is to be added under the section entitled Interpretation of the Land Use Plan Map: Policy of the Land Use Element, following the Parks and Recreation category. 2. Add "Miami Metrozoo Entertainment Area" as a new land use category to the adopted 2015 and 2025 Land Use Plan (LUP) map. 3. Change the land use designation of the subject property (170 acres): From: Parks and Recreation To: Miami Metrozoo Entertainment Area 4. Amend Table 3 on pages VIII-10 - VIII-11 of the Intergovernmental Coordination Element of the CDMP to include "Miami Metrozoo" and the "Miami Metrozoo Entertainment Area." 5. Add two capital improvement projects to the Park and Recreation (Table 6) component of the Capital Improvements Element (CIE).	

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby. If any application, or portion of an application is found to be not in compliance pursuant to Section 163.3184, F.S., the remainder of the application subject to such a finding adopted by this ordinance shall not be affected thereby.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 5. 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; however, the effective date of any plan amendment shall be in accordance with the following language which is included at the request of the Florida Department of Community Affairs without any admission by Miami-Dade County of the authority of the Department of Community Affairs or any other governmental entity to request or require such language: "The effective date of any plan amendment approved by this ordinance shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on such amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the Department of Community Affairs, Division of Resource Planning and Management, Plan Processing Team. The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed."

Section 6. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency.

Prepared by:
Joni Armstrong Coffey

Approved _____ Mayor
Veto _____
Override _____

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

Agenda Item No. 14(A)(3)
4-27-06

Resolution 10

RESOLUTION NO. R-484-06

RESOLUTION AUTHORIZING THE COUNTY MANAGER TO FINALIZE AND EXECUTE AN OFFER TO PURCHASE THE UNITED STATES COAST GUARD HOUSING SITE LOCATED AT SW 152 STREET ADJACENT TO MIAMI METROZOO AND AUTHORIZING THE PAYMENT OF A REFUNDABLE DEPOSIT IN THE AMOUNT OF $1,620,000; WAIVING REQUIREMENTS OF RESOLUTION NO. R-377-04

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 hereby authorizes the County Manager to finalize and execute the Offer to Purchase the United States Coast Guard Housing site located at SW 152 Street adjacent to Miami Metrozoo in substantially the form attached hereto; authorizes the payment of a refundable deposit in the amount of $1,620,000; and hereby waives the requirements of Resolution No. R-377-04. Provided that, in the event the property is sold by the County after purchase, fifty percent of the sale proceeds shall be distributed for parks facilities proportionately throughout Miami-Dade County.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Carlos A. Gimenez and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 27th day of April, 2006. 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

By: KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Warren Smith

Memorandum

MIAMI-DADE COUNTY

Date: July 6, 2006

Supplement No. 2 to
Agenda Item No. 8(M)1d

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

From: George M. Burgess
County Manager

Subject: Additional information regarding Metrozoo Development Plan and Coast Guard Property

On April 27th, 2006 the Board of County Commissioners adopted Resolution No. 484-06 authorizing the County Manager to execute an offer to purchase the United States Coast Guard site located on SW 152 Street adjacent to the Miami Metrozoo. As part of this authorization, I committed to provide the Board a report on the funding source and subsequent proposed uses for the Coast Guard property prior to its use as contemplated in the Metrozoo Master Plan and Further Development Plan.

The Miami Metrozoo Master Plan and Further Development involve uses both within and adjacent to the animal attraction. The Miami Metrozoo Master Plan was approved on July 11, 2002 (R 745-02) and addresses only the animal attraction portion of the property. It proposed substantial improvements to exhibits, visitor areas, visitor circulation and amenities. The completed Wings of Asia Aviary and Phase 1 of Tropical America Village and exhibits now under development are two of the elements of that plan.

Various approvals for the remaining portions of the plan, including the Gold Coast Railroad and Transportation Museum, a water theme park, lodging and family entertainment, are underway. These elements are proposed to be developed on County owned-land. Additional development in the form of a resort hotel and theme park are proposed to be on what is now Coast Guard property. The resort hotel relies on the acquisition of the Coast Guard housing property. The theme park relies on acquisition of the remaining portion of the Coast Guard facility.

During the three year period in which the County expects to hold the property, the Coast Guard Housing property provides the County a unique opportunity to immediately address a vital need in our community. The County can achieve multiple goals by acquiring the Coast Guard property as envisioned in the Metrozoo Master Plan and providing low cost housing for the integral workforce population. The Coast Guard site contains 99 housing units that, with some routine maintenance and minor repairs, are immediately ready for occupation. These housing units can be used to address critical workforce housing need through a unique program called "No Place Like Home" developed by various County agencies working together. Following is a synopsis of the program:

The Miami-Dade County No Place Like Home program is geared toward low and middle income families and will provide the opportunity for eligible residents to reside in temporary County owned affordable/workforce housing, while saving to purchase their own home or condominium.

