

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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RESOLUTIONS

Resolution 1 638-97	Creating a Special Theme Park District _____
Resolution 2 639-97	Feasibility Study of Theme Park at or adjacent to Miami Metrozoo _____
Resolution 3 971-99	Preparation of Master Plan for Miami Metrozoo and Adjacent Lands _____
Resolution 4 745-02	Approving Master Plan for Miami Metrozoo _____
Resolution 5 1471-04	Modifying Metrozoo DRI and Amending CDMP _____
Resolution 6 820-06	Special Election to Construction and Operate Metrozoo Entertainment Area _____
Resolution 7 1085-06	Affirming County's Intent to Further Development Miami Metrozoo _____
Ordinance 9 08-88	Approving the Metrozoo CDMP Amendment _____
Resolution 8 Z-17-08	Approving the modification to Metrozoo DRI _____
Resolution 10 484-06	Authorizing County to Purchase Coast Guard Housing _____
Legislation 11 061964	Memorandum Requiring Acquisition of Remaining Coast Guard lands _____

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 Ratio (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 is 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 Ratio (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 is 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 housekeeping 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 hotel and 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, franchise 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	\$36,846,348	\$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	\$14,721,529	\$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 revenue. 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, franchise 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	\$51,043,393	\$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 cost 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 through Capital Outlays		956

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 cost 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 through Capital Outlays	24.1 jobs/\$1 million	6,097

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 for Operations and Maintenance	.016 jobs/\$1,000	1,116
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



Miami - Metrozoo Entertainment Area

Gold Coast Railroad and Transportation Museum

Water Park

Family Entertainment Center

Vacation Hotel

Miami Metrozoo

Asia

Australia

Florida

Islands of the Caribbean

Tropical America

African Rainforest

African Savanna

Islands of Asia

University of Miami

Pine Rockland

Entry

Ticket Booths (AR)

Army Access

323 Cars

385 Cars

178 Cars

100 Cars

200 Cars

300 Cars

400 Cars

500 Cars

600 Cars

700 Cars

800 Cars

900 Cars

1000 Cars

1100 Cars

1200 Cars

1300 Cars

1400 Cars

1500 Cars

1600 Cars

1700 Cars

1800 Cars

1900 Cars

2000 Cars

2100 Cars

2200 Cars

2300 Cars

2400 Cars

2500 Cars

2600 Cars

2700 Cars

2800 Cars

2900 Cars

3000 Cars

3100 Cars

3200 Cars

3300 Cars

3400 Cars

3500 Cars

3600 Cars

3700 Cars

3800 Cars

3900 Cars

4000 Cars

4100 Cars

4200 Cars

4300 Cars

4400 Cars

4500 Cars

4600 Cars

4700 Cars

4800 Cars

4900 Cars

5000 Cars

5100 Cars

5200 Cars

5300 Cars

5400 Cars

5500 Cars

5600 Cars

5700 Cars

5800 Cars

5900 Cars

6000 Cars

6100 Cars

6200 Cars

6300 Cars

6400 Cars

6500 Cars

6600 Cars

6700 Cars

6800 Cars

6900 Cars

7000 Cars

7100 Cars

7200 Cars

7300 Cars

7400 Cars

7500 Cars

7600 Cars

7700 Cars

7800 Cars

7900 Cars

8000 Cars

8100 Cars

8200 Cars

8300 Cars

8400 Cars

8500 Cars

8600 Cars

8700 Cars

8800 Cars

8900 Cars

9000 Cars

9100 Cars

9200 Cars

9300 Cars

9400 Cars

9500 Cars

9600 Cars

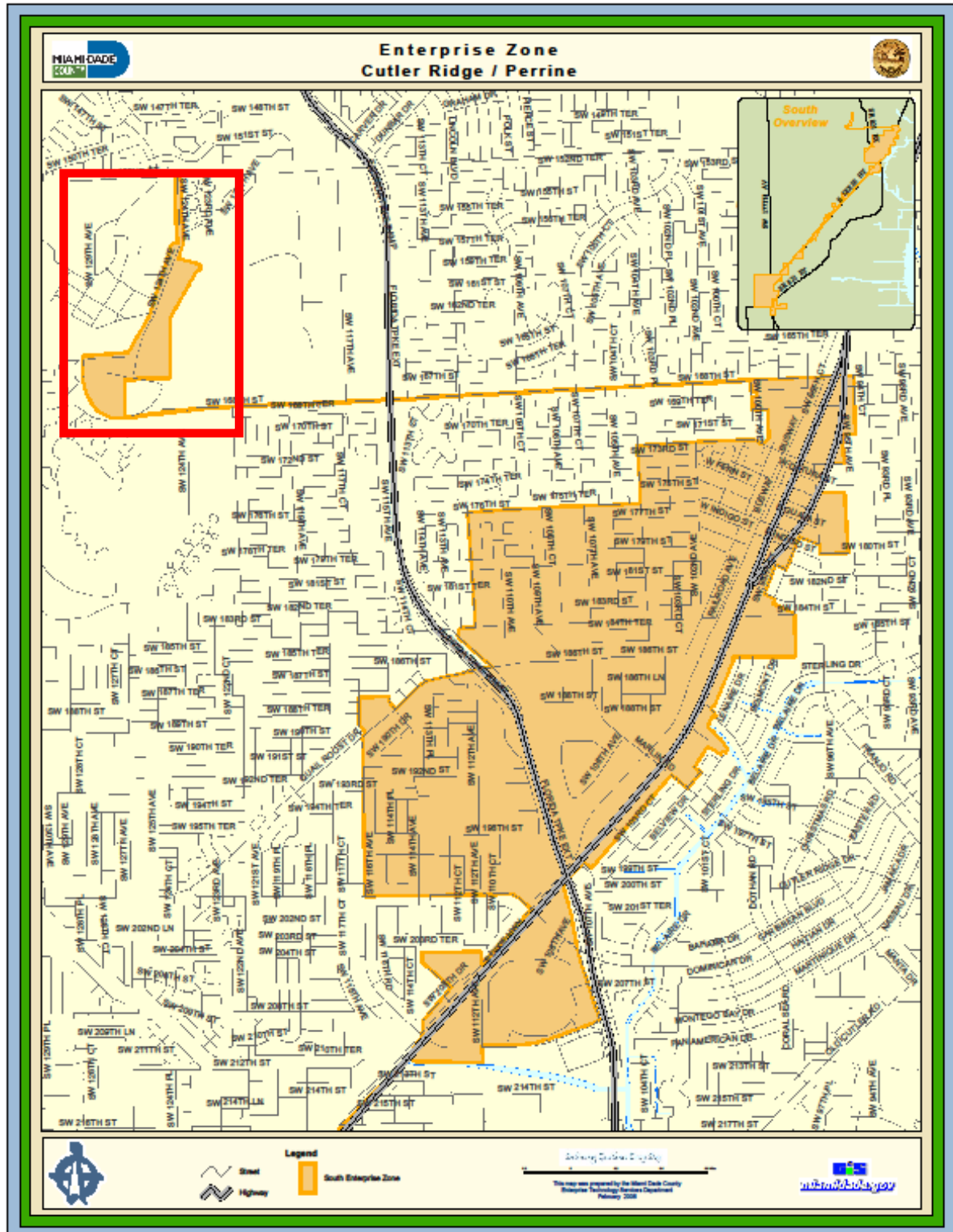
9700 Cars

9800 Cars

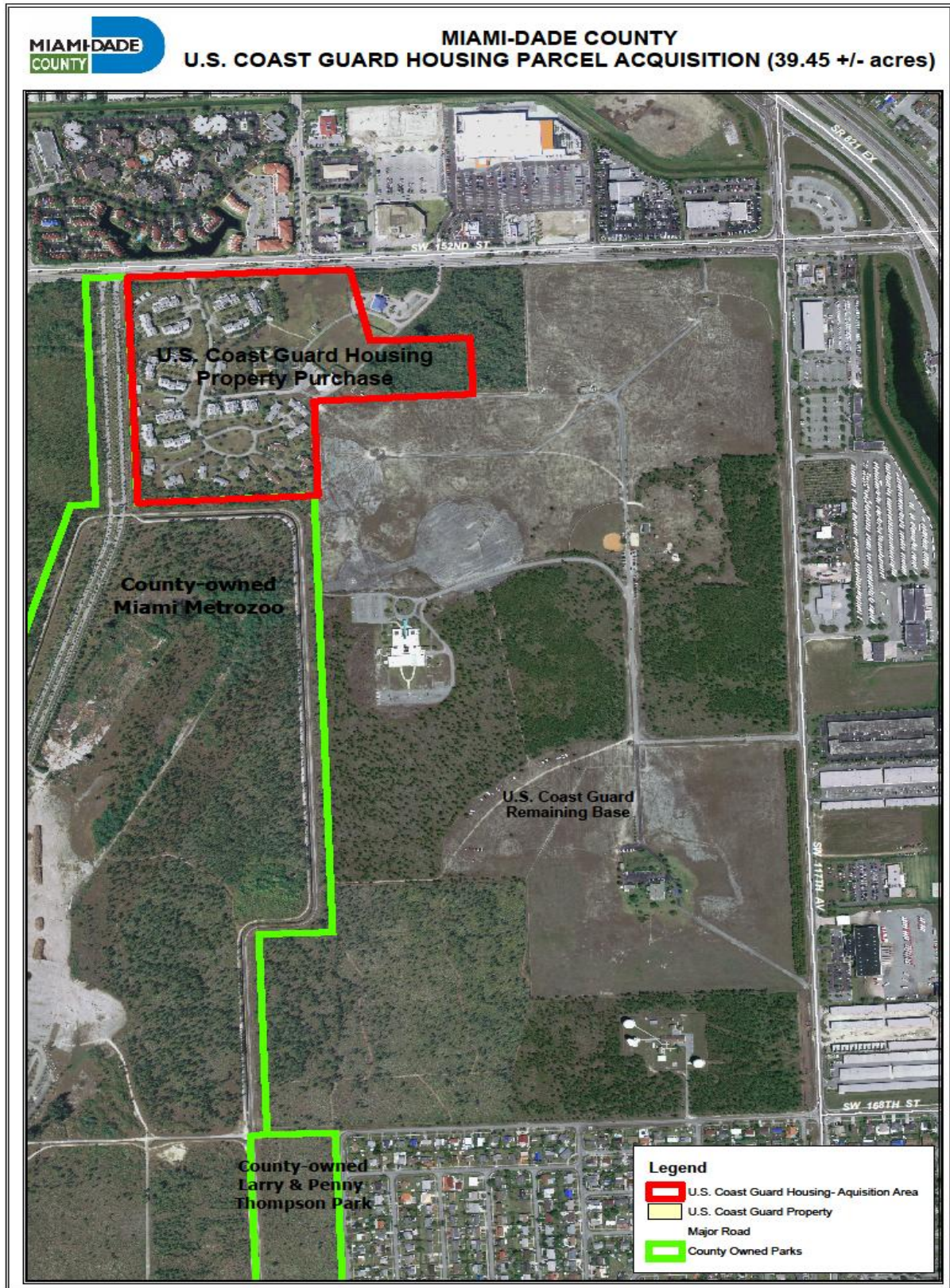
9900 Cars

10000 Cars

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



Attachment 4
Coast Guard Base Housing Acquisition





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		8463