Miami-Dade County, either directly or through a third party, will provide property management and maintenance, and water and sewer service to all units. The Department of Human Services will make certain that participants have successfully exited the program within fifteen (15) months, thus allowing two (2) program cycles. Cessation of the program will occur at such time as a developer is identified for the resort hotel but in no less than 36 months.

Program implementation is contingent upon the time required to complete the necessary repairs and prepare the units for occupancy. To facilitate this process, acquisition of a property management service is recommended. Once selected through the procurement process, the selected firm will be required to assess the operational status and complete the necessary repairs. As buildings are readied for occupancy, eligible participants can begin the application process.

The Miami-Dade Housing Agency (MDHA) recently initiated a new bid process for the solicitation of property management firms for their facilities and it is anticipated that the Request for Proposals (RFP) will be released in early July. The Department of Procurement Management (DPM) estimates having the process completed and a contract in place by September 2006 and the RFP has the capability to add properties. Contingent upon Board approval of the project, the property can either be included in the RFP solicitation or added to the contract after it has been awarded.

The federal General Services Administration has agreed to a purchase price of $16.2 million and County staff has determined that incidental expenses necessary for occupancy are between $600,000 and $700,000. Funding for this purchase is available from the Building Better Communities Bond Program, Preservation of Affordable Housing Units and Expansion of Home Ownership (Bond Program). Although rental projects are generally not eligible for funding from the Bond Program, this unique project qualifies because a portion of the rental payments will be set aside and used by the County to provide eligible tenants with a mortgage subsidy for the purchase of a single family residence which is an eligible program pursuant to the Bond Program. The details of the "No Place Like Home Program" are attached as Exhibit A. The first bond sale included $12.9 million for such projects and is available for immediate use. The remainder for this purchase is available in the next bond sale. Staff will approach the Citizens Advisory Committee and all appropriate Commission Committees to approve this funding. When and if the property is sold in the future, all proceeds from the sale will be made available for housing capital projects, provided, the amount of the original purchase price is used for programs that provide for homeownership and qualify under the Bond Program. Since the purchase price is significantly below current market value, this will result in considerable additional funding for future housing projects.

The Series A funds are available now for immediate use. The next bond sale is expected to include no less than $15.5 million for affordable housing. With respect to the BBC Citizens' Advisory Committee (CAC), a copy of this report has been provided CAC for their review and information.

Although the property has been operated by the federal government as military housing, the property is zoned AU (Agriculture) and therefore, will require a governmental facility hearing to allow the County to continue utilizing the property for housing. Staff is expediting the governmental facility hearing application and anticipates that it will be ready to present to the Board of County Commissioners in October for final approval.

It should be noted that should the development of a resort hotel prove not to be feasible, the County would nonetheless be able to retain the property or sell the property after three years, keeping the amount received from the sale after deducting expenses and profit for housing capital projects and programs that provide for homeownership and qualify under the Bond Program and any profit for other County uses.

Attachment

Assistant County Manager

Program information will be broadly disseminated to the media via press releases and print publications in major newspapers, as well as, be made available at County Commission District Offices, Government Center, Team Metro Offices, Department of Human Services' (DHS) locations, Community Action Agency (CAA) program sites, Homeless Trust, public libraries, and other County offices as appropriate.

The Department of Human Services will operate the program and process all applications. DHS will establish appropriate program staff positions to perform participant screening, selection of participants, and case management services.

MIAMI-DADE COUNTY'S NO PLACE LIKE HOME PROGRAM

Minimum eligibility requirements for families (Eligible Families) are:

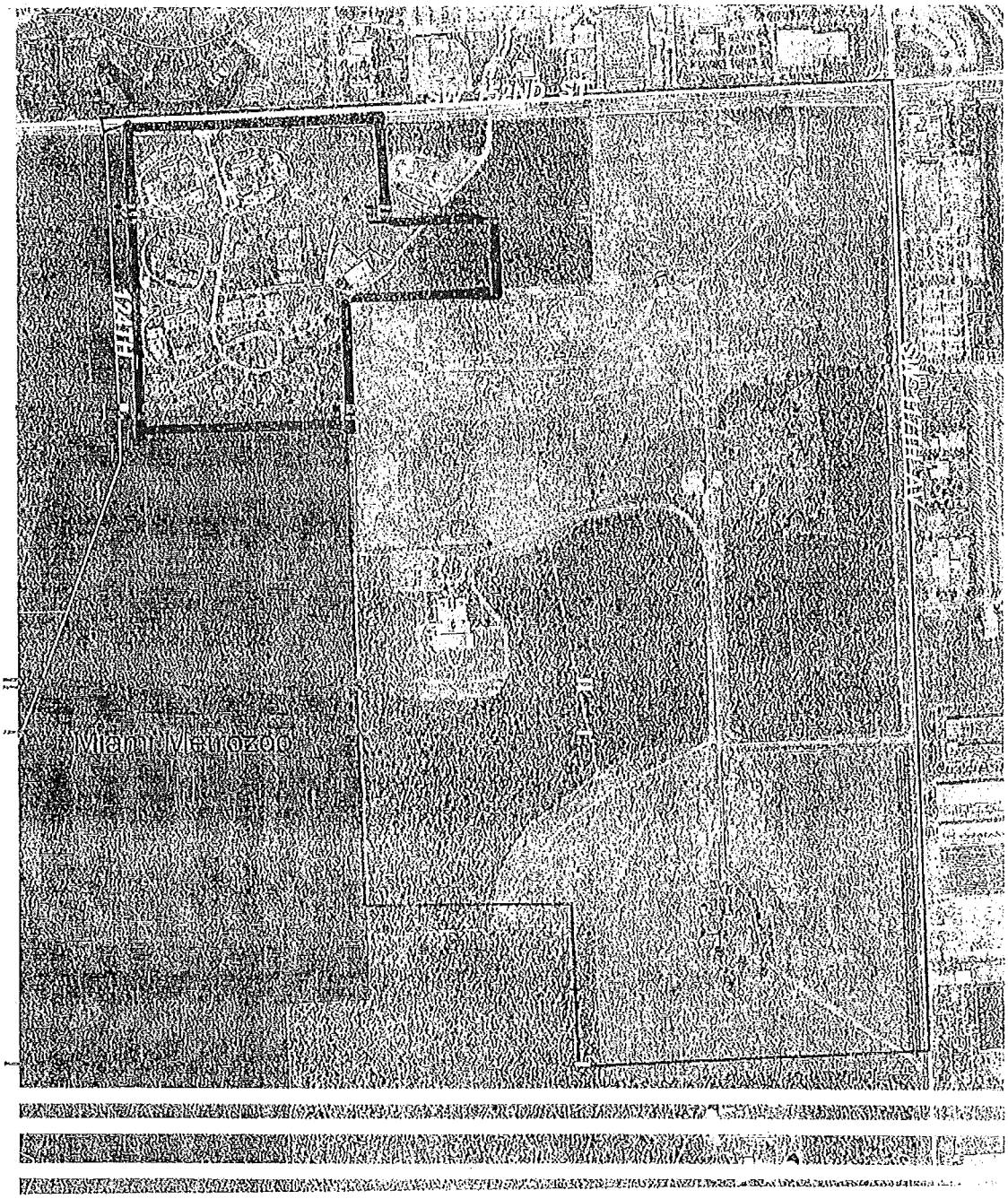
- Currently employed full-time, year round with stable employment history.
- Income criteria will be based on the Area Median Income (AMI) of $55,900 with an average range between $44,720 (80% of AMI) and $78,260 (140% of AMI). This will provide participants the opportunity to secure financing via the Housing Finance Authority (HFA) bond program, as well as, mitigate against setting people up for failure whose income is too low to qualify for a mortgage upon completion of the program.
- Have a minimum of one (1) adult family member and two (2) legally dependent children.
- Good or repairable credit history that would allow qualification for a mortgage.
- Ability for all adult family members to pass criminal background check, including but not limited to, sexual predator screening.
- Provide evidence that the family intends to purchase a single family residence at the end of the 15 month program.

Potential applicants will be invited to an on-site open house at the project site. Applications will be made in person at the program site. Selection of participants will be done by a lottery system and vacancies filled based on lottery number position. Those families chosen via the lottery will participate in screening related to income verification, criminal background check (including sexual predator screening), and credit history.

In lieu of regular rental payments, program fees will be collected from families and utilized for facility operating expenses. Fees in excess of operating expenses will be placed into an interest bearing escrow account to be returned to families at the completion of the program. A projected minimum of 30-40% of the monthly program fee payments made by residents will be set aside and used to provide a first or second mortgages enabling Eligible Families to purchase a home at the end of a 15 month program. Actual terms will be developed by the County and presented to the Commission at a future date. It is estimated that 200 families will be served over a 30 month period, based on two (2) fifteen (15) month cycles.

Program fees are as follows:

- $1,000 per month for three bedroom units, Current Fair Market Rate (FMR) is $1205
- $1,100 per month for four bedroom units; Current FMR is $1377
- $1150 per month for four bedroom units in duplexes (only 10 available)
- $1,200 per month for four bedroom single family units (only 5 available)

All participants must agree to actively participate in the HFA's Homebuyer Counseling program. As appropriate, HFA will provide affordable mortgage loans via their bond program, as well as housing counseling and first time homeowners counseling.

MIAMI-DADE COUNTY
PARK AND RECREATION DEPARTMENT
METROZOO AND U.S. COAST GUARD PROPERTY