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	\$13,273,506	\$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	\$4,036,039	\$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	\$40,867,768	\$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	\$9,300,366	\$9,579,395	\$9,867,416	\$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	\$548,379	\$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	\$16,569,211	\$17,066,287
Departmental Income	\$20,200,532	\$21,846,875	\$23,573,819	\$25,384,717	\$26,146,238	\$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	\$3,451,939	\$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	\$1,283,643	\$1,368,711	\$1,430,373	\$1,473,284	\$1,517,482	\$1,563,007	\$1,609,837	\$1,658,194
Property Maintenance	\$1,199,825	\$1,297,611	\$1,400,184	\$1,507,744	\$1,552,376	\$1,599,565	\$1,647,552	\$1,696,379	\$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 Management Fees and Fixed	\$11,991,202	\$12,968,484	\$13,993,612	\$15,068,576	\$15,520,613	\$15,986,252	\$16,465,840	\$16,959,815	\$17,468,610	\$17,992,668
Base Management Fees	\$947,230	\$1,024,430	\$1,105,408	\$1,190,324	\$1,226,034	\$1,262,815	\$1,300,639	\$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	\$12,455,529	\$12,829,216	\$13,214,092	\$13,610,515	\$14,018,831	\$14,439,395

Attachment 9
Theme Park Pro Forma

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	\$838,165	\$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	\$398,958	\$404,806	\$410,737	\$416,751	\$422,851	\$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 _____ M. J. J.

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

/eto _____

Resolution 1

Override _____

R-638-97

RESOLUTION NO. _____

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.

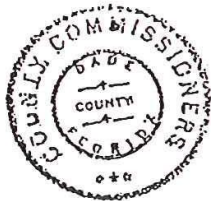
Section 3. The scope of this study should include but not be limited to : 1) the identification of potential sites , 2) possibility of using a tax increment district concept to fund the infrastructure, incentives and other improvements associated with the theme park, based on future revenues generated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

C:\MIFPRO\RES09\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.

Approved _____ Mayor

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

Veto _____

Override _____ 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.

KTD

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	Brúno 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	may	Jimmy L. Morales	aye
Dennis C. Moss	aye	Pedro Reboredo	aye
Dorin D. Rolle	absent	Katy Sorenson	aye
Javier D. Souto		aye	

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



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

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

HARVEY RUVIN, CLERK

By: **KAY SULLIVAN**
Deputy Clerk

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
Dorin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	absent
Sen. Javier D. Souto		absent	

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



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

HARVEY RUVIN, CLERK

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

By: KAY SULLIVAN
Deputy Clerk

Joni Armstrong Coffey

Approved _____ Attachment 13
Mayor
Veto _____
Override _____

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

12-14-04

Resolution 5

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

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 prejudices the decision of the Board in such proceedings.

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

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

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto

Dr. Barbara Carey-Shuler
Carlos A. Gimenez
Barbara J. Jordan
Natacha Seijas
Rebeca Sosa

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. epk

By: _____
Deputy Clerk

Dennis A. Kerbel

Approved _____ Mayor

Agenda Item No. 8(M)(1)(E)

Veto _____

07-06-06

Override _____

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

6

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
Dorin D. Rolle	Natacha Scijas
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
Dorrian 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 –

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

<u>Land Use - Metropolitan Park</u>		
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

<u>Metrozoo</u>	<u>Acres</u>	<u>Percent</u>
Zoo Display Areas and Zoo Buildings	242	32.7
Public Facilities (Utilities, roads, parking)	115.4	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	<u>282.4</u>
Total: Metrozoo	740	<u>622.3</u> 400

Miami Metro Zoo Entertainment Area and Gold Coast Railroad Museum

<u>Water Park</u>	<u>23</u>
<u>Family Entertainment Center</u>	<u>20</u>
<u>Hotel (up to 200 rooms)</u>	<u>15</u>
<u>Entrance</u>	<u>7.3</u>
<u>Public Facilities</u>	<u>57.1</u>
(Utilities, roads, parking)	
<u>Gold Coast Museum buildings, facilities and ancillary theme-related retail, food service and open space</u>	<u>45</u>
<u>Open Space (Landscaping)</u>	<u>2.6</u>

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

AND TO ADD THE FOLLOWING:

December 31, 2021 is hereby established as the build-out date for this project and is the date until which the local government of jurisdiction agrees that the Metrozoo and Miami 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.

- o **LOCATION:** 12400 S. W. 152 Street, Miami-Dade County, Florida.
- o **SIZE:** 1,203.3 acres
- o **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, Brownfields, 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:

<u>Miami Metrozoo Entertainment Area</u>	<u>Percent</u>
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

Auditorium, 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 may 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(l)(1) of the Code.
14. That NFC preservation areas be identified and established by recording a restrictive covenant prior to development that is substantially to the form introduced into the record.
15. That within preservation areas, only activities that do not disturb the substrate or native vegetation will be allowed, and all activities must be compatible with required management strategies including prescribed burns and/or herbicide application.
16. That any work, activity, or management plan within a designated NFC must be approved in writing by the Department of Environmental Resources Management prior to implementation.
17. December 31, 2021 is hereby established as the buildout date and December 31, 2028 is hereby established as the expiration date for the Development Order.
18. That public transportation service be expanded based on need to include evening service to serve the Miami Metro Zoo Entertainment Area and that the demand for public transportation to serve the Miami Metro Zoo Entertainment Area be reviewed on a yearly basis thereafter.

Miami-Dade County Park & Recreation Department
Z07-186
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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 No.

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	<p>Miami-Dade County Park and Recreation Department/ (Jack Kardys, Director and Kevin Asher, Project Manager)</p> <p>Location and Size: 12400 SW 152 Street, Miami, Florida 170 acres</p> <p><u>Requested Change to the CDMP:</u></p> <ol style="list-style-type: none"> 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 COMMISSIONERS
MIAMI-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
Dorrian 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



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

A handwritten signature in dark ink, appearing to read "G. Burgess", written over the printed name of the 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:

Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners
Page 2

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.

Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners
Page 3

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